

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/15/3141393

A. APPELLANT DETAILS

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

Name

Mr Bob Taylor

Address

Lower Ground Floor Flat, 9 St George's Terrace
London
London
NW1 8XH

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes No

Name

Mr Grant Leggett

Company/Group Name

Boyer Planning

Address

Boyer Planning Ltd
24 Southwark Bridge Road
LONDON
SE1 9HF

Phone number

0203 268 2431

Email

grantleggett@boyerplanning.co.uk

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

London Borough of Camden

LPA reference number

2014/7274/P and 2014/7336/L

Date of the application

24/11/2014

Did the LPA validate and register your application?

Yes No

Did the LPA issue a decision?

Yes

No



D. APPEAL SITE ADDRESS

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

Yes

No



Address

Lower Ground Floor Flat, 9 St George's Terrace
London
London
NW1 8XH

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



If YES, please state below the revised wording

Rear extension at lower ground level with garden above including excavation of rear garden.

Please attach a copy of the LPA's agreement to the change.

see 'Appeal Documents' section

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

0.01 hectare(s)

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

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

A Hearing is necessary because, the Inspector is likely to need to test the evidence by questioning or to clarify matters due to their complexity, specifically those relating to design and heritage, and public benefit, which are likely to be the main matters for the appeal. The case has also generated a level of local interest such as to warrant a hearing. It can reasonably be expected that the parties will be able to present their own cases (supported by professional witnesses if required) without the need for an advocate to represent them.

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

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:

Fortgrade

Address at which notice was served:

Unit 2 Collingdale Business Park, NW9

Date the notice was served:

23/12/2015

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

Mr Grant Leggett

Date

23/12/2015 16:08:16

Name

Mr Grant Leggett

On behalf of

Mr Bob Taylor

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:
<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.

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:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	151220 St George's Terrace Draft Statement of Case (FINAL).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	141209 Application form.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:	9 St G T Location 01.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:	9 St G T existing elev 03A.pdf
File name:	9 St G T existing plan 02.pdf
File name:	9 St G T existing section A-A 04.pdf
File name:	9 St G T existing section B-B.pdf
File name:	9 St G T prop elev 06 A.pdf
File name:	9 St G T prop plans 05.pdf
File name:	9 St G T prop roof plan 08.pdf
File name:	9 St G T prop sections 07.pdf
File name:	141126 Construction management plan.pdf
File name:	Design and access statement St Georges Terrace.doc
File name:	Heritage Planning Statement 9 St Georges Terrace September 2014 Draft.pdf
File name:	141126 BIA appendix Part 1 (Redacted).pdf
File name:	141126 BIA appendix Part 2 (Redacted).pdf
File name:	141126 BIA appendix Part 3 (Redacted) P1 1-30.pdf
File name:	141126 BIA appendix Part 3 (Redacted) P2 31-60.pdf
File name:	141126 BIA appendix Part 4.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:	St George's - List of Application Docs.docx
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: 9 St G T Garden levels.pdf
File name: 9 St G T scheme 2 Elevations 06B.pdf
File name: 9 St G T scheme 2 propped plans 05A.pdf
File name: 9 St G T scheme 2 Section 07A.pdf
File name: 151029 BIA audit.pdf
File name: 151203 Boyer Letter.pdf
File name: PV 9 St George's Terrace N.W.1. Report 15th June 2015.pdf
File name: Supporting Statement 9 St Georges Terrace Rev B July 2015.pdf
File name: 150807 Revised BIA P1 1-75.pdf
File name: 150807 Revised BIA P2 76-120.pdf
File name: 150807 Revised BIA P3 121-150.pdf
File name: 150807 Revised BIA P4 151-172.pdf
File name: 150807 Revised BIA reduced.pdf

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.

File name: St George's Terrace - List of Later Docs.docx

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 08. A copy of a draft statement of common ground.

File name: 151220 St George's Terrace Draft Statement of Common Ground.docx

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.

File name: Appeal Decisions - 12 Chamberlain Street.PDF

File name: Correspondence 2.pdf

File name: Correspondence 1.pdf

File name: LBCs Consultants Audit on BIA.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: 141209 Application Form

Relates to Section: SUPPORTING DOCUMENTS

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

File name: Design and Access Statement

The documents listed below are to follow by post:

Relates to Section: DESCRIPTION OF DEVELOPMENT

Document Description: A copy of the LPA's agreement to the change.

Relates to Section: FULL STATEMENT OF CASE

Document Description: A planning obligation (a section 106 agreement or a unilateral undertaking).

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 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.

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

Completed by

MR GRANT LEGGETT

Date

23/12/2015 16:08:16