

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/24/3358455

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

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

APP/X5210/X/24/3358238

see 'Questionnaire Documents' section

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

Please provide details

An Inspector has already visited the site in respect of the 3 appeals against non-determination (3345029, 3351948 & 3351952). The Council accepts that it is unnecessary to visit the site again.

[see 'Questionnaire Documents' section](#)

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

Please provide a copy.

[see 'Questionnaire Documents' section](#)

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;

Please select from the options below:

[see 'Questionnaire Documents' section](#)

Date the DPD/Neighbourhood Plan is likely to be adopted:

03/04/2014

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:

Conservation Area information.
APP/X5210/X/24/3358455 appeal notification and distribution list.

[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

2024/3551/P

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/24/3358455

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 3358238, 2024_3476_P.pdf

File name: 2024_3476_P Certificate of Lawfulness (Proposed) Refused.pdf

Relates to Section: PART 1

Document Description: 3.b. Details of why you consider it would be preferable to decide all the matters together.

File name: START LETTER 3351948, 3345029, 3351952.pdf

Relates to Section: PART 2

Document Description: 6. A copy of the planning officer's report to committee, the delegated report, or any other relevant document/minutes.

File name: 2024_3551_P Report.pdf

File name: 2024_3551_P Certificate of Lawfulness (Proposed) Refused.PDF

File name: 2024_3551_P Location Plan, Site Plan.pdf

File name: 2024_3551_P Drawing NW_001.pdf

File name: 2024_3551_P Drawing NW_00.pdf

Relates to Section: PART 2

Document Description: 10.a. An explanation of the Council's policy position in respect of this appeal upon its adoption if any Development Plan Document (DPD) or Neighbourhood Plan is relevant to this appeal.

File name: Fitzrovia Area Action Plan (2014) Ch 1 to 3.pdf

File name: Fitzrovia Area Action Plan (2014) Ch 4.pdf

File name: Fitzrovia Area Action Plan (2014) Ch 5.pdf

File name: Fitzrovia Area Action Plan (2014) Ch 6.pdf

File name: Fitzrovia Area Action Plan (2014) Ch 7.pdf

File name: Fitzrovia Area Action Plan (2014) Ch 7 delivery plan.pdf

File name: Fitzrovia Neighbourhood Application.pdf

File name: Fitzrovia Neighbourhood Area.pdf

File name: Fitzrovia Neighbourhood Area Application REPORT.pdf

Relates to Section: PART 2

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

File name: Charlotte Street CAAMP (2008).pdf

File name: Charlotte Street positive contributors.pdf

File name: Charlotte Street CA Urban Grain.pdf

File name: Charlotte Street CA Topography.pdf

File name: Charlotte Street CA Designation Dates.pdf

File name: Charlotte Street CA 1935.pdf

File name:	Charlotte Street CA 1914.pdf
File name:	Charlotte Street CA 1894.pdf
File name:	7 AND 8 WINDMILL STREET- listing 1379205 Historic England.pdf
File name:	Notification (WR) 3358455, 38-40 Windmill St.pdf
File name:	notification distribution list Feb 2025.pdf
Completed by	Not Set
Date	07/02/2025 12:19:06
LPA	London Borough of Camden