



The Planning Inspectorate

3/04 Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0303 444 5301
Customer Services: 0303 444 5000
Fax No: 0117 372 8181
e-mail: teamp14@pins.gsi.gov.uk

Jagdish Akhaja
London Borough of Camden
Fast Track & Validations Team
2nd Floor
5 Pancras Square
London
N1C 4AG

Your Ref: 2014/4143/A
Our Ref: APP/X5210/H/14/2225735
Date: 13 October 2014

Dear Sir

**Town and Country Planning (Control of Advertisements) (England)
Regulations 2007
Appeal by Oxford Arms PH
Site at Oxford Arms, 265 Camden High Street, London, NW1 7BU**

I have received an appeal form(s) and documents for this site. I am your case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal(s) is valid. If I find out later for any reason this is not the case, I will write to you again.

The procedure and starting date

The appellant(s) has requested the written representations procedure. We have applied the criteria and considered all representations received, including the appellant's preferred choice. We consider that the written representations procedure is suitable.

We therefore intend to determine the appeal(s) by this procedure.

If you believe the written representations procedure is not appropriate for this appeal(s), you should email us immediately setting out the reasons why you think this is so. Please note there must be exceptional reasons for us to agree to a procedure other than written representations procedure.

The date of this letter is the **starting date** for the appeal(s).

Sending documents to us and looking at the appeal(s)

You can look at this case using the Planning Casework Service www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp by typing in the appeal reference number(s) and clicking on "Search for Cases".

The following documents must be sent within this timetable.

By 20 October 2014

You must send me a copy of a completed appeal questionnaire, which should include all supporting documentation, preferably via the Planning Portal. Please also send a copy of the questionnaire and documents to the appellant(s) using their preferred method of communication as specified on their appeal form(s).

You must notify any person notified or consulted in accordance with the Act or a development order and any other interested persons who made representations to you about the application(s) that the appeal(s) has been made. The written representations procedure does not offer an opportunity for interested parties to comment at the appeal(s) stage. However, any representations they may have made to you regarding the original planning application(s) will be forwarded to us and the Inspector will take full account of these representations when deciding the appeal(s).

You will need to set out how the interested persons can withdraw their earlier comments if they wish to do so.

You should also advise them that the appeal documents can be viewed at your offices (or on your website) and that the Inspector's decision (when it is issued) and information regarding the progress of this appeal(s) can be accessed via the Planning Portal (www.planningportal.gov.uk/pcs).

Site visit

We will arrange for one of our Inspectors to visit the appeal site and, if it is decided that he or she should be accompanied by the main parties, we will send you details nearer the time. If, however, an unaccompanied site visit can be made you will **not** be informed in advance and the Inspector should not be approached should you happen to observe him/her whilst he/she is conducting the site visit. If you were to do so the Inspector would of course identify him or herself but would not be able to engage in conversation with you at that time.

Costs

The appellant has been directed to the information regarding costs contained in the Department for Communities and Local Government's Planning Practice guide available on the Planning Portal. If you wish to make an application for an award of costs, you must do so within 14 days of the date of this letter. Any application received later than this will be treated as "out of time" and will not be considered. You should also be aware that costs can be awarded at the initiative of the Inspector.

Further information

Further information about the appeals process can be accessed at - www.planningportal.gov.uk/pcs.

Yours sincerely

Fiona Dunn

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You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button