

## The Planning Inspectorate

### LISTED BUILDING CONSENT 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/Y/15/3140851**

#### A. APPELLANT DETAILS

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

Name	c/o Agent c/o Agent c/o Agent		
Company/Group Name	Classic Design Investments Ltd		
Address	c/o Agent c/o Agent London SW1Y 5NQ		
Email	alice.broomfield@dp9.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 checked="" type="checkbox"/> No	<input type="checkbox"/>
Name	Miss Alice Broomfield		
Company/Group Name	DP9		
Address	DP9 Ltd 100 Pall Mall LONDON Please select SW1Y 5NQ		
Phone number	02070041741		
Email	alice.broomfield@dp9.co.uk		
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	2015/4222/L		
Date of the application	23/07/2015		
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	42 Bedford Square LONDON WC1B 3DP		
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	Works to the property are likely to be ongoing when the site visit will take place.		

#### 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.			
Alteration to the design of the secondary staircase from 2nd to 3rd floor and re-configuring the layout at 2nd floor.			
Area (in hectares) of the whole appeal site [e.g. 1234.56]	0.09 hectare(s)		

#### F. BUILDING INFORMATION

Please indicate the grade of the building			
Grade I			<input checked="" type="checkbox"/>
Grade II*			<input type="checkbox"/>
Grade II			<input type="checkbox"/>
Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### G. REASON FOR THE APPEAL

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

1. Refused listed building consent.	<input type="checkbox"/>
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- 2. Granted listed building consent for the development subject to conditions to which you object.
- 3. Refused to vary a condition(s) in a previous grant of listed building consent.
- 4. Refused to remove a condition(s) in a previous grant of listed building consent.
- 5. Failed to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval.

## H. CHOICE OF PROCEDURE

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

1. Written Representations

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

The applicant considers a hearing to be the most appropriate procedure for the following reasons:

- The proposals relate to a Grade I listed building;
- The evidence submitted, particularly in relation to heritage and drainage matters, is best tested by informal questioning. A Hearing offers the opportunity to view the works at the property and for these to be properly described and explained.
- The drainage evidence in particular is graphic and an Inspector would benefit from a verbal, descriptive account;
- The complexity of the case warrants a hearing and would allow the Inspector to seek clarification on heritage matters.

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

No.

3. Inquiry

## I. 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

## J. 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 (see 'How To' guidance for a definition) of any part of the building 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 building 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.**

## K. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.
02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is 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.
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. 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.
11. Any relevant correspondence with the LPA.

## L. OTHER APPEALS

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

## M. 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**

Miss Alice Broomfield

**Date**

17/12/2015 10:31:12

**Name**

Miss Alice Broomfield

**On behalf of**

c/o Agent c/o Agent c/o Agent

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.

## **N. 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:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- 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.**

## O. 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>	Statement of Case.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application form sent to the LPA.
<b>File name:</b>	Application Form July 2015.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, a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	Appendix B - Registration Letter.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>	Appendix A - 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>	Existing Second Floor Plan.pdf
<b>File name:</b>	Existing Third Floor Plan.pdf
<b>File name:</b>	General Arrangement Second Floor Plan.pdf
<b>File name:</b>	General Arrangement Third Floor Plan.pdf
<b>File name:</b>	New Stair Balustrade Detail.pdf
<b>File name:</b>	Proposed Second Floor Plan.pdf
<b>File name:</b>	Proposed Section B-B.pdf
<b>File name:</b>	Proposed Third Floor Plan.pdf
<b>File name:</b>	Site Location Plan.PDF
<b>File name:</b>	Application Cover Letter July 2015.pdf
<b>File name:</b>	Design Statement July 2015.pdf
<b>File name:</b>	Heritage Statement July 2015.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. 
<b>File name:</b>	List of Planning Application Documents.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 08. A copy of a draft statement of common ground.  
**File name:** Draft Statement of Common Ground.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.  
**File name:** List of Appeal Documents.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 ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).  
**File name:** Application Form

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.  
**File name:** Appendix E and Appendix F of the Statement of Case

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 11. Any relevant correspondence with the LPA.  
**File name:** Appendix C and Appendix D of the Statement of Case

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

**Completed by** MISS ALICE BROOMFIELD

**Date** 17/12/2015 10:31:12