

## The Planning Inspectorate

### QUESTIONNAIRE (s174) ENFORCEMENT NOTICE (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. 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 within 6 weeks of the 'starting date'.

Appeal Reference	APP/X5210/C/24/3358186
Appeal By	THE COLUMBO GROUP LTD
Site Address	256 KENTISH TOWN ROAD LONDON NW5 2AA

#### PART 1

1.a. Do you agree to the written representation 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.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road 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

To assess the impact on the Neighbourhood Area and the adjacent Conservation Area.

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 A400.

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself? Yes  No

#### PART 2

3. Are there any related appeals currently before the Secretary of State, e.g. under s.78, 174 or 195 of the Town and Country Planning Act 1990, s20 or 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or orders under s102 of the Town and Country Planning Act 1990? If yes please provide reference number(s) Yes  No

4.a. Has the local planning authority received the correct fee payable for the deemed planning application/ground (a) to be considered? Yes  No

4.b.i. Is the appeal fee exempt? Yes  No

4.b.ii. Please state why the appeal is fee exempt?

application fee paid

5.a. Is the appeal site within a conservation area? Yes  No

5.b. Is the appeal site adjacent to a conservation area? Yes  No

Please give the name of the conservation area, provide a plan and indicate when the conservation area was designated.

Conservation area: Bartholomew Estate

Designated: 2000

Please select from the options below:

see 'Questionnaire Documents' section

### PART 3

6.a. Does the notice relate to building, engineering, mining or other operations? Yes  No

6.b. Is the area of the alleged breach different from the above? Yes  No

6.c. Does the alleged breach create any floor space? Yes  No

Does the enforcement notice relate to a change of use of land to use for:

7.a. the disposal of refuse or waste materials? Yes  No

7.b. the deposit of materials remaining after mineral extraction? Yes  No

7.c. the storage of minerals in the open? Yes  No

8. If the enforcement notice relates to the erection of a building or buildings, is it accepted that their use is for purposes of agriculture on land used for agricultural purposes (not necessarily an agricultural unit as defined in the Agriculture Act (1947))? Yes  No

9. Does the enforcement notice relate to the erection/change of use of a building which is a single private dwellinghouse, as defined in Regulation 2(1) of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012? Yes  No

### PART 4

10. Has the local planning authority made a Local Development Order under sections 61A to 61C of the Town and Country Planning Act 1990 (as inserted by section 40 of the Planning and Compulsory Purchase Act 2004) in relation to the application site? Yes  No

11. Has any planning permission been granted previously in respect of the development? Yes  No

12. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice? Yes  No

If YES, please provide

12.a. the date of the relevant application 09/07/2024

12.b. the date of the LPA's decision (if any)

17/10/2024

12.c. a copy of the decision (if any)

see 'Questionnaire Documents' section

12.d. the reference number

2024/2456/P

- |   |     |                             |                                     |
|---|-----|-----------------------------|-------------------------------------|
| 13. Has a planning contravention notice been served?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.a. the appeal site is within 67 METRES OF A TRUNK ROAD?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.b. the appeal site is CROWN LAND (as defined in s293 of the Act)?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.c. a STOP NOTICE has been served in addition to the enforcement notice?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.d. the appeal site is in or adjacent to or likely to affect a SSSI?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.e. any protected species are likely to be affected by the alleged development?   | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.f. the appeal site is in a Green Belt or AONB?   | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.g. any part of the site is subject to a Tree Preservation Order?   | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.h. the appeal site is within 400m of an area of underground or surface mineral interest?                                       | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.i. the appeal site is within 250m of a waste landfill site?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.j. does the development affect the setting of a listed building or ancient monument?   | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.k. has importation of waste materials been involved in the development?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 14.l. 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"/> |

## PART 5

- |  |     |                             |                                     |
|--|-----|-----------------------------|-------------------------------------|
| 16.a. Is the appeal site subject to an ARTICLE 4 Direction?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 17. Have any development rights been restricted by means of a planning condition?  | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 18. Does the development relate to operational development for a disabled person, as defined by s29 of the National Assistance Act 1948? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 19. Will any consultation be carried out on the possibility of planning permission being granted if the appeal is confirmed as valid?    | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

## Environmental Impact Assessment - Schedule 1

- |   |     |                             |                                     |
|---|-----|-----------------------------|-------------------------------------|
| 20.a. Is the alleged development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|---|-----|-----------------------------|-------------------------------------|

## Environmental Impact Assessment - Schedule 2

- |   |     |                             |                                     |
|---|-----|-----------------------------|-------------------------------------|
| 20.b.i. Is the 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"/> |
|---|-----|-----------------------------|-------------------------------------|

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

20.e. Has the appellant supplied an environmental statement? Yes  No

**PART 6**

21.a. a copy of the letter with which you notified people about the appeal.

see 'Questionnaire Documents' section

21.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

the deadline you gave for their comments to be sent to us.

21.c. the planning officer's report to committee or delegated report and any other relevant document/minutes.

