

## 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 Reference: APP/X5210/W/15/3004348**

#### A. APPELLANT DETAILS

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

Name	Mr Mehdi Mehra
Company/Group Name	147 Kentish Town Road Limited
Address	Ringley Chartered Surveyors 349 Royal College Street LONDON NW1 9QS
Email	mehdi@ringley.co.uk
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Miss Alice Brighton
Company/Group Name	Planning Potential
Address	Planning Potential Ltd 136-148 Tooley Street LONDON SE1 2TU
Phone number	020 7357 8000
Email	alice@planningpotential.co.uk
Your reference	14/2171
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

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

Name of the Local Planning Authority	London Borough of Camden
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LPA reference number	<input type="text" value="2014/5900/P"/>
Date of the application	<input type="text" value="26/08/2014"/>
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	<input type="text" value="28/01/2015"/>

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Address	<input type="text" value="The Castle&lt;br/&gt;147 Kentish Town Road&lt;br/&gt;LONDON&lt;br/&gt;NW1 8PB"/>
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Please describe the health and safety issues	<input type="text" value="The Castle Public House is currently vacant. There is scaffolding on the building and it has been made 'water tight'. Although there is no evidence that the building is in imminent danger of collapse or total loss, it is deteriorating. Many of the internal floorboards have been brought up."/>

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.	<input type="text" value="Substantial demolition of existing building behind retained façade and erection of building comprising three storeys plus basement behind retained façade of public house, change of use of basement and ground floor to B1/A2 and the first to third floor as 8 residential units (2X1 bed and 6X2 bed)."/>
Area (in hectares) of the whole appeal site [e.g. 1234.56]	<input type="text" value="0.03 hectare(s)"/>
Area of floor space of proposed development (in square metres)	<input type="text" value="1173 sq metre(s)"/>
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### F. REASON FOR THE APPEAL

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

1. Refused planning permission.	<input checked="" type="checkbox"/>
2. Refused permission to vary a condition(s).	<input type="checkbox"/>

- 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.

The site is subject to an Article 4 Direction.

2. Hearing

3. Inquiry

### H. FULL STATEMENT OF CASE

The full statement of case is set out in

[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

[see 'Appeal Documents' section](#)

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

[see 'Appeal Documents' section](#)

### 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:** Transport for London (TfL)  
**Address at which notice was served:** Albany House, Petty France, London, SW1 9EA  
**Date the notice was served:** 22/08/2014

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.**

### 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

### 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**

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 form:

<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	150126 Statement of Case FINAL.pdf
<b>File name:</b>	APPENDIX 1 150126 Camden Council Development Control Committee.pdf
<b>File name:</b>	APPENDIX 3 1344_OS_P_A.pdf
<b>File name:</b>	APPENDIX 3 1344_OS_P_A.pdf
<b>File name:</b>	APPENDIX 4 Appeal Notice.pdf
<b>File name:</b>	APPENDIX 5 147 Kentish Town Road Art 4 Dir (confirmed 261113).pdf
<b>File name:</b>	APPENDIX 6 Enforcement Notice Appeal.pdf
<b>File name:</b>	APPENDIX 7 1.pdf
<b>File name:</b>	APPENDIX 7 2.pdf
<b>File name:</b>	APPENDIX 7 3.pdf
<b>File name:</b>	APPENDIX 7 4.pdf
<b>File name:</b>	APPENDIX 7 5.pdf
<b>File name:</b>	APPENDIX 7 6.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	Application Form.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	Decision Notice.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	SITE LOCATION PLAN.PDF
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	147 Kentish Town Road - daylight & sunlight - 1.9.14.pdf
<b>File name:</b>	147 KTR - Structural Report - August 2014.pdf
<b>File name:</b>	147 KTR - Basement Impact Assessment.pdf
<b>File name:</b>	2014.09.12 Kentish Town Road - Heritage Statement - Revision 1 Final.pdf
<b>File name:</b>	acomodation schedule.pdf
<b>File name:</b>	Additional BASEMENT IMPACT ASSESSMENT - NOVEMBER 2014.PDF

**File name:** Archaeological Desk-based Assessment Addendum - August 2014.pdf  
**File name:** Final Planning Statement - September 2014.pdf  
**File name:** GEA response letter.PDF  
**File name:** Structural Appraisal of Planning Scheme Nov 2014 Rev A.PDF  
**File name:** Transport Statement Addendum - August 2014.pdf  
**File name:** Transport Statement.pdf  
**File name:** DRAWING ISSUE SHEET.pdf  
**File name:** Existing Basement Floorplan (GA-P-05).pdf  
**File name:** Existing First floorplan (GA-P-07).pdf  
**File name:** Existing Ground floorplan (GA-P-06).pdf  
**File name:** Existing Second floorplan (GA-P-08).pdf  
**File name:** Existing Site section (East S152).pdf  
**File name:** Existing Site Section (North S150).pdf  
**File name:** First floor demolition plan (98-203).pdf  
**File name:** Proposed section through KTR (GA-S-02).pdf  
**File name:** Revised - Existing Elevations plan (GA-E-05 Rev B).pdf  
**File name:** Roof demolition plan (98-205).pdf  
**File name:** Second floor demolition plan (98-204).pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.  
**File name:** 150209 List of Docs Submitted.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 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).  
**File name:** DIR1 150122.pdf  
**File name:** GA-E-01\_C.pdf  
**File name:** GA-P-00 Rev F\_GA-P--1-Rev E.PDF  
**File name:** GA-P-01\_D.pdf  
**File name:** GA-P-02\_B.pdf  
**File name:** GA-P-04\_D.pdf  
**File name:** GA-S-01\_D.pdf  
**File name:** GA-S-02\_C.pdf  
**File name:** GA-S-03\_C.pdf  
**File name:** GA-S-04.pdf

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

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 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).  
**File name:** Application Form

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

**Relates to Section:** FULL STATEMENT OF CASE  
**Document Description:** A planning obligation (a section 106 agreement or a unilateral undertaking).  
**Relates to Section:** FULL STATEMENT OF CASE  
**Document Description:** A copy of the costs application.  
**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 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.

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 07. A copy of the design and access statement sent to the LPA.

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

**Completed by** MISS ALICE BRIGHTON

**Date** 09/02/2015 14:17:11