For official use only (date received): 19/03/2025 10:10:19

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/25/3360840			
Appeal By	EARLSPRING PROPERTY INVESTMENTS LTD			
Site Address	Glebe House 15 Fitzroy Mews London W1T 6DP Grid Ref Easting: 529054 Grid Ref Northing: 182060			
PART 1				
1.a. Do you consider the written representation procedure to be suitable? Yes No Dote: 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?			☑ 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.			
2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?		Yes	□ No	Ø
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	Ø
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	Ø
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	Ø
6. Did you give publicity to the application in accordance with either Article 15 of			☑ No	

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?			
6.a. If a press advert notice was published, please upload a copy see 'Questionnaire Documents' section			
6.b. If any representations were received as a result of the notice, please upload	copies		
✓ 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 a			
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			\checkmark
Is the appeal site within:			
9.a. A Green Belt?	Yes	□ No	Ø
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	Ø
PART 3			
44 World the decision of the short of the sh			
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			
12.b. Is the site adjacent to a Conservation Area?	Yes	□ No	
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	□ No	\checkmark
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	□ No	✓
13.b. Would the proposed development affect the setting of a listed building?	Yes	✓ No	
Please attach a copy of the relevant listing description from the List of Buildings o Historic Interest	f Specia	l Architectu	ıral or
see 'Questionnaire Documents' section			

13.c. If YES to 13.a or 13.b, was Historic England consulted?	Yes		No	V
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes		No	
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes		No	
16. Is any part of the site subject to a Tree Preservation Order?	Yes		No	\checkmark
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		No	
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	Ø
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	Ø
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	
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes		No	$ \checkmark $
Please inform the appropriate bodies of the appeal now and ask for any contour to us by the date your statement is due.	omment	s to	be ser	nt
PART 5				
22. Do you wish to attach your statement of case?	Yes		No	 ✓
For appeals dealt with by written representations only				
The state of the s				

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?		
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; if 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;		
Deadline 16/04/2025		
24.c. all representations received from interested parties about the original application;		
24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;		
24.e. any representations received as a result of a service of a site ownership notification;	V	
24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);	Ø	
You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the polic should include the relevant supporting text. You must provide this even if the appeal is against non-determination.	ies	
see 'Questionnaire Documents' section		
List of policies A1 A3 CC1 CC2 CC4 CC5 D1 D2 DM1 G1 H1 H4 H6 H7 T1 T2		
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;		
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.I. 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 vappeal is issued;	will not be adopted before the I	nspector's de	ecision on this	
✓ see 'Questionnaire Documents' section				
24.m. your Authority's CIL charging schedule is being/has been examined;				
24.n. your Authority's CIL charging schedul	24.n. your Authority's CIL charging schedule has been/is likely to be adopted;			
Please provide the date of adoption:		30/10/2010	0	
24.o. any other relevant information or cor	respondence you consider we sl	nould know a	about.	V
✓ 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.				Ø
LPA's reference	2024/3123/P			
Completed by	K Wujek			
On behalf of	London Borough of Camden			
Please provide the details of the officer we Inspectorate's usual contact for this type of		fferent from	the Planning	
Name				
Phone no (including dialling code)				
Email				
Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.				f

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/W/25/3360840

Appeal By EARLSPRING PROPERTY INVESTMENTS LTD

Site Address Glebe House

15 Fitzroy Mews

London W1T 6DP

Grid Ref Easting: 529054 Grid Ref Northing: 182060

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published. **File name:** PRESS ADVERT CNJ - 01.08.2024.doc

File name:site notice 2024.3123.P- 7 FITZROY MEWS, W1T 6DQ.jpegFile name:site notice 2024.3123.P- 7 FITZROY MEWS, W1T 6DQ-2.jpegFile name:site notice 2024.3123.P- 94 CLEVELAND STREET, W1T 6NW.jpeg

Relates to Section: PART 2

Document Description: 6.b. Any representations received as a result of that notice.

