

## 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/25/3362784

Appeal By

SPLENDID (EUSTON) LIMITED

Site Address

County Hotel  
8-11 Upper Woburn Place  
LONDON  
WC1H 0JW

#### 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 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:

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 ☐

5.a. Is the appeal site within 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: Bloomsbury

Designated: 2011

Plan of the conservation area:

☒ see 'Questionnaire Documents' section

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

### 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 19/09/2024

12.b. the date of the LPA's decision (if any) 05/02/2025

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

☒ see 'Questionnaire Documents' section

12.d. the reference number

2024/3948/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 checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| Please attach a copy of the listing.  |     |  |                                     |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section   |     |  |                                     |
| 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.

10/06/2025

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.



☒ [see 'Questionnaire Documents' section](#)

### 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

A1 A4 CC1 D1 D2

☒ [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

Amenity CPG; Design CPG; Energy efficiency and adaptation CPG (all 2021)

☒ [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.



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

EN24/0526

Completed by

Karina 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/25/3362784

Appeal By SPLENDID (EUSTON) LIMITED

Site Address  
County Hotel  
8-11 Upper Woburn Place  
LONDON  
WC1H 0JW

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

**Relates to Section:** PART 2  
**Document Description:** 5.a. Plan of the Conservation Area.  
**File name:** Bloomsbury CA 1875 - 1878.pdf  
**File name:** Bloomsbury CA 1894.pdf  
**File name:** Bloomsbury CA 1910 - 1922.pdf  
**File name:** Bloomsbury CA 1914.pdf  
**File name:** Bloomsbury CA map.pdf  
**File name:** Bloomsbury CA Listed Buildings.pdf  
**File name:** Bloomsbury CA Sub Areas.pdf  
**File name:** Bloomsbury CA Sub Area 6 Townscape.pdf  
**File name:** Bloomsbury CA Townscape.pdf  
**File name:** Bloomsbury CA Urban Grain.pdf  
**File name:** Bloomsbury CAAMS (2011).pdf

**Relates to Section:** PART 4  
**Document Description:** 12. A copy of the decision.  
**File name:** 2024\_3948\_P Decision Notice.pdf  
**File name:** 2024\_3948\_P Delegated Report.pdf  
**File name:** 2024\_3948\_P Existing and Proposed Plans.pdf  
**File name:** 2024\_3948\_P Heritage Statement (Oct 2024).pdf  
**File name:** 2024\_3948\_P Plant Assessment dated 13 September 2024.pdf  
**File name:** 2024\_3948\_P Site Location Plan dated 04.07.2023.pdf  
**File name:** 2024\_3948\_P Technical Note – ASHP Installation.pdf

**Relates to Section:** PART 4  
**Document Description:** 14.j. A copy of the listing.  
**File name:** 4-18 & 4A-18A Woburn Walk - listing 1379210 Historic England.pdf  
**File name:** British Medical Association House - listing 1378968 Historic England.pdf  
**File name:** formerly known as Cora Hotel - listing 1379065 Historic England.pdf

**Relates to Section:** PART 6  
**Document Description:** 21.a. A copy of the letter with which you notified people about the appeal.  
**File name:** reissued notification -enf- (WR) 8-11 Upper Woburn Pl.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.

<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>File name:</b>	A1 - Managing the Impact of Development (2017).pdf
<b>File name:</b>	A4 - Noise and vibration.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.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>	Energy efficiency and adaptation 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.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 - South 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>	2014_4201_P Decision Notice - County Hotel.pdf
<b>File name:</b>	2014_4201_P DAS.pdf
<b>File name:</b>	2014_4201_P Proposed Plan - Basement, rev 01.pdf
<b>File name:</b>	2014_4201_P Proposed Plan - GF, rev 02.pdf
<b>File name:</b>	2014_4201_P Proposed Sections AA, BB, CC , DD, rev 01.pdf
<b>File name:</b>	2014_4201_P Proposed Woburn Walk Elevation, rev 02.pdf
<b>File name:</b>	2014_4202_A Advert consent - County Hotel.pdf
<b>File name:</b>	2014_4202_A Members' Briefing Report.pdf
<b>File name:</b>	2014_4202_A Existing Location Plan dated 01.06.2014.pdf
<b>File name:</b>	2023_2778_P Decision Notice - County Hotel.pdf
<b>File name:</b>	2023_2778_P Covering Letter dated 04.07.2023.pdf
<b>File name:</b>	2023_2778_P Design Statement dated 03.07.2023.pdf
<b>File name:</b>	2023_2778_P Downtakings.pdf
<b>File name:</b>	2023_2778_P Elevations, Roof Plan, Window Types.pdf
<b>File name:</b>	2023_2778_P Energy & Sustainability Statement dated 19 June 2023.pdf
<b>File name:</b>	2023_2778_P Hotel Refurbishment - Planning Statement (July 2023).pdf
<b>File name:</b>	2023_2778_P Existing drawings.pdf
<b>File name:</b>	2023_2778_P Site Location Plan dated 04.07.2023.pdf
<b>File name:</b>	2023_2778_P Heritage Statement (June 2023).pdf
<b>File name:</b>	2023_3680_P Decision Notice - County Hotel.pdf
<b>File name:</b>	2023_3680_P Covering Letter dated 05.09.2023.pdf
<b>File name:</b>	2023_3680_P DAS dated 4th March 2024.pdf
<b>File name:</b>	2023_3680_P Existing Elevations.pdf
<b>File name:</b>	2023_3680_P Downtakings Elevation - NE (Rear).pdf
<b>File name:</b>	2023_3680_P Downtakings Elevation - NW (side).pdf
<b>File name:</b>	2023_3680_P Existing Plan - GF.pdf
<b>File name:</b>	2023_3680_P Existing Plan - Lower GF.pdf

