

## The Planning Inspectorate

### QUESTIONNAIRE ADVERTISEMENT CONSENT OR DISCONTINUANCE NOTICE APPEAL (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.

Appeal Reference	APP/X5210/H/24/3354416
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

- i) Refusal of consent for the display of the advertisement(s)
- ii) Grant of consent for the display of the advertisement(s)
- iii) Failure of the LPA to give notice of its decision within the appropriate period of an application for consent
- iv) Service of a Discontinuance Notice

*Warning: The written representations procedure is an expedited procedure for appeals against refusal of consent for the display of advertisements.*

1.b. Do you agree that the written representations procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than the written representations procedure. If your answer is no, please give your reasons below.

Yes  No

2.a. 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

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

Proximity of A5201.

3. Did you notify people about the application? Yes  No

#### PART 2

4. Is one of your grounds for refusal 'Public Safety' involving highway or traffic Yes  No

considerations?

5.a. Have you notified anyone about the appeal? Yes  No

Please attach

5.b. A copy of the letter with which you notified people about the appeal.

[see 'Questionnaire Documents' section](#)

5.c. A list of the people you notified.

[see 'Questionnaire Documents' section](#)

5.d. For appeals not following the expedited written representations procedure the deadline you gave for their comments to be sent to us.

Deadline:

13/01/2025

6.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

APP/X5210/W/24/3354415

[see 'Questionnaire Documents' section](#)

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

APP/X5210/H/24/3354414

[see 'Questionnaire Documents' section](#)

### PART 3

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

Please attach a plan of the Conservation Area with the appeal site identified on the plan

[see 'Questionnaire Documents' section](#)

7.b. Is the site adjacent to a Conservation Area? Yes  No

8. Is the site in an Area of Special Control of Advertisements? Yes  No

9. Is the appeal site within:

a. A Green Belt? Yes  No

b. An Area of Outstanding Natural Beauty? Yes  No

10.a. Is the appeal site in or adjacent to, or likely to affect, an SSSI and/or an internationally designated site (i.e cSAC, SAC, pSPA, SPA, Ramsar)? Yes  No

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

11.a. Would the proposed advertisement affect the setting of a listed building? Yes  No

Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

[see 'Questionnaire Documents' section](#)

11.b. Was Historic England consulted? Yes  No

12.a. Would the proposed advertisement affect an Ancient Monument (whether scheduled or not)? Yes  No

13. Do you consider that any condition other than the five standard conditions set out in Schedule 2 of the 2007 Regulations should be imposed in the event that express consent as applied for is granted? Yes  No

**PART 4**

**Copies of the following must be attached to this form:**

15.a. If the appellant has submitted photographs and a plan with their appeal documents please confirm you are content these are a complete and accurate representation. Yes  No

**Copies of the following documents must, if appropriate, be attached to this form:**

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

see '[Questionnaire Documents](#)' section

16.b. 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 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;

List of policies:

A1 C5 C6 D1 D2 D4 T1 G1

see '[Questionnaire Documents](#)' section

see '[Questionnaire Documents](#)' section

16.c. extracts of any relevant policies which have been 'saved' by way of a Direction.

16.d. Extracts from any supplementary 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

16.e. 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;

16.f. 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

see '[Questionnaire Documents](#)' section

16.g. your Authority's CIL charging schedule is being/has been examined;

16.h. your Authority's CIL charging schedule has been/is likely to be adopted.

16.i. Any other relevant information or correspondence you consider we should know about;

see '[Questionnaire Documents](#)' section

16.j. A true copy of the Discontinuance Notice.

17. If this appeal is not following the written representations expedited procedure do you intend to send a further statement about this appeal?

18. Do you wish to attach your statement of case?

### 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

2024/3450/A

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/H/24/3354416

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 questionnaire form:

**Relates to Section:** PART 2  
**Document Description:** 5.b. A copy of the letter with which you notified people about the appeal.  
**File name:** Notification (WR) kiosk o\_s 85 Clerkenwell Rd.pdf

**Relates to Section:** PART 2  
**Document Description:** 5.c. A list of the people you notified.  
**File name:** Notification distribution list.pdf

**Relates to Section:** PART 2  
**Document Description:** 6.a. Details of other appeals or matters 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 2  
**Document Description:** 6.b. Details of other appeals or matters adjacent, or close, to the site still be considered by us or the Secretary of State.  
**File name:** Start Letter 3354413 & 3354414.pdf

**Relates to Section:** PART 2  
**Document Description:** 7.a. Plan of 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:** 11.a. Listing description.  
**File name:** BOURNE ESTATE (NORTHERN PART) - listing 1245473 Historic England.pdf

**Relates to Section:** PART 4  
**Document Description:** 15.a. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.  
**File name:** Officer report - 2024 3311 P & 2024 3450 A.pdf  
**File name:** Officer report - Appendices (A-F).pdf

**Relates to Section:** PART 4  
**Document Description:** 16.b. 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 4
<b>Document Description:</b>	16.b. 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 4
<b>Document Description:</b>	15.d. Extracts from any supplementary document.
<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>File name:</b>	Advertisements CPG March 2018.pdf
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Front Cover.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 -Index.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Appendix.pdf
<b>File name:</b>	Camden Streetscape Design Manual - Introduction.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Back Cover.pdf
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	16.f. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) or Neighbourhood Plan 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 4
<b>Document Description:</b>	16.f. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) or Neighbourhood Plan is relevant to this appeal.
<b>File name:</b>	No Neighbourhood Plan emerging.docx
<b>Relates to Section:</b>	PART 4
<b>Document Description:</b>	16.i. Any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Professional Lighting Guide 05.pdf
<b>File name:</b>	BOURNE ESTATE (SOUTHERN PART) - listing 1379284 Historic England.pdf
<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>	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

**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART B.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART C.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART D.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Carriageways.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E CONTENTS.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Crossings.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Footway amenities.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E High quality footways.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Kerbside activity.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Safety & functionality.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Street environment.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART E Transport interchanges.pdf  
**File name:** TfL streetscape guidance -4th edition-2022-revision-2 PART F & end.pdf

**The documents listed below were already attached elsewhere with this questionnaire form:**

<b>Completed by</b>	Not Set
<b>Date</b>	13/12/2024 10:49:54
<b>LPA</b>	London Borough of Camden