

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

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/W/24/3353374

Appeal By ASHBLUE INVESTMENTS LTD

Site Address
154 Royal College Street
LONDON
NW1 0TA

PART 1

1.a. Do you consider the written representation procedure to be suitable? 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.*

2.a. 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 assess the impact of the proposal? Yes ☒ No ☐

Please explain

To assess the 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 ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☒ No ☐

Please give our reference number(s)

APP/X5210/W/24/3352179

Please attach details

☒ see 'Questionnaire Documents' section

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input checked="" type="checkbox"/>
8.c. Other Developments			
Mineral working			<input type="checkbox"/>
Change of use			<input checked="" type="checkbox"/>
Householder developments			<input type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3			
11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a plan of the Conservation Area <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

Purchase Act 2004) relating to the application site?

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes ☐ No ☒

19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes ☐ No ☒

19.b. Are any protected species likely to be affected by the proposals? Yes ☐ No ☒

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

20.c.i. Have you issued a screening opinion (SO) Yes ☐ No ☒

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes ☐ No ☒

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies ☒ N/A ☐
☒ see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes ☐ No ☒

Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

22. Do you wish to attach your statement of case? Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☒ No ☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal; ☒
☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;



[see 'Questionnaire Documents' section](#)

Deadline

10/12/2024

24.c. all representations received from interested parties about the original application;



[see 'Questionnaire Documents' section](#)

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;



[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;



24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);



You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

A1 Managing the impact of development A5 Basements CC1 Climate change mitigation CC3 Water and flooding D1 Design D2 Heritage E2 Employment premises and sites G1 Delivery and location of growth H1 Maximising housing supply H6 Housing choice and mix T1 Prioritising walking, cycling and public transport T2 Parking and car-free development T3 (Transport infrastructure) TC2 Camden's centres and other shopping areas

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;



24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;



[see 'Questionnaire Documents' section](#)

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;



In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;



Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. 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;



24.l. 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;



[see 'Questionnaire Documents' section](#)

24.m. your Authority's CIL charging schedule is being/has been examined;	<input type="checkbox"/>
24.n. your Authority's CIL charging schedule has been/is likely to be adopted;	<input checked="" type="checkbox"/>
Please provide the date of adoption:	<input type="text" value="30/10/2024"/>
24.o. any other relevant information or correspondence you consider we should know about.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
For the Mayor of London cases only	
25.a. Was it necessary to notify the Mayor of London about the application?	Yes <input type="checkbox"/> No <input type="checkbox"/>
25.b. Did the Mayor of London issue a direction to refuse planning permission?	Yes <input type="checkbox"/> No <input type="checkbox"/>

LPA Details	
I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.	<input checked="" type="checkbox"/>
LPA's reference	<input type="text" value="2024/1541/P"/>
Completed by	<input type="text" value="K Wujek"/>
On behalf of	<input type="text" value="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/W/24/3353374

Appeal By ASHBLUE INVESTMENTS LTD

Site Address
154 Royal College Street
LONDON
NW1 0TA

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.b. Copies of any other appeals or matters, including our reference number(s) which are adjacent or close to the site still being considered by us or the Secretary of State.
File name: Start letter 3352179.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: PRESS ADVERT CNJ 13.06.24.doc

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Camden Broadway CAAMS (2009).pdf
File name: Camden Broadway 1914 OS.pdf
File name: Camden Broadway 1894 OS.pdf
File name: Camden Broadway 1875 OS.pdf
File name: CA Urban Grain.pdf
File name: CA Townscape Appraisal.pdf
File name: CA Topography.pdf
File name: CA designation date.pdf
File name: CA boundary.pdf

Relates to Section: PART 4
Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name: 2024.1541.P- 94 BAYNES STREET, NW1.jpeg
File name: 2024.1541.P- 94 BAYNES STREET, NW1-2.jpeg
File name: 2024.1541.P- 156 ROYAL COLLEGE STREET, NW1 0TA.jpeg

Relates to Section: PART 5
Document Description: 24.a. A copy of the letter with which you notified people about the appeal.
File name: Notification (WR) 154 Royal College St.pdf

Relates to Section: PART 5
Document Description: 24.b. A document containing a list of the people you notified of the appeal.
File name: Notification distribution list.pdf

Relates to Section: PART 5
Document Description: 24.c. Copies of all representations received from interested parties about the original application.
File name: 1xcomment by Henning Stummel Architects.pdf
File name: 1xcomment -Thames Water survey.pdf
File name: CA Rochester - email 20 August 24.pdf

File name:	CA Rochester - attachment to email 20 August 24.pdf
File name:	CA Rochester - email 26 August 24.pdf
File name:	CA Rochester - attachment to email 26 August 24.pdf
File name:	CA Rochester - CAS (2001).pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Delegated Report.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Camden Local Plan - cover and introduction.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A1 - Managing the Impact of Development.pdf
File name:	A5 - Basements.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC3 - Water and Flooding.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	E2 - Employment Premises and Sites.pdf
File name:	G1 - Delivery and Location of Growth, Pages 1-6.pdf
File name:	G1 - Delivery and Location of Growth, Pages 7-11.pdf
File name:	G1 - Delivery and Location of Growth, Pages 12-18.pdf
File name:	G1 - Delivery and Location of Growth, Pages 19-23.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	TC2 Camden's centres and other shopping areas.pdf
Relates to Section:	PART 5
Document Description:	24.h. Copies of extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when.
File name:	Amenity CPG January 2021.pdf
File name:	Basements CPG January 2021.pdf
File name:	Employment sites and business premises CPG January 2021.pdf
File name:	Energy efficiency CPG January 2021.pdf
File name:	Housing CPG January 2021.pdf
File name:	Transport CPG January 2021.pdf
File name:	Design CPG January 2021 - chapters 1, 2, 3.pdf
File name:	Design CPG January 2021 - chapter 4.pdf
File name:	Design CPG January 2021 - chapter 5.pdf
File name:	Design CPG January 2021 - chapter 6.pdf
File name:	Design CPG January 2021 - chapter 7.pdf
File name:	Design CPG January 2021 - chapter 8.pdf
File name:	Design CPG January 2021 - chapter 9.pdf
Relates to Section:	PART 5
Document Description:	24.i. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) is relevant to this appeal.

