

## 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/24/3354415

Appeal By

URBAN INNOVATION COMPANY (UIC) LTD

Site Address

Land adjacent to 85 Clerkenwell Road  
London  
EC1R 5AR  
Grid Ref Easting: 531231  
Grid Ref Northing: 182017

#### 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 on the Conservation Area; on the public realm; and on the character and appearance of the streetscene and transport.

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

Please describe

Proximity of A5201.

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

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

APP/X5210/H/24/3354416

Please attach details

see 'Questionnaire Documents' section

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/24/3354413

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  No

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  No

6.a. If a press advert notice was published, please upload a copy

see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter? Yes  No

**8. Please indicate the development type for the application to which the appeal relates.**

Major Developments

Minor Developments

Other Developments

**8.b. Minor Developments**

Dwellings

Offices/R and D/light industry

General industry/storage/warehousing

Retail and services

Traveller caravan pitches

All other minor developments

**Is the appeal site within:**

9.a. A Green Belt? Yes  No

9.b. An Area of Outstanding Natural Beauty? Yes  No

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  No

**PART 3**

11. Would the development require the stopping up or diverting of a public right of way? Yes  No

12.a. Is the site in a Conservation Area? Yes  No

Please attach a plan of the Conservation Area

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 checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
13.c. If YES to 13.a or 13.b, was Historic England consulted?	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 Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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##### 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

##### Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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##### Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local	Applies	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
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advertisement published as required for EIA development.

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

13/01/2025

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 C5 - Safety and security C6 - Access D1 - Design D2 - Heritage D4 - Advertisements T1 - Prioritising walking, cycling and public transport G1 - Delivery and location of growth

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.

[see 'Questionnaire Documents' section](#)

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;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

[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  No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes  No

#### 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

Completed by

On behalf of

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/24/3354415

Appeal By

URBAN INNOVATION COMPANY (UIC) LTD

Site Address

Land adjacent to 85 Clerkenwell Road  
London  
EC1R 5AR  
Grid Ref Easting: 531231  
Grid Ref Northing: 182017

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 1

**Document Description:** 3.a. Copies of any other appeals or matters, including our reference number(s) relating to the same site still being considered by us or the Secretary of State.

**File name:** Start Letter - 3354415, 3354416 - 09 Dec 2024.pdf

**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 3354413 & 3354414.pdf

**Relates to Section:** PART 2

**Document Description:** 6.a. A copy of the notice published.

**File name:** PRESS ADVERT CNJ 22-08-24.doc

**Relates to Section:** PART 3

**Document Description:** 12.a. A plan of the Conservation Area.

**File name:** Hatton Garden CAAMS (2017) Cover.pdf

**File name:** Hatton Garden CAAMS (2017) Appraisal ch. 1 & 2.pdf

**File name:** Hatton Garden CAAMS (2017) Appraisal ch.3.pdf

**File name:** Hatton Garden CAAMS (2017) Appraisal ch.4.pdf

**File name:** Hatton Garden CAAMS (2017) Appraisal ch.5.pdf

**File name:** Hatton Garden CAAMS (2017) Appraisal ch.6, 7, 8.pdf

**File name:** Hatton Garden CAAMS (2017) Management guidelines.pdf

**File name:** Hatton Garden CAAMS (2017) Appendix -Shopfronts of merit.pdf

**Relates to Section:** PART 3

**Document Description:** 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

**File name:** BOURNE ESTATE (NORTHERN PART) - listing 1245473 Historic England.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:** 2024.3311.P- THE LEVER BUILDING, 85 CLERKENWELL ROAD, EC1R 5AR-2.jpeg

**File name:** 2024.3311.P- THE LEVER BUILDING, 85 CLERKENWELL ROAD, EC1R 5AR.jpeg

**Relates to Section:** PART 5

<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	Notification (WR) kiosk o_s 85 Clerkenwell Rd.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	Notification distribution list.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	FG&WH NDF.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Officer report - 2024 3311 P & 2024 3450 A.pdf
<b>File name:</b>	Officer report - Appendices (A-F).pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	C5 - Safety and Security.pdf
<b>File name:</b>	C6 - Access for all.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	D4 - Advertisements.pdf
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 1-6.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 7-11.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 12-18.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 19-23.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Advertisements CPG March 2018.pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<b>File name:</b>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 7.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	Pages from London Plan 2021 - Introducing the Plan.pdf
<b>File name:</b>	Pages from the_london_plan_2021 - policies D (Ch 3).pdf
<b>File name:</b>	Pages from the_london_plan_2021 - policies T (Ch 10).pdf
<b>File name:</b>	Pages from London Plan (2021) Glossary.pdf
<b>File name:</b>	Pages from London Plan (2021) Definitions.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Front Cover.pdf
<b>File name:</b>	Camden Streetscape Design Manual - Introduction.pdf

<b>File name:</b>	Camden Streetscape Design Manual -ch.1 Local Character.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.2 Carriageway Details.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.3 Footway Details.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.4 Street Furniture.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Appendix.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Index.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Back Cover.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.l. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) is relevant to this appeal.
<b>File name:</b>	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 14 policies T.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - South Camden.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	83-89 LEATHER LANE - listing 1379282 Historic England.pdf
<b>File name:</b>	THE CLOCK HOUSE P.H. - listing 1379281 Historic England.pdf
<b>File name:</b>	BOURNE ESTATE (SOUTHERN PART) - listing 1379284 Historic England.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 INTRODUCTION.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART A.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART B.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART C.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART D.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E CONTENTS.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E High quality footways.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Carriageways.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Crossings.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Kerbside activity.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Footway amenities.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Safety & functionality.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Street environment.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Transport interchanges.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART F & end.pdf
<b>File name:</b>	Professional Lighting Guide 05.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	13/12/2024 10:15:06
<b>LPA</b>	London Borough of Camden