

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/25/3365405

Appeal By

ENTIRE

Site Address

Offices And Premises At Unit 5 Ground Floor 37 Great Russell Street
London
WC1B 3PP

PART 1

1.a. Do you consider the written representation procedure to be suitable? 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, 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 ☐

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 ☒

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 ☐

Please give our reference number(s) and if necessary attach details

APP/X5210/W/25/3359191

Please attach details

☒ see 'Questionnaire Documents' section

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 ☒

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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of 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?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input checked="" type="checkbox"/>
8.c. Other Developments			
Mineral working			<input type="checkbox"/>
Change of use			<input checked="" type="checkbox"/>
Householder developments			<input type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3			
11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a plan of the Conservation Area <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

Purchase Act 2004) relating to the application site?

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 ☒

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 ☒

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 ☒

Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

22. Do you wish to attach your statement of case? Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☒ No ☐

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; ☒

☒ 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;

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

Deadline

13/06/2025

24.c. all representations received from interested parties about the original application;



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

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



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

24.e. any representations received as a result of a service of a site ownership notification;



24.f. 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 the 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.

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

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

List of policies

A1 CC1 CC2 CC5 D1 D2 DM1 E2 E3 G1 H6 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;



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

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.

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

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.l. 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](#)

24.m. your Authority's CIL charging schedule is being/has been examined;



24.n. your Authority's CIL charging schedule has been/is likely to be adopted;



24.o. any other relevant information or correspondence you consider we should know about.



☒ 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. ☒

LPA's reference

2025/0056/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/W/25/3365405

Appeal By ENTIRE

Site Address
Offices And Premises At Unit 5 Ground Floor 37 Great Russell Street
London
WC1B 3PP

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.a. Copies of any other appeals or matters, including our reference number(s) relating to the same site still being considered by us or the Secretary of State.
File name: Start letter 3359191 dated 13 February 2025.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: site notice 2025.0056.P- 36 GREAT RUSSELL STREET, WC1B 3PP.jpeg
File name: site notice 2025.0056.P- 36 GREAT RUSSELL STREET, WC1B 3PP-2.jpeg
File name: CAMDEN PLANNING WK06 06FEB 2025.pdf

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Bloomsbury CA Sub Area7 Townscape.pdf
File name: Bloomsbury CA map.pdf
File name: Bloomsbury CA Sub Areas.pdf
File name: Bloomsbury CA Listed Buildings.pdf
File name: Bloomsbury CA Urban Grain.pdf
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 CAAMS (2011).pdf

