

## The Planning Inspectorate

### HOUSEHOLDER 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/D/15/3140817**

#### A. APPELLANT DETAILS

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

Name

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes  No

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

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA issue a decision? Yes  No

Date of LPA's decision

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Address

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.

Proposed roof extension to the front and rear elevations.

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

31

## 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.

## 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

### 3. Inquiry

## H. GROUNDS OF APPEAL

The grounds are set out in

the box below

Our plan was refused under the basis of CS14 and DP24. We are appealing this refusal for several reasons. First (related to CS14 ), because our two-story 1970s house is neither listed nor in a conservation area and is surrounded by taller buildings (of two-and-a-half stories, three stories and four stories). In front of our house there is no street – just a path and a green space. Our roof extension would not elevate the roof line. Second (related to DP24), we have worked to develop a plan that would expand our usable living space in an attractive manner. We plan through the use of similar colours, high quality materials and matching window placements to make the extension appear as though it were part of the original plan. We plan to avoid the construction of another of the black boxes that other residents have used to expand their own space through permitted development.

Specifically, we designed the proposed extension to meet the guidelines published in the London Borough of Camden's "Camden Planning Guidance Design" booklet (2015). The relevant section applicable to alterations and extensions to Roofs, Terraces, and Balconies, requires that "Alterations are architecturally sympathetic to age and character of the building and retain the overall integrity of the roof form" (section 5.7, p. 36). Our proposed roof extension was carefully designed to be in harmony with the existing building and the surrounding estate, in accordance with this guidance.

Further, we believe that our plan is supported by sections of the National Planning Policy Framework. The relevant passages include section 14 (page 4), section 17, point 3 (page 5) and, most importantly, part 7, sections 60, 61, 62 and 65 (pages 15 and 16).

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

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 application form sent to the LPA.

02. A copy of the LPA's decision notice.

## K. OTHER APPEALS

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

## L. NOW SEND

### Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) 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 forms
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved forms 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.**

## M. 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 form sent to the LPA.  
**File name:** Design and Access Statement.doc

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 02. A copy of the LPA's decision notice.  
**File name:** FDN - 1 Wells Square.pdf

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

**Completed by** MS CONSTANCE JOHNSON

**Date** 16/12/2015 18:01:23