File name: Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
File name: Pages from Draft New Camden Local Plan - Central Camden.pdf
File name: Pages from Draft New Camden Local Plan - South Camden.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 2 policy DS1.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 7 policies H.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 8 policies CC.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 9 policies IE.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 10 policies SC.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 11 policies NE.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 14 policies T.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 15 policy DM1.pdf
File name: Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 1.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 2.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 3.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 4.pdf

Relates to Section: PART 5

Document Description: 24.o. Copies of any other relevant information or correspondence you consider we should know about.

File name: 2023_0730_P Land At 152 Royal College Street.pdf
File name: 2023_0730_P Location Plan.pdf
File name: 2023_0730_P S Elevation with silhouette.pdf
File name: 2023_0730_P G_1st_2nd Floors, roof, AA & BB, S & E elevations.pdf
File name: 2023_0730_P Part M4.pdf
File name: 2023_0730_P ES (Jul 23).pdf
File name: 2023_0730_P DAS.pdf
File name: 2023_0730_P D&SR (Dec 22).pdf
File name: 2023_0730_P AQA (Oct 22).pdf
File name: 2022_2112_P Decision, 156 Royal College St.pdf
File name: 2022_2112_P Drawings - existing with Block plan.pdf
File name: 2022_2112_P Photos of site & streetscape.pdf
File name: 2022_2112_P Plans & elevations, revised.pdf
File name: 2022_2112_P Covering Letter.pdf
File name: 2022_2112_P Comparative elevations, revised.pdf
File name: 2022_2112_P BIA, Geotechnical Report (May 2022).pdf
File name: 2022_2112_P BIA, Audit (Sept 2022).pdf
File name: 2022_2112_P BIA (April 2022) cover.pdf
File name: 2022_2112_P BIA (April 2022) ch1 to 4.pdf
File name: 2022_2112_P BIA (April 2022) ch5 to 8.pdf
File name: 2022_2112_P BIA (April 2022) appA.pdf
File name: 2022_2112_P BIA (April 2022) appB.pdf
File name: 2022_2112_P BIA (April 2022) appC (1).pdf
File name: 2022_2112_P BIA (April 2022) appC (2).pdf
File name: 2022_2112_P BIA (April 2022) appC (3).pdf
File name: 2022_2112_P BIA (April 2022) appC (4).pdf
File name: 2022_2112_P BIA (April 2022) appC (5).pdf
File name: 2022_2112_P BIA (April 2022) appC (6).pdf
File name: 2022_2112_P BIA (April 2022) appC (7).pdf
File name: 2022_2112_P BIA (April 2022) appC (8).pdf
File name: 2022_2112_P BIA (April 2022) appC (9).pdf
File name: 2022_2112_P BIA (April 2022) appC (10).pdf
File name: 2022_2112_P BIA (April 2022) appC (11).pdf
File name: 2022_2112_P BIA (April 2022) appC (12).pdf
File name: 2022_2112_P BIA (April 2022) appD.pdf
File name: 2022_2112_P FRA (04 05 2022) cover.pdf

File name:	2022_2112_P FRA (04 05 2022) ch1.pdf
File name:	2022_2112_P FRA (04 05 2022) ch2 to 3.pdf
File name:	2022_2112_P FRA (04 05 2022) mitigation measures.pdf
File name:	2021_5672_P Decision, 154 Royal College St.pdf
File name:	2021_5672_P EG (16 Nov 2021) Flood map for planning.pdf
File name:	2021_5672_P Existing drawing 100 (Rev A).pdf
File name:	2021_5672_P Proposed drawing 702_PA_1100.pdf
File name:	2021_5672_P Site Plan.pdf
File name:	2018_5641_P Decision, 156 Royal College St.pdf
File name:	2018_5641_P SF and roof (Option 1 & 2).pdf
File name:	2018_5641_P SF, TF and roof Plans (2), Proposed.pdf
File name:	2018_5641_P Site Location Plan.pdf
File name:	2018_5641_P Site plans.pdf
File name:	2018_5641_P B, GF, FF (Option 1).pdf
File name:	2018_5641_P Section AA, Existing & Proposed.pdf
File name:	2018_5641_P Plans, Existing.pdf
File name:	2018_5641_P Plans (2), Existing.pdf
File name:	2018_5641_P Front & Rear Elevation, Proposed.pdf
File name:	2018_5641_P Front & Rear Elevation, Existing.pdf
File name:	2018_5641_P Elevations, Existing.pdf
File name:	2018_5641_P B, GF, FF, Plans, Proposed.pdf
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Date	05/11/2024 13:27:07
LPA	London Borough of Camden