



# The Planning Inspectorate

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Your Ref:

Our Ref: APP/X5210/X/24/3351948

Ms Karina Wujek  
London Borough of Camden  
Development Management  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

03 October 2024

Dear Ms Wujek,

Town and Country Planning Act 1990  
Appeal by T&CPP Limited  
Site Address: 38 - 40 Windmill Street, London, W1T 2BE

I have received Lawful Development Certificate Appeal forms and documents for this site. I am the case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

The procedure and starting date

The appellant(s) has requested the Hearing procedure. We have applied the criteria and considered all representations received, including the appellant(s) preferred choice. We consider that the Hearing procedure is suitable and we intend to determine this appeal by this procedure.

The date of this letter is the starting date for the appeal(s). The timetable for the appeal(s) begins from this date.

Sending documents to us and looking at the appeal(s)

Please ensure that all the documents submitted during the appeal process are GDPR compliant.

If you post your documents, please:

- send one copy of the questionnaire and its supporting documents;
- send two copies of other documents as specified below;
- put the full appeal reference number(s) on each copy.

If you email them, please quote the full appeal reference number. Guidance on

communicating with us electronically can be found at: <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>.

You can look at this case through GOV.UK <https://www.gov.uk/appeal-planning-inspectorate> by typing in the appeal reference number and clicking on "Search for Cases".

### Keeping to the timetable

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with the appeal(s) promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. You must note the details of the following timetable because we will not send any reminders.

The following documents must be sent within this timetable.

By 17 October 2024

You must notify occupiers of properties near the appeal site and any other persons who, in your opinion, are affected by the appeal(s).

Your notification should include:

- a) a description of the development concerned;
- b) your reasons for not granting a certificate;
- c) that the planning merits of the appeal(s) are not an issue;
- d) an invitation to interested persons that they may make their views known by writing to the case officer at the above address, quoting our reference numbers. Their representations must be sent within 6 weeks of the starting date, by 14 November 2024. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned. Wherever possible they must submit three copies of their letter and you should give warning that their views will be disclosed to the parties to the appeal(s) unless the representations are withdrawn before the 6 weeks deadline. LPA should ensure that they invite interested parties to send their representations through the portal (online) facility as this is PINS acceptable mode for electronic submissions on appeals. The LPA should also ensure that their notification letters are amended inviting representations to be made via the planning portal.
- e) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s);
- f) when and where the appeal documents will be available for inspection; and
- g) that the decision will be published on GOV.UK.

You must also make sure that the appellant(s) and I are sent a copy of your completed

appeal questionnaire and supporting documents, including a copy of your notification letter and a list of those notified. You have the opportunity to state your preferred choice of procedure by answering Question 1 of the appeal questionnaire.

By 14 November 2024

Please send me 2 copies of your hearing statement giving full details of the case which you will put forward at the hearing including copies of any documents (maps, plans etc) to which you will refer.

I will send a copy of your statement to the appellants and send you a copy of their statement. I will send you and the appellants a copy of any comments I receive from other interested people or organisations.

You must allow anyone who wants to inspect the appeal documents a reasonable opportunity to do so. Your statement must say when and where this can be done.

By 05 December 2024

You and the appellant(s) must submit 2 copies of any final comments you and they have on each other's statement and on any comments from interested people or organisations. You must not send your final comments instead of, or to add to your statement. No new evidence is allowed at this stage. I will send you a copy of the appellant's final comments at the appropriate time.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

Costs

The appellant(s) has been directed to GOV.UK for further information regarding costs – <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Further information

Further information about the appeals process can be accessed at - <https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

***Adewale Ajibade***

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<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>