File name: 1xOBJ AO.pdf File name: 1xOBJ CC.pdf File name: 1xOBJ CS ccAH.pdf File name: 1xOBJ CS.pdf File name: 1xOBJ JB.pdf File name: 1xOBJ JS.pdf File name: 1xOBJ MP.pdf File name: 1xOBJ NM.pdf File name: 1xOBJ PS.pdf File name: 1xOBJ SJ.pdf File name: 1xOBJ SO.pdf

File name:2xOBJ FSq-res, RW.pdfFile name:2xOBJ LR AF.pdfFile name:2xOBJ LR CNP.pdfFile name:3xOBJ BF, RA, MP.pdf

File name: 5xOBJ LW JLJ TM GV VD (1st comment is duplication of JA-U).pdf

File name: 6xOBJ MM-J, MB, TC, DL, AC, EPM.pdf **File name:** 8xOBJ MI KE-J JD JA-U JE DF SL AB.pdf

1xOBJ TT.pdf

Relates to Section: PART 3

File name:

Document Description: 12.a. A plan of the Conservation Area. **File name:** Fitzroy Square CA A&MS (2010).pdf

File name: Fitzroy Square built heritage audit plan (2008).pdf

File name:Fitzroy Square 1914 map.pdfFile name:Fitzroy Square 1894 map.pdfFile name:Fitzroy Square 1871 map.pdfFile name:Fitzroy Square 1801 map.pdf

File name: Fitzroy Square 1795 bedford estate plan.pdf

File name: Fitzroy Square 1745 map.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: 20-32 Fitzroy Square - listing 1112996 Historic England.pdf

File name: 20-32 Fitzroy Square terrace on the map.docx

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) Glebe House.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.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.e. Copies of any representations received as a result of a service of a site

ownership notification.

File name: DLP Planning on behalf of the leaseholders of Glebe House.pdf

File name: Pages from Application Form - Certificate of Ownership Declaration.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 (2017).pdf

File name: A3 - Biodiversity.pdf

File name: CC1 - Climate Change Mitigation.pdf **File name:** CC2 - Adapting to Climate Change.pdf

File name:CC4 - Air Quality.pdfFile name:D1 - Design.pdfFile name:D2 - Heritage.pdf

File name: DM1 - Delivering and Monitoring.pdf

File name:G1 - Delivery and Location of Growth -Pages 1-6.pdfFile name:G1 - Delivery and Location of Growth -Pages 7-11.pdfFile name:G1 - Delivery and Location of Growth -Pages 12-18.pdfFile name:G1 - Delivery and Location of Growth -Pages 19-23.pdf

File name: H1 - Maximising Housing Supply.pdf

File name: H4 - Maximising the Supply of Affordable Housing.pdf

File name: H6 - Housing Choice and Mix.pdf **File name:** H7 - Large and Small Homes.pdf

File name: T1 - Prioritising Walking, Cycling and Public Transport.pdf

File name: T2 - Parking and Car Free Development.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: Design CPG January 2021 - chapters 1, 2, 3.pdf

File name:Design CPG January 2021 - chapter 4.pdfFile name:Design CPG January 2021 - chapter 5.pdfFile name:Design CPG January 2021 - chapter 6.pdfFile name:Design CPG January 2021 - chapter 7.pdfFile name:Design CPG January 2021 - chapter 8.pdfFile name:Design CPG January 2021 - chapter 9.pdfFile name:Developer contributions CPG, March 2019.pdf

File name: Energy efficiency and adaptation CPG, January 2021.pdf

File name: Housing CPG January 2021.pdf
File name: Transport CPG, January 2021.pdf

Relates to Section: PART 5

Document Description: 24.1. 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 - 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 Pages from Draft New Camden Local Plan - Chapter 8 policies CC.pdf File name: 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 Pages from Draft New Camden Local Plan - Chapter 11 policies NE.pdf File name: File name: Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf File name: 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 DM.pdf

File name:Pages from Draft New Camden Local Plan - Appendix 1.pdfFile name:Pages from Draft New Camden Local Plan - Appendix 2.pdfFile name:Pages from Draft New Camden Local Plan - Appendix 3.pdfFile name:Pages from Draft New Camden Local Plan - Appendix 4.pdf

File name: Pages from Draft New Camden Local Plan - Photo Copyright Schedule.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:36960 Decision.pdfFile name:36960 OS Extract.pdfFile name:33929 Decision.pdfFile name:33929 OS Extract.pdf

File name: 7465(R) the original consent for the block of flats etc.pdf

File name: 7465(R) Drawings.pdf **File name:** 2021_1782_P Decision.pdf

File name: 2021_1782_P 4207-GA 317-P 2-Roof Access Level Plan As Proposed.pdf **File name:** 2021_1782_P 4207-GA 803-P 1-Sketch View From Cleveland Street

