

HOUSEHOLDER PLANNING APPEAL (Online) FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372. **To help you fill in this form correctly please refer to the guidance leaflet "How to complete your householder planning appeal form".**

WARNING : The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

APPEAL REFERENCE: **APP/X5210/D/14/2213004**

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Organisation name (if applicable)

B. AGENT DETAILS

Name

Organisation name (if applicable)

Your reference

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA

LPA reference number

Date of application to LPA

Date of the LPA's decision

D. APPEAL SITE ADDRESS

Address

3 Fellows Road
LONDON

Postcode

NW3 3LR

Grid Reference: Easting

05276616

Northing

01844416

1. Is the appeal site within a Green Belt?

Yes

☐

No

☒

2. Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☒

No

☐

3. Are there any health and safety issues at, or near the site which the Inspector would need to take into account when visiting the site? If so please describe them below

Yes

☐

No

☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☒

No

☐

Installation of dropped kerb to allow parking for 2 vehicles within existing front garden. (description on decision notice)

Area of floor space of proposed development (in square metres)

435

F. REASON FOR THE APPEAL

This reason for this appeal is that the LPA has (please tick which applies)

1 Refused planning permission

☒

2 Refused permission to vary a condition(s)

☐

3 Refused prior approval of permitted development rights

☐

G. GROUNDS OF APPEAL

Do you intend to submit a costs application with this appeal?

Yes ☐

No ☒

The reason for refusal relating to the planning application at appeal (reference 2013/5906/P) dated 18th December 2013 reads as follows, "The proposed vehicular crossover and off-street parking space would further encourage the use of unsustainable forms of transportation; would displace on-street overnight parking, and would result in an unacceptable loss of on street parking space in a Controlled Parking Zone that is identified as being under pressure. This would result in further parking stress in the area. The proposal would therefore be contrary to Camden Local Development Framework Core Strategy and Development Policies CS11, DP17, DP18, DP19 and DP21."

The Appellant will demonstrate that this reason is fully unjustified.

It has been shown within the Technical Note submitted with the application that the proposed development under appeal will lead to no loss of available space for parking on-street for residents in the Controlled Parking Zone.

The proposed vehicular crossover will make provision for access to the existing hard surfaced area within the forecourt of 3 Fellows Road. The formation of the crossover will lead to a loss of 2 parking spaces on-street but this will be compensated by parking on the application site. There will be no net loss in parking provision on-street.

In addition to the above, the Council has not taken into consideration the following information submitted with the application:

- The property, 3 Fellows Road, which consists of four flats, is not new development and the occupants have a total of 4 cars that are currently parked on-street;
- A parking survey was conducted during two overnight periods and demonstrated that there is spare capacity for parking on Fellows Road and immediate area for residents within the Controlled Parking Zone; and
- The appellant has confirmed that the occupants of two of the residential properties at 3 Fellows Road would be willing to revoke their permits that allow parking within the Controlled Parking Zone.

It should be noted that the Freeholder (Camden Council) of 3 Fellows Road permits the right for vehicular access within the occupants' leases.

It will be demonstrated at appeal that the development proposal for the formation of the crossover complies with Camden Local Development Framework Core Strategy and Development Policies CS11, DP17, DP18, DP19 and DP21 and that the application should be permitted.

CHOICE OF PROCEDURE

There are 3 possible choices:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1. THE WRITTEN REPRESENTATIONS PROCEDURE _____

☒

This is normally the simplest, quickest and most straightforward way of making an appeal. The 'Householder Appeals Service' written procedure is particularly suited to small-scale developments.

2. THE HEARING PROCEDURE _____

☐

This procedure is likely to be suited to more complicated cases which require detailed **discussion** about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate will consider whether your appeal is suitable for this procedure against the criteria. You must give detailed reasons below or in a separate document why you think a hearing is necessary.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. YES ☐ NO ☐

3. THE INQUIRY PROCEDURE _____

☐

This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the criteria. You must give detailed reasons below or on a separate sheet why you think an inquiry is necessary.

Please answer the questions below.

- a) How long do you estimate the inquiry will last?
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

No. of days

- b) How many witnesses do you intend to call?

No. of witnesses

- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below.

YES

☐

NO

☐

H. (part one) SITE OWNERSHIP CERTIFICATES

We need to know who owns the appeal site. If you do not own the appeal site or if you own only part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the 'certificates' applies.

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A

A

☐

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B

☒

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance leaflet*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name

Date the notice was served
(this must be within the last 21 days)

Private Sector Housing Team

19 Dec 2013

Mr Lurie

19 Dec 2013

Mr Shelemey

19 Dec 2013

CERTIFICATES C & D

C/D

☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the *Guidance leaflet* and attach it to the appeal form.

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATES

We need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b).

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

A

☒

OR

(b)(i) The appeal site is, or is part of, an agricultural holding and the appellant is the sole agricultural tenant:

B(i)

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

B(ii)

☐

Tenant's name

Date the notice was served
(this must be within the last 21 days)

Details of additional tenants

☐

I. ESSENTIAL SUPPORTING DOCUMENTS

If we do not receive both your appeal documents by the end of the appeal period, we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

1 A copy of the original **planning application** sent to the LPA. ☒

2 A copy of the **LPA's decision notice**. ☒

J. OTHER APPEALS

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

--

K. NOW SEND...

● 1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

● You may wish to keep a copy of the completed appeal form for your records

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

L. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to householderappealform@pins.gsi.gov.uk. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

APP/X5210/D/14/2213004

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

```
*****
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****
=====  ESSENTIAL SUPPORTING DOCUMENTS  =====
TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Application Form
FILENAME:    Planning Application_3 Fellows Road_2013 5906 P.pdf

TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Elevations
FILENAME:    Existing and Proposed Elevations - SK01_A.pdf

TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Layout Plan
FILENAME:    Existing and Proposed Ground Floor Layout - SK02.pdf

TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Technical Note - Parking
FILENAME:    Technical Note - Parking - September 2013.pdf

TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Revised Elevation
FILENAME:    Revised Proposed Elevation - SK01_B.pdf

TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Revised Layout Plan
FILENAME:    Revised Proposed Site Layout Plan - SK02_A.pdf

TITLE:      01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Revised Technical Note
FILENAME:    Revised Technical Note - Parking - January 2014.pdf

TITLE:      02. A copy of the LPA's decision notice.
DESCRIPTION: LPA Decision Notice
FILENAME:    2013 5906 p - Decision Notice.pdf
```