

Appeals Casework Portal

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Planning appeal form APP/X5210/W/15/3140642 (handscape)

Sections: Appellant Details



Appellant Details

[How to complete your appeal form](#)

Are you the appellant? *

Yes

* No

Please enter the details of the appellant below

Title *	Mr
First Name *	George
Surname *	Dhillon
Company/group	Four Quarters (College Lane) Ltd
Email Address	gd@four-quarters.com
Telephone Number	020 3757 2810
Fax No	
Address 1 *	7 Cavendish Square
Address 2	
PO Box	
Town/City *	LONDON
County	Camden
Postcode *	W1G 0PE

Preferred contact method *

* Email

Letter

WPA3: (W)P Documents for submission between 21 December and 1 January should be sent as early as possible.

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Sections: Agent Details



Agent Details

[How to complete your appeal form](#)

Title *	Mr
First Name *	Simon
Surname *	Rutter
Company/group	Proctor Watts Cole Rutter Ltd
Email Address	simonrutter@pwcr.co.uk
Telephone Number	01747 851881
Fax No	
Address 1 *	Proctor Watts Cole Rutter, Grosvenor House
Address 2	Bleke Street
PO Box	
Town/City *	SHAFTESBURY
County	
Postcode *	SP7 8AW
Your reference	
Preferred contact method *	
* Email	<input type="checkbox"/>
Letter	<input type="checkbox"/>

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Planning appeal form APP/X5210/W/15/3140642

Sections: Local Planning Authority Details



Local Planning Authority Details

[How to complete your appeal form](#)

Name of the Local Planning Authority * **London Borough of Camden**

LPA reference number * **2015/3618/P**

Date of the application * **25/06/2015**

Did the LPA validate and register your application? *

- * Yes
- No

Did the LPA issue a decision? *

- Yes
- * No

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Sections: Appeal Site Details



Appeal Site Details

[How to complete your appeal form](#)

Is the address of the affected land the same as the appellant's address? *

Yes

* No

Does the appeal relate to an existing property? *

Yes

* No

Address 1 *

Railway Club

Address 2

College Lane

Town/City *

LONDON

County

Camden

Grid Ref Easting

528768

Grid Ref Northing

185678

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 *

on going building works

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Sections: Description of Development



Description of Development

[How to complete your appeal form](#)

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. *

Demolition of existing clubhouse and construction of twenty houses arranged in terraces of two and three storeys with lower ground levels and a block of ten flats comprising studio, 2 and 3 bedroom units.

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

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

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

Yes

No



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Planning appeal form APP/X5210/W/15/3140642**Sections:** Reason for the Appeal**Reason for the Appeal**[How to complete your appeal form](#)

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 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.

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Planning appeal form APP/X5210/W/15/3140642

Sections: Choice of Procedure



Choice of Procedure

[How to complete your appeal form](#)

BEFORE YOU COMPLETE THIS SECTION - The relevant section of the "How To" guidance contains important information on how to complete this part of your appeal form correctly. We strongly advise that you read it before you complete this section.
Please note that when we decide how the appeal will proceed, we take the local planning authority's views into account.

There are three different procedures that the appeal could follow. Please select one. *

* **1. Written Representations**

This is normally the quickest and most straightforward way of making an appeal. The written procedure is suited to the majority of appeals.

(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

You must ensure you have read the 'Choice of Procedure' section of the 'How to...' guidance at the top of this form before you choose this procedure. If you are proposing that this appeal follows the hearing procedure, you must submit a draft statement of common ground.

3. Inquiry

You must ensure you have read the 'Choice of Procedure' section of the 'How to...' guidance at the top of this form before you choose this procedure. If you are proposing that this appeal follows the inquiry procedure, you must submit a draft statement of common ground.

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Planning appeal form APP/X5210/W/15/3140642

Sections: Full Statement of Case



Full Statement of Case

[How to complete your appeal form](#)

BEFORE YOU COMPLETE THIS SECTION - The relevant section of the "How To" guidance contains important information on how to complete this part of your appeal form correctly. We strongly advise that you read it before you complete this section.

This section must be completed for all appeals.

Your FULL statement of case must be made, otherwise we will take no action on your appeal.

You can enter your full statement of case in the space provided or attach a separate document.

The full statement of case is set out in * the box below

- * separate attachments

Please select from the options below: *

To follow

-- Attached below

Statement of Appeal.pdf

Already attached

FULL STATEMENT OF CASE

(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

PLEASE NOTE Documents for submission between 23 December and 1 January should be sent as early as possible.

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Planning appeal form APP/X5210/W/15/3140642

Sections: Site Ownership Certificates



Site Ownership Certificates

[How to complete your appeal form](#)

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST SELECT WHICH OF THE CERTIFICATES APPLIES.

If you are the sole owner of the whole appeal site, Certificate A will apply.

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 (see 'How To' guidance for a definition) 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 (see 'How To' guidance for a definition) 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 (see 'How To' guidance for details of how to obtain it) and attach it below.

PLEASE NOTE: Documents for submission between 21 December and 1 January should be sent as early as possible.



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Planning appeal form APP/X5210/W/15/3140642

Sections: [Agricultural Holdings](#)

Agricultural Holdings

[How to complete your appeal form](#)

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.

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Planning appeal form APP/X5210/W/15/3140642

Sections: Supporting Documents



Supporting Documents

[How to complete your appeal form](#)

The appeal documents marked with an * are essential and **must** be sent to us. If we do not receive these documents by the end of the appeal period, we will not deal with it. Please send the other documents if appropriate.

If you're attaching any plans, you **must** indicate the paper size that the plan should be printed on in the Brief Description field e.g. proposedplan@A4.

01. A copy of the original application form sent to the LPA. *

Please select from the options below: *

To follow

Attached below

PA Form DoC Landscape.pdf APPLICATION FORM
Already attached

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). *

Please select from the options below: *

To follow

Attached below

8. Original PA 2001.pdf Original PA Form 2001, item 10
Already attached

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.

Please select from the options below: *

To follow

Attached below

4672 P02 Roof and site plan.pdf SITE PLAN
Already attached

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. *

Please select from the options below: *

To follow

Attached below

m243 201revP1 Landscape plan 1of2.pdf FQ Landscape Plans M243-201
m243 202revP1 Landscape plan 2of2.pdf FQ Landscape Plans M243-202
Already attached

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. *

Please select from the options below: *

To follow

Attached below

List of DoC Appeals.pdf LIST OF DoC appeal docs
Already attached

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).

PLEASE NOTE: Information due on a Bank Holiday should be sent before that date.

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- 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.

Please select from the options below: *

To follow

Attached below

- | | |
|---------------------------------------|------------------------------------|
| 1. All BRSC College Lane 12 05 15.pdf | Email 12 05 15 chase up |
| 4. All BRSC College Lane 25 06 15.pdf | Email 25 06 15 chase up docs |
| 7. All BRSC College Lane 31 07 15.pdf | Email 31 07 15 LPA recommendations |
- Already attached

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.