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 3365405) 37 Great Russell St.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.c. Copies of all representations received from interested parties about the original application.
File name: CAAC Response.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.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:	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:	DM1 - Delivering and Monitoring.pdf
File name:	E2 - Employment Premises and Sites.pdf
File name:	E3 - Tourism.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	G1 - Delivery and Location of Growth -Pages 1-6.pdf
File name:	G1 - Delivery and Location of Growth -Pages 7-11.pdf
File name:	G1 - Delivery and Location of Growth -Pages 12-18.pdf
File name:	G1 - Delivery and Location of Growth -Pages 19-23.pdf
File name:	CC5 - Waste.pdf
File name:	H6 - Housing Choice and Mix.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:	Employment sites and business premises CPG January 2021.pdf
File name:	Transport CPG, January 2021.pdf
File name:	Design CPG January 2021 - chapters 1, 2, 3.pdf
File name:	Design CPG January 2021 - chapter 4.pdf
File name:	Design CPG January 2021 - chapter 5.pdf
File name:	Design CPG January 2021 - chapter 6.pdf
File name:	Design CPG January 2021 - chapter 7.pdf
File name:	Design CPG January 2021 - chapter 8.pdf
File name:	Design CPG January 2021 - chapter 9.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Pages from London Plan 2021 - Introducing the Plan.pdf
File name:	Pages from the London Plan 2021 - policies D (Ch 3).pdf
File name:	Pages from London Plan (2021) Definitions.pdf
File name:	Pages from London Plan (2021) ANNEX 1 Town Centre Network.pdf
File name:	Pages from London Plan (2021) ANNEX 2 Boroughs.pdf
File name:	Pages from London Plan (2021) ANNEX 3 Glossary.pdf
Relates to Section:	PART 5
Document Description:	24.l. 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
File name: Pages from Draft New Camden Local Plan - Chapter 8 policies CC.pdf
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
File name: Pages from Draft New Camden Local Plan - Chapter 11 policies NE.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
File name: Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
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 - 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: THE BRITISH MUSEUM - listing 1130404 Historic England.pdf
File name: 43-48 Great Russell Street - listing 1130381 Historic England.pdf
File name: 89, 90 and 91 Great Russell Street - listing 1330372 Historic England.pdf
File name: 2024_5112_P Decision.pdf
File name: 2024_5112_P DAS.pdf
File name: 2024_5112_P DAYLIGHT AND SUNLIGHT STUDY.pdf
File name: 2024_5112_P Marketing Letter_Ian Scott.pdf
File name: 2024_5112_P Marketing Letter_SqOne.pdf
File name: 2024_5112_P Property Development Marketing Report.pdf
File name: 2024_5112_P Retail for Lease _ LoopNet UK.pdf
File name: 2024_5112_P Serviced offices advertising.pdf
File name: 2024_5112_P Location Plan.pdf
File name: 2024_5112_P Drawing PP9-02.pdf
File name: 2024_5112_P Drawing PP9-03.pdf
File name: 2024_3047_P Unit 5 (Oct 2024).pdf
File name: 2024_3047_P Marketing report (15 7 2024).pdf
File name: 2024_3047_P DAS.pdf
File name: 2024_3047_P Daylight and Sunlight Study (22 07 2024).pdf
File name: 2024_3047_P OS Extract.pdf
File name: 2024_3047_P Dwg 36-37GRS-PP9-01 with site plan.pdf
File name: 2024_3047_P Dwg 36-37GRS-PP9-01.pdf
File name: 2024_3047_P Dwg 36-37GRS-PP9-03.pdf
File name: 2024_1755_P 3rd floor rear (2024).pdf
File name: 2024_1755_P DAS.pdf
File name: 2024_1755_P Dwg 36-37GRS-PP5-05.pdf
File name: 2024_1755_P Dwg 36-37GRS-PP8-01.pdf
File name: 2024_1755_P Dwg 36-37GRS-PP8-02.pdf
File name: 2024_1755_P Dwg 36-37GRS-PP8-03.pdf
File name: 2024_1755_P Dwg 36-37GRS-PP8-04.pdf
File name: 2024_1755_P Dwg 36-37GRS-PP8-06.pdf
File name: 2023_2864_P basement at rear & ground floor rear & new rear lightwell (issued 10 4 2024).pdf
File name: 2023_2864_P BIA Addendum.pdf
File name: 2023_2864_P BIA.pdf
File name: 2023_2864_P DAS.pdf
File name: 2023_2864_P OS Extract.pdf
File name: 2023_2864_P 36-37GRS-PP4-01.pdf
File name: 2023_2864_P 36-37GRS-PP4-02.pdf
File name: 2023_2864_P 36-37GRS-PP4-03 revision A.pdf
File name: 2022_5066_P nos. 36-37 Great Russell Street.pdf
File name: 2022_5066_P Stage 2 Daylight & Sunlight Report.pdf
File name: 2022_5066_P NIA.pdf
File name: 2022_5066_P Energy & Sustainability Statement.pdf
File name: 2022_5066_P DAS.pdf