21.d. where ground (a) (s174) has been pleaded and any fee required has been paid, a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this now, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement.

**Policies/Planning Guidance**

22.a. 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, and the status of the plan. Copies of the policies should include the relevant supporting text.

List of policies

see 'Questionnaire Documents' section

22.b. extracts of any relevant policies which have been 'saved' by way of a Direction.

22.c. 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.

List of supplementary planning guidance

see 'Questionnaire Documents' section

22.d. 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.

List of supplementary planning documents

see 'Questionnaire Documents' section

22.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;

22.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](#)

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

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

22.i. any other relevant information or correspondence you consider we should know about.

[see 'Questionnaire Documents' section](#)

## PART 7

23. A true copy of the Enforcement Notice

[see 'Questionnaire Documents' section](#)

25. A list of those served with the Notice

[see 'Questionnaire Documents' section](#)

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

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

EN23/0810

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/C/24/3358186

Appeal By THE COLUMBO GROUP LTD

Site Address  
256 KENTISH TOWN ROAD  
LONDON  
NW5 2AA

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

**Relates to Section:** PART 2

**Document Description:** 4.a. Plan of the Conservation Area.

**File name:** Bartholomew Estate CAS (2000).pdf

**File name:** Bartholomew Estate CA map.pdf

**Relates to Section:** PART 4

**Document Description:** 12. A copy of the decision.

**File name:** 2024\_2456\_P Full Planning Permission Refused & Warning of EN.pdf

**File name:** 2024\_2456\_P Delegated Report.pdf

**File name:** 2024\_2456\_P Location Plan.pdf

**File name:** 2024\_2456\_P Elevations & plans (screens) proposed.pdf

**File name:** 2024\_2456\_P Elevations (original).pdf

**File name:** 2024\_2456\_P Elevations existing to be retained.pdf

**File name:** 2024\_2456\_P OS Extract.pdf

**File name:** 2024\_2456\_P Plans (roof) original & existing (for retention).pdf

**File name:** 2024\_2456\_P Planning statement v2.pdf

**File name:** 2024\_2456\_P Plant noise assessment, 12 June 2024.pdf

**File name:** 2024\_2456\_P Drawings and supporting documents list.docx

**Relates to Section:** PART 6

**Document Description:** 21.a. A copy of the letter with which you notified people about the appeal.

**File name:** notification enf 256 KTR.pdf

**Relates to Section:** PART 6

**Document Description:** 21.b. A list of the people you notified and the deadline you gave for their comments to be sent to us.

**File name:** notification distribution list.pdf

**Relates to Section:** PART 6

**Document Description:** 22.a. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

**File name:** Camden Local Plan - cover and introduction.pdf

**File name:** A1 - Managing the Impact of Development.pdf

**File name:** A3 - Biodiversity.pdf

**File name:** A4 - Noise and vibration.pdf

**File name:** C4 - Public Houses.pdf

**File name:** CC1 - Climate Change Mitigation.pdf

**File name:** CC2 - Adapting to Climate Change.pdf

**File name:** D1 - Design.pdf

**File name:** D2 - Heritage.pdf

**File name:** TC2 Camden's centres and other shopping areas.pdf

**File name:** TC4 - Town Centre Uses.pdf

<b>Relates to Section:</b>	PART 6
<b>Document Description:</b>	22.c. 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>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 5.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 9.pdf
<b>Relates to Section:</b>	PART 6
<b>Document Description:</b>	22.d. 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.
<b>File name:</b>	KTNP (2016) Introduction.pdf
<b>File name:</b>	KTNP Strategic Environmental Assessment.pdf
<b>File name:</b>	KTNP Strategic Environmental Assessment - non-technical summary.pdf
<b>File name:</b>	KTNP (General Development Policies) CC - community and culture policies.pdf
<b>File name:</b>	KTNP (General Development Policies) D - design policies.pdf
<b>File name:</b>	Pages from KTNP (Site Specific Policies) - WOLSEY MEWS.pdf
<b>Relates to Section:</b>	PART 6
<b>Document Description:</b>	22.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 - Central Camden.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 8 policies CC.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 - Photo Copyright Schedule.pdf
<b>Relates to Section:</b>	PART 6
<b>Document Description:</b>	22.i. Any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Pages from Local List - cover.pdf
<b>File name:</b>	Pages from Local List - Kentish Town -ward.pdf
<b>File name:</b>	Pages from Local List - Nos. 256 & 238-248 KTR -assets.pdf
<b>File name:</b>	Pages from Local List - Kentish Town Station -asset.pdf
<b>Relates to Section:</b>	PART 7
<b>Document Description:</b>	23. A true copy of the Enforcement Notice.
<b>File name:</b>	EN23_0810 Enforcement Notice - without schedule of addresses.pdf
<b>Relates to Section:</b>	PART 7
<b>Document Description:</b>	25. A list of those served with the Notice.
<b>File name:</b>	schedule of addresses.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	04/03/2025 14:00:28
<b>LPA</b>	London Borough of Camden