

The Planning Inspectorate

For official use only
(Date received)

4-Aug-2014 10:04

PLANNING APPEAL FORM (Online Version)

To help you fill in this form correctly, please refer to the guidance leaflet "How to complete your 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/A/14/2223247**

A. APPELLANT DETAILS

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

Name	Mr Jonathan Rowley (on behalf of Digits2Widgets) (Digits2Widgets)		
Address	44 Wimpole Street	Phone no.	
	LONDON	Fax no.	
Postcode	W1G 8SA	E-mail	thaddeus@richardmax.co.uk
Please confirm how you wish to correspond with us:			Electronically, via the email address specified above <input checked="" type="checkbox"/>
			On paper, by post. <input type="checkbox"/>

B. AGENT DETAILS FOR THE APPEAL (if any)

Name	Mr Thaddeus Ryan (Richard Max & Co LLP)		
Address	Richard Max & Co LLP	Your reference	Rochester Place
	87 Chancery Lane	Phone no.	02072402400
	LONDON	Fax no.	
Postcode	WC2A 1ET	E-mail	thaddeus@richardmax.co.uk
Please confirm how you wish to correspond with us:			Electronically, via the email address specified above <input checked="" type="checkbox"/>
			On paper, by post. <input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA	London Borough of Camden
LPA's reference number	2013/0643/P
Date of the planning application	13 Feb 2013
Date of the LPA's decision (if issued)	08 Apr 2014

D. APPEAL SITE ADDRESS

Address 61 - 63 Rochester Place
London

Postcode NW1 9JU

Grid Reference: Easting 5291160

Northing 1844320

Is the appeal site within a Green Belt? YES NO

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? YES NO

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site
(in hectares)

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

0.06

880

Has the description of the development changed from that stated on the application form?
YES NO

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Erection of a first floor extension with new rooflights and PV panels to existing business unit (Class B1), relocated rooflights on existing 1st floor and external alterations to front elevation.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick **one** box only

- 1 Refuse planning permission for the development described on the application form or in Section E.
- 2 Grant planning permission for the development subject to conditions to which you object.
- 3 Refuse approval of the matters reserved under an outline planning permission.
- 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).
- 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

or

- 7 Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation

G. 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 written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions or changes of use).

- a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? YES NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES NO

If so, please explain below or on a separate sheet.

The Inspector will need to enter the site in order to fully understand the proposal

2. THE HEARING PROCEDURE

If you are proposing that this appeal follows the hearing procedure, you must submit a draft statement of common ground. **You must give detailed reasons below or in a separate document why you think a hearing is necessary.**

- a) If you are proposing that this appeal follows the hearing procedure, you must liaise with the LPA and agree two alternative dates on which a hearing could take place. The dates should not fall on a Monday but should be between the period 7 - 11 weeks from submission of your appeal.

Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate.

- b) 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

You must ensure you have read the 'Choice of Procedure' section of the 'How to...' guidance at the top of this form before you choose this procedure. If you are proposing that this appeal follows the inquiry procedure, you must submit a draft statement of common ground. **You must give detailed reasons below or in a separate document why you think an inquiry is necessary.**

- a) How long do you estimate the inquiry will last? No. of days
(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.)
- b) How many witnesses do you intend to call? No. of witnesses
- c) How long do they need to give their evidence? No. of days
- d) If you are proposing that this appeal follows the inquiry procedure and have estimated that it will last no more than 2 days, you must liaise with the LPA and agree two alternative dates on which an inquiry could open and enter the details below. The opening date should not fall on a Monday or a Friday but should be between the period 10 – 17 weeks from submission of your appeal.
Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate.

- e) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. YES NO
Please continue on a separate sheet if necessary.

H. FULL STATEMENT OF CASE

- a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? YES NO
- b) Do you intend to submit a costs application with this appeal? YES NO

** See separate documents **

H. FULL STATEMENT OF CASE (continued)

J. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form.
Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|---|-------------------------------------|
| 1 | A copy of the original planning application sent to the LPA. | <input checked="" type="checkbox"/> |
| 2 | A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA <u>at application stage</u> (this is usually part of the LPA's planning application form). | <input checked="" type="checkbox"/> |
| 3 | A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. | <input checked="" type="checkbox"/> |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show <u>two named roads</u> so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | <input checked="" type="checkbox"/> |
| 5 | Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet: | <input checked="" type="checkbox"/> |
| 6 | Copies of all additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
Please number them clearly and list the numbers here or on a separate sheet: | <input type="checkbox"/> |
| 7 | A copy of the design and access statement sent to the LPA (if required) | <input checked="" type="checkbox"/> |

You must send copies of the following, if appropriate:

- | | | |
|----|---|--------------------------|
| 8 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA .
Please number them clearly and list the numbers here or on a separate sheet: | <input type="checkbox"/> |
| 9 | Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. : | <input type="checkbox"/> |
| 10 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission , please enclose:
(a) the relevant outline application;
(b) all plans sent at outline application stage;
(c) the original outline planning permission. | <input type="checkbox"/> |
| 11 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the <u>original permission</u> with the condition attached. | <input type="checkbox"/> |
| 12 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | <input type="checkbox"/> |
| 13 | A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. | <input type="checkbox"/> |
| 14 | If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. | <input type="checkbox"/> |

K 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.

L CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that I have sent a copy of this appeal form and relevant documents (including the full statement of case) to the LPA *(if you do not your appeal will not normally be accepted)*.

I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 4 August 2014

Name (in capitals) Mr Thaddeus Ryan

On behalf of (if applicable) Mr Jonathan Rowley (on behalf of Digits2Widgets)

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

- **Send a 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 (including the full statement of case) 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 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.

N. 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 **appeals@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/A/14/2223247

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

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*****
* The Documents Listed Below Will Follow By Post *
*****
===== DESCRIPTION OF THE DEVELOPMENT =====
** LPA's Agreement to the change

===== FULL STATEMENT OF CASE =====
** FULL STATEMENT OF CASE

===== ESSENTIAL SUPPORTING DOCUMENTS =====
** 01. A copy of the original planning application sent to the LPA.
** 02. A copy of the site ownership certificate and agricultural holdings certificate
submitted to the LPA at application stage (these are usually part of the LPA's
planning application form).
** 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure
of the LPA to give a decision, if possible please enclose a copy of the LPA's letter
in which they acknowledged the application.
** 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than
10,000 scale) showing the general location of the proposed development and its
boundary. This plan should show two named roads so as to assist identifying the
location of th
** 05. Copies of all plans, drawings and documents sent to the LPA as part of the
application. The plans and drawings should show all boundaries and coloured markings
given on those sent to the LPA.
** 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted
with the application to the LPA.
** 07. A copy of the design and access statement sent to the LPA (if required).
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