

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/15/3130165

A. APPELLANT DETAILS

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

Name	Mrs Catherine Buckingham
Address	293 City Road LONDON EC1V 1LA
Phone number	07892 953280
Email	cathy.buckingham@btinternet.com
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"/>
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C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	London Borough of Camden
LPA reference number	2014/1775/P
Date of the application	16/11/2014
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 type="checkbox"/> No <input checked="" type="checkbox"/>

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	Land to Rear of 28 Argyle Square London WC1H 8AP

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

Has the description of the development changed from that stated on the application form? Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Erection of 1 x 1 bedroom flat and 1 x 2 bedroom self-contained flat including demolition of existing derelict workshop.

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

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

2. Hearing

H. FULL STATEMENT OF CASE

The full statement of case is set out in

the box below

I have written below a history of my dealings with the planning office of Camden Council. I was told by the council to contact the Local Government Ombudsman who would deal with my complaints. The LGO then said I had to contact the Planning Inspectorate.

My complaint is once again about the lack of co-operation from Camden Council regarding my planning application and the constant incompetence I have endured over the last two years.

I have received a letter from Stewart Holmes saying how sorry they are that my application has been dealt with so abysmally. Unfortunately this is all Camden Council ever say but don't really do anything about it. Even Mr. Holmes agrees that,

'bearing in mind the history of your complaint and previous delays, it would have been good customer service for you to be informed about the status of your application'

In the last complaint that was taken up by the Local Government Ombudsman, the Council stated that,

'these issues will be brought to the attention of the appropriate service managers so that such delays can be avoided in future'

Clearly this has failed.

My first complaint was sent on the 1st April 2014. The reference for this was 9309799. However after a period of some time, I called the council only to be told that the reference could not be found and I should have been given another reference confirming registration of the complaint. I received an email on the 6th May 2014 confirming that the complaint was registered on the 23rd April 2014 (Ref 9310944) even though I had still not received correspondence regarding this. Our complaint was not upheld so I appealed and wrote to the Complaints Liaison Officer by email. I also physically took a hard copy of the complaint to the address supplied by the council. On my arrival I was told this particular office had moved to another premises a year before! Clear signs of a lack of communication even within the confines of the council bureaucratic system.

I received a letter dated 27th June 2014. It stated that my complaint was partially upheld and the planning office would be contacting me. I was also given the usual platitudes favoured by the council that this would not occur in the future. By 23rd July 2014, I still had received nothing. I then contacted The Local Government Office Ombudsman.

My case was registered with the LGO on 31st July 2014, case reference 14007310. By 18th September 2014 the council were found to be at fault and ordered to pay £250.00 in compensation. Whilst this would appear that I have been afforded some recompense, I have paid £750.00 for my original application plus another £750.00 for my new application. Bearing in mind the unsatisfactory service I received initially, I find it incredulous that I had to pay a second time and still received abysmal service from the same planning office.

New plans were submitted in November 2014. These were revised from the first set of plans under the advice from the planning office. These were yet again considered inappropriate for a conservation area. Once again further revised plans were submitted in December 2014. I heard nothing so I called Mr Tulloch on 24th Feb 2015. He apologised for not updating me. I was told the drawings should be revised yet again which would make them pretty much the same as the first plans!

My architect sent in further revised plans on 6th March 2015.

Once again if I hadn't chased anything up, I would probably be out of time again.

The new drawings were deemed acceptable and I was told that the plans would go to a committee meeting on 16th April 2015. I emailed Mr Tulloch on 18th April 2015 to find out what had happened at the meeting. He replied on the 20th April 2015 there was not enough time for the plans to be reviewed and would be seen on the next available meeting on 14th May 2015. I have had no correspondence from Mr Tulloch since this date regarding my application.

In the meantime I received a Party Wall Notice from the property next door. I was very surprised as I had no idea any works were planned.

I sent a complaint to the Central Complaints Unit regarding the lack of correspondence regarding the application and not being notified of the planned works at 26 Argyle Sq. Mr Holmes confirms that his investigations revealed the council did not let me know, although other notices such as a site notice and press adverts were carried out. How can an organisation such as the planning office fail to inform the owners of the building next to a proposed building site?

I cannot believe with the amount of correspondence I've had with the council that I was not sent a notice regarding the planning application of 26/26A Argyle Sq.

While Mr Holmes informs me that my application was agreed on 14th May 2015, I have not received any other correspondence relating to this. At the moment I don't know what happens now regarding the application as no one has informed me of the next step.

I checked the Camden council website today (16th July 2015) and there is still no decision.

Please can you look into this for me as I cannot believe this is an acceptable level of service from a Government Organisation.

Thank you,

Catherine Buckingham
Email cathy.buckingham@btinternet.com
Tel 07892953280

293 City Rd
London
EC1V 1LA

- (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:

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

Mrs Catherine Buckingham

Date

16/07/2015 11:44:42

Name

Mrs Catherine Buckingham

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:

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 01. A copy of the original application sent to the LPA.

File name: Planning Application Feb 2014.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 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.

File name: Ordnance Survey Plan0001.pdf

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.

File name: DEST2200.pdf

File name: DEST2201.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: scan0025.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: Section 24 Planning Application

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

Completed by MRS CATHERINE BUCKINGHAM

Date 16/07/2015 11:44:42