(South).pdf

File name: 2021 1782 P 4207-GA 001-P -Site Location Plan.pdf

File name:2021_1782_P 4207-GA 110-P 1-Site Block Plan As Existing.pdfFile name:2021_1782_P 4207-GA 111-P 1-Ground Floor As Existing.pdfFile name:2021_1782_P 4207-GA 112-P 1-First Floor As Existing.pdf

File name:2021_1782_P 4207-GA 113-P 1-Second Floor Plan As Existing.pdfFile name:2021_1782_P 4207-GA 114-P 1-Third Floor Plan As Existing.pdfFile name:2021_1782_P 4207-GA 115-P 1-Fourth Floor Plan As Existing.pdfFile name:2021_1782_P 4207-GA 116-P 1-Fifth Floor Plan As Existing.pdfFile name:2021_1782_P 4207-GA 117-P 1-Roof Plan As Existing.pdf

File name:2021_1782_P 4207-GA 120-P 1-Site Section AA As Existing.pdfFile name:2021_1782_P 4207-GA 121-P 1-Site Section BB As Existing.pdfFile name:2021_1782_P 4207-GA 122-P 1-Site Section CC As Existing.pdf

File name: 2021_1782_P 4207-GA 123-P 1-Building Section AA As Existing.pdf File name: 2021_1782_P 4207-GA 124-P 1-Building Section BB As Existing.pdf 2021_1782_P 4207-GA 130-P 1-Elevation 1 (Cleveland Street) As

Existing.pdf

File name: 2021_1782_P 4207-GA 131-P 1-Elevation 2 (South-east Flank Elevation) As

Existing.pdf

File name: 2021_1782_P 4207-GA 132-P 1-Elevation 3 (Fitzroy Mews) As Existing.pdf **File name:** 2021_1782_P 4207-GA 133-P 1-Elevation 4 (North-west Flank Elevation) As

Existing.pdf

File name: 2021_1782_P 4207-GA 134-P 1-Cleveland Street Elevation As Existing.pdf

File name: 2021_1782_P 4207-GA 311-P 1-Ground Floor As Proposed.pdf **File name:** 2021_1782_P 4207-GA 312-P 1-First Floor As Proposed.pdf

File name: 2021_1782_P 4207-GA 313-P 1-Second Floor Plan As Proposed.pdf
File name: 2021_1782_P 4207-GA 314-P 1-Third Floor Plan As Proposed.pdf
File name: 2021_1782_P 4207-GA 315-P 2-Fourth Floor Plan As Proposed.pdf
File name: 2021_1782_P 4207-GA 316-P 2-Fifth Floor Plan As Proposed.pdf
File name: 2021_1782_P 4207-GA 318-P 2-Roof Plan As Proposed.pdf
File name: 2021_1782_P 4207-GA 510-P 2-Elevation 1 (Cleveland Street) As

Proposed.pdf

File name: 2021_1782_P 4207-GA 511-P 2-Elevation 2 (South-east Flank Elevation) As

Proposed.pdf

File name: 2021_1782_P 4207-GA 512-P 2-Elevation 3 (Fitzroy Mews) As Proposed.pdf **File name:** 2021_1782_P 4207-GA 513-P 2-Elevation 4 (North-west Flank Elevation) As

Proposed.pdf

File name: 2021_1782_P 4207-GA 514-P 1-Cleveland Street Elevation As Proposed.pdf

File name: 2021_1782_P 4207-GA 801-P 1-Sketch View From Cleveland Street

(North).pdf

File name: 2021_1782_P 4207-GA 802-P 1-Sketch View From Fitzroy Mews (South).pdf

File name:2021_1782_P 4207-GA 410-P 1-Site Section AA As Proposed.pdfFile name:2021_1782_P 4207-GA 411-P 1-Site Section BB As Proposed.pdfFile name:2021_1782_P 4207-GA 412-P 1-Site Section CC As Proposed.pdfFile name:2021_1782_P 4207-GA 413-P 2-Building Section AA As Proposed.pdfFile name:2021_1782_P 4207-GA 414-P 2-Building Section BB As Proposed.pdf

File name: 2021_1782_P Structural Report.pdf

File name: 2021_1782_P DAS & Heritage Statement.pdf

Completed by Not Set

Date 19/03/2025 10:16:21

LPA London Borough of Camden