**File name:** 2023\_3680\_P Heritage Statement (Sept 2023).pdf  
**File name:** 2023\_3680\_P Hotel Refurbishment - Planning Statement (Sept 2023).pdf  
**File name:** 2023\_3680\_P Proposed Elevation - NE (rear).pdf  
**File name:** 2023\_3680\_P Proposed Elevation - NW (side).pdf  
**File name:** 2023\_3680\_P Proposed Plan - Basement.pdf  
**File name:** 2023\_3680\_P Proposed Plan - GF.pdf  
**File name:** 2023\_3680\_P Site Location Plan dated 04.07.2023.pdf  
**File name:** 2024\_0217\_A Advert consent - County Hotel.pdf  
**File name:** 2024\_0217\_A Covering Letter dated 19.01.24.pdf  
**File name:** 2024\_0217\_A Existing Elevation NW (side).pdf  
**File name:** 2024\_0217\_A Existing Elevation SW (front).pdf  
**File name:** 2024\_0217\_A External Signage Proposal rev 10.pdf  
**File name:** 2024\_0217\_A Site Location Plan dated 04.07.2023.pdf  
**File name:** 2024\_2183\_P Variation of Condition - County Hotel.pdf  
**File name:** 2024\_2183\_P Revised Application Set.pdf  
**File name:** 2024\_2183\_P Revised Comparison Drawings.pdf  
**File name:** 2024\_2183\_P Supplementary Detailed Drawings.pdf  
**File name:** 2024\_2183\_P Site Location Plan dated 04.07.2023.pdf  
**File name:** 2024\_2349\_A Advert consent - County Hotel.pdf  
**File name:** 2024\_2349\_A DAS.pdf  
**File name:** 2024\_2349\_A Delegated Report.pdf  
**File name:** 2024\_2349\_A Elevations and specifications (2).pdf  
**File name:** 2024\_2349\_A Elevations and specifications.pdf  
**File name:** 2024\_2349\_A Proposed drawings.pdf  
**File name:** 2024\_2349\_A Location Plan.pdf  
**File name:** 2024\_3818\_A Advert consent - County Hotel.pdf  
**File name:** 2024\_3818\_A Covering Letter dated 09.09.2024.pdf  
**File name:** 2024\_3818\_A External Signage Proposal rev 22.pdf  
**File name:** 2024\_3818\_A Site location plan dated 04.07.2023.pdf  
**File name:** 2025\_0886\_P Application Form.pdf  
**File name:** 2025\_0886\_P Cover Letter dated 28.02.2025.pdf  
**File name:** 2025\_0886\_P NIA.pdf  
**File name:** 2025\_0886\_P Existing Courtyard Sections.pdf  
**File name:** 2025\_0886\_P Existing Plan - GF.pdf  
**File name:** 2025\_0886\_P Proposed Courtyard Sections.pdf  
**File name:** 2025\_0886\_P Proposed Plan - GF.pdf  
**File name:** 2025\_0886\_P Site Location Plan dated 27.02.2025.pdf

**Relates to Section:** PART 7  
**Document Description:** 23. A true copy of the Enforcement Notice.  
**File name:** EN24\_0526 Enforcement Notice - COUNTY HOTEL Upper Woburn Place.pdf

**Relates to Section:** PART 7  
**Document Description:** 25. A list of those served with the Notice.  
**File name:** EN24\_0526 schedule of addresses.pdf

#### The documents listed below are to follow by post:

**Relates to Section:** PART 6  
**Document Description:** 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.

**Completed by** Not Set

**Date** 30/04/2025 16:10:03