File name: 2022_5066_P Drawing PP2-01.pdf
File name: 2022_5066_P Drawing PP2-02.pdf
File name: 2022_5066_P Drawing PP2-03.pdf
File name: 2022_5066_P Drawing PP2-05 rev A.pdf
File name: 2022_5066_P Drawing PP2-04.pdf
File name: 2022_5066_P Drawing PP2-06 rev A.pdf
File name: 2022_5066_P Drawing PP2-07.pdf
File name: 2022_3001_P GF&Basement, 1st 2nd 3rd fls (2023).pdf
File name: 2022_3001_P E&S Statement Appendix E.pdf
File name: 2022_3001_P DAS.pdf
File name: 2022_3001_P E&S Statement Appendix C.pdf
File name: 2022_3001_P E&S Statement Appendix D.pdf
File name: 2022_3001_P E&S Statement.pdf
File name: 2022_3001_P E&S Statement Appendix A.pdf
File name: 2022_3001_P E&S Statement Appendix B.pdf
File name: 2022_3001_P 36-37GRS-PP1R1-06.pdf
File name: 2022_3001_P 36-37GRS-PP1-01.pdf
File name: 2022_3001_P 36-37GRS-PP1-02.pdf
File name: 2022_3001_P 36-37GRS-PP1-03.pdf
File name: 2022_3001_P 36-37GRS-PP1-04.pdf
File name: 2022_3001_P 36-37GRS-PP1-05.pdf
File name: 2022_3001_P 36-37GRS-PP1-07.pdf
File name: 2018_4940_P nos. 36-37 Great Russell Street.pdf
File name: 2018_4940_P Drawing 122C.pdf
File name: 2018_4940_P Drawing 121C.pdf
File name: 2018_4940_P Drawing 120C.pdf
File name: 2018_4940_P Drawing 110C.pdf
File name: 2018_4940_P Drawing 106.pdf
File name: 2018_4940_P Drawing 105.pdf
File name: 2018_4940_P Drawing 104.pdf
File name: 2018_4940_P Drawing 103.pdf
File name: 2018_4940_P Drawing 102.pdf
File name: 2018_4940_P Drawing 101.pdf
File name: 2018_4940_P Drawing 98-106A.pdf
File name: 2018_4940_P Drawing 98-105A.pdf
File name: 2018_4940_P Drawing 98-104A.pdf
File name: 2018_4940_P Drawing 98-103A.pdf
File name: 2018_4940_P Drawing 98-102A.pdf
File name: 2018_4940_P Drawing 98-101A.pdf
File name: 2018_4940_P Drawing 98-100A.pdf
File name: 2018_4940_P Drawing 98-001A.pdf
File name: 2017_2149_P nos. 36-37 Great Russell Street.pdf
File name: 2017_2149_P OS Extract.pdf
File name: 2017_2149_P Drawing 122C.pdf
File name: 2017_2149_P Drawing 122A.pdf
File name: 2017_2149_P Drawing 121C.pdf
File name: 2017_2149_P Drawing 120C.pdf
File name: 2017_2149_P Drawing 110C.pdf
File name: 2017_2149_P Drawing 110A.pdf
File name: 2017_2149_P Drawing 106C.pdf
File name: 2017_2149_P Drawing 106A.pdf
File name: 2017_2149_P Drawing 105A.pdf
File name: 2017_2149_P Drawing 104A.pdf
File name: 2017_2149_P Drawing 103A.pdf
File name: 2017_2149_P Drawing 102A.pdf
File name: 2017_2149_P Drawing 101A.pdf
File name: 2016_2795_P nos. 36-37 Great Russell Street.pdf
File name: 2016_2795_P Drawing 110 P04.pdf

File name:	2016_2795_P Drawing 102 P04.pdf
File name:	2016_2795_P Drawing 101.pdf
File name:	2016_2795_P Drawing 98-100 P01.pdf
File name:	2016_2795_P Drawing 98-001 P01.pdf
Completed by	Not Set
Date	13/05/2025 13:37:17
LPA	London Borough of Camden