

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**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 Ref: APP/X5210/W/14/3000030**

#### A. APPELLANT DETAILS

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

Name

Company/Group Name

Delbanco Meyer and Co Ltd

Address

C/O Savills  
33 Margaret Street  
London  
W1G 0JD

Phone no.

Fax no.

Email

I prefer to be contacted by:

Email



Post



#### B. AGENT DETAILS (if any)

Name

Nigel Dexter

Company/Group Name

Savills

Address

Savills (UK) Ltd  
33 Margaret Street  
LONDON  
W1G 0JD

Phone no.

020 7420 6374

Fax no.

Email

ndexter@savills.com

Your reference

MSPL311681

I prefer to be contacted by:

Email



Post



#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

London Borough of Camden

LPA reference number

2014/3918/P

Date of the application

11/06/2014

Did the LPA validate and register your application?

Yes



No



Did the LPA issue a decision?

Yes  No

Date of LPA's decision

20/08/2014

#### D. APPEAL SITE ADDRESS

Address

Portland House  
25a Ryland Road  
LONDON  
NW5 3EB  
Grid Ref Easting: 05286042  
Grid Ref Northing: 01848605

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

Please describe the health and safety issues

#### E. DESCRIPTION OF THE DEVELOPMENT

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

Yes  No

If YES, please state below the revised wording

Please attach a copy of the LPA's agreement to the change.

Variation of replacement condition 7 (approved plans) of planning permission 2014/0405/P (for alterations to planning permission 2012/6021/P dated 27/08/2013), namely to provide a roof terrace with associated green wall privacy screen

to follow

see 'Appeal Documents' section

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.09

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

0

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission.
2. Refused permission to vary a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. 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 three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(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

Please explain.

### 2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

- the box below
- see 'Appeal Documents' section

(a) Preferred date

Alternative date

(b) Is there any further information relevant to the hearing which you need to tell us about?

### 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

- the box below
- see 'Appeal Documents' section

Please enter your text here

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Preferred date

Alternative date

(e) Is there any further information relevant to the inquiry which you need to tell us about?

## H. FULL STATEMENT OF CASE

The full statement of case is set out in

- the box below
- see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes  No

(b) Have you made a costs application with this appeal? Yes  No

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE 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;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone 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:** Karen Cinnamon and Jeremy Harris  
**Address at which the notice was served:** Apartment 403, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Christopher Cook & Elizabeth De Keller  
**Address at which the notice was served:** Apartment 401, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Jo Davies & Emma Lewis  
**Address at which the notice was served:** Apartment 201, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Vincent de Boursetty & Corinne Maillet  
**Address at which the notice was served:** Apartment 303, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Rebecca and Lara Dunleavy  
**Address at which the notice was served:** Apartment 302, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Bertrand and Isabelle Fabre De Morlhon  
**Address at which the notice was served:** Apartment 203, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Will Rose  
**Address at which the notice was served:** Apartment 501, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Richard and Danusia Stokes  
**Address at which the notice was served:** Apartment 301, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Jeff Waage and Shivaun McCullough  
**Address at which the notice was served:** Apartment 402, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

**Owner's Name:** Andrew Watts and Lindsay Armstrong  
**Address at which the notice was served:** Apartment 202, Brinsmead Apartments, 25a Ryland Road, London, NW5 3EB  
**Date the notice was served:** 17/09/2014

## CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach  it below.

- to follow
- see 'Appeal Documents' section

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) - None of the land to which the appeal relates is, or is part of, an agricultural holding;
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant;
- (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.

## J. SUPPORTING DOCUMENTS

- 01. A copy of the original application form 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 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.
- 05. (a) 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.
- 05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 06. (a) Copies of any 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).
- 06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
- 07. A copy of the design and access statement sent to the LPA (if required).
- 08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
- 09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
- 09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
- 10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
- 11. 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.
12. 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 original permission with the condition attached.
13. 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).
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.

#### K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

Please give details, including our reference number(s), if known.

#### L. CHECK SIGN AND DATE

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

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

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

**Date**

**Name**

**On behalf of (if applicable)**

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 on our website under Privacy Statement.

#### M. NOW SEND

-Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

-open and save a copy of your appeal form;

-locating your local planning authority's email address -

<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>

-attaching the saved appeal form including any supporting documents.

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

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.

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

## 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 3035, 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.

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

**File Description:** APPLICATION FORM  
**File Name:** Application Forms - 11.06.14.pdf

**File Description:** List of Parties Given Notice  
**File Name:** List of Parties Given Notice.pdf

**File Description:** LPA DECISION NOTICE  
**File Name:** Decision Notice - Refusal.pdf

**File Description:** SITE PLAN  
**File Name:** 202\_005\_P1.pdf

**File Description:** Existing Floor Plans  
**File Name:** 202\_015\_P1.pdf

**File Description:** Existing Elevations  
**File Name:** 202\_050\_P1.pdf

**File Description:** Approved Plans  
**File Name:** 202\_150\_P2.pdf

**File Description:** Approved Sections (Closed)  
**File Name:** 202\_210\_P2.pdf

**File Description:** Approved Sections (Open)  
**File Name:** 202\_211\_P2.pdf

**File Description:** Approved Elevations  
**File Name:** 202\_350\_P2.pdf

**File Description:** Proposed Plans  
**File Name:** 202\_150\_P1.pdf

**File Description:** Proposed Sections (Closed)  
**File Name:** 202\_210\_P4.pdf

**File Description:** Proposed Section (Open)  
**File Name:** 202\_211\_P4.pdf

**File Description:** Proposed Elevations  
**File Name:** 202\_350\_P3.pdf

**File Description:** LIST OF PLANS

**File Name:** List of Submitted Docs - 11.09.14.pdf

**File Description:** DESIGN AND ACCESS STATEMENT

**File Name:** 202 Showroom D and A Statement.pdf

**File Description:** Cover Letter

**File Name:** Cover Letter.pdf

**File Description:** CIL Additional Information

**File Name:** Final CIL Form.pdf

**File Description:** Previous Decision Notice

**File Name:** Decision Notice - 01.05.14.pdf

**File Description:** FULL STATEMENT OF CASE

**File Name:** Appeal Statement (Complete) - 17.09.14.pdf

**The documents listed below were already attached elsewhere with this appeal form:**

**File Description:** 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).

**File Name:** APPLICATION FORM

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

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.**

**Completed by** NIGEL DEXTER

**Date** 17/09/2014 11:43:46