

The Planning Inspectorate

QUESTIONNAIRE SECTION 195 AND SECTION 26K LAWFUL DEVELOPMENT CERTIFICATE APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/X5210/X/24/3351952

Appeal By

T&CPP LIMITED

Site Address

38 - 40 Windmill Street
London
W1T 2BE

PART 1

1.a. Do you agree to the written representations procedure? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☒ No ☐

Please explain

To assess impact of the development.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself? Yes ☐ No ☒

3.a. Are there any other matters (for example appeals, applications or orders) relating to this land, which are now before the Secretary of State? Yes ☒ No ☐

Please give our reference number(s) and if necessary attach details

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☒ see 'Questionnaire Documents' section

3.b. Do you consider that it would be preferable to decide all the matters together? Yes ☒ No ☐

PART 2

4. Was a valid application and any fee required, received and accepted for the development appealed against? Yes ☒ No ☐
5. Does the appeal relate to a planning condition? Yes ☐ No ☒
6. Is there a planning officer's report to committee or delegated report and any other relevant document/minutes? Yes ☐ No ☒
7. Was there an enforcement notice in force at the date of the application? Yes ☐ No ☒
8. Are there any related reasons you may have for questioning the validity of the appeal? Yes ☐ No ☒
9. Are there any related applications now before the local planning authority (LPA)? Yes ☐ No ☒
- 10.a. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;
Date the DPD/Neighbourhood Plan is likely to be adopted: Yes ☐ No ☐
- 10.b. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; Yes ☐ No ☐
- 10.c. your Authority's CIL charging schedule is being/has been examined; ☐
- 10.d. your Authority's CIL charging schedule has been/is likely to be adopted. ☐
- 10.e. are there any other matters relevant to determining the appeal which you think we should know about at this stage? Yes ☒ No ☐

Please provide details:

Please see the documents uploaded on APP/X5210/X/24/3345029 regarding the Fitzrovia Area Action Plan, Charlotte Street Conservation Area, and the listing for the building opposite the appeal site.

☒ see 'Questionnaire Documents' section

11. Do you wish to attach your statement of case? Yes ☐ No ☒
12. This appeal is made under section:
- Section 191 ☐
- Section 192 ☒
- Section 26H ☐

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

2024/2187/INVALID

Completed by

K Wujek

On behalf of

London Borough of Camden

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/X/24/3351952

Appeal By T&CPP LIMITED

Site Address
38 - 40 Windmill Street
London
W1T 2BE

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.a. Details of any other matters (for example appeals, applications or orders) relating to this land, which are now before the Secretary of State.
File name: Start Letter 3345029 - 29 May 2024.pdf
File name: Start Letter 3351948 - 03 Oct 2024.pdf
File name: Start Letter 3351952 - 03 Oct 2024.pdf
File name: START LETTER 3351948, 3345029, 3351952 - new issued 11 Oct 24.pdf
File name: APP.X5210.X.24.3345029 Appeal Statement dated 9 July 24.pdf
File name: Appendix 1 - Copy of delegated report and decision.pdf
File name: Appendix 2 - Appeal decision 3314720.pdf
File name: Appendix 3 - Appeal decision 3236326.pdf
File name: Appendix 4 - Appeal decision 2164822.pdf
File name: Appendix 5 - Appeal decision 3247457.pdf
File name: Appendix 6 - Appeal decision 3245635.pdf
File name: Appendix 7 - Appeal Decision 3291112.pdf

The documents listed below are to follow by post:

Relates to Section: PART 2
Document Description: 10.e. Details of any other matters relevant to determining the appeal.

Completed by Not Set

Date 24/10/2024 12:05:16

LPA London Borough of Camden