

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

Appeal Reference: APP/X5210/X/16/3151139

A. APPELLANT DETAILS

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

Name

Address

Preferred contact method Email Post

B. AGENT DETAILS

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

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number (if applicable)

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

Does the appeal relate to an existing property? Yes No

Address

58 Doughty Street
LONDON
WC1N 2JT

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. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

Installation of moveable planter in rear garden

Select the section under which the application was made:

Section 191

Section 192

Section 26H

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

Residential garden with moveable planter in rear garden

Is there an effective enforcement notice on the site? Yes No

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development.

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development.

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

Please explain.

The Inspector may wish to view the moveable planter and rear garden. However, we have provided photographs of the moveable planter and rear garden as part of this appeal submission, should the Inspector consider that a site visit is not required.

2. Hearing

3. Inquiry

H. APPEAL STATEMENT

The statement is set out in

[see 'Appeal Documents' section](#)

I. OTHER APPEALS

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

Please give details, including our reference number(s), if known.

Please see cover letter.

J. SUPPORTING DOCUMENTS

01. The application made to the LPA.

02. (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 number them clearly and list the numbers here or on a separate sheet.

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

03. The LPA's decision (if any).

04. All other relevant correspondence with the LPA.

05. 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 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.

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.

K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week 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 grounds of appeal) to the LPA today.

Signature

Mr Matt Humphreys

Date

25/05/2016 11:51:43

Name

Mr Matt Humphreys

On behalf of

Mr Roger Keeling

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.

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

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.

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 326, Bristol, BS99 7XF.

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: APPEAL STATEMENT
Document Description: The Appeal statement.
File name: STATEMENT OF CASE 58 DOUGHTY STREET COL REFUSAL FINAL.pdf
File name: Appendix 1 - Site Photographs.pdf
File name: Appendix 2 – Copy of Decision Notice Ref 2015 3880 P.pdf
File name: Appendix 3 – Delegated Report from LBC (refusal) Ref 2015 3880 P.pdf
File name: Appendix 4 - Richard Harwood QC Counsels Opinion dated 21st July 2015.PDF
File name: Appendix 5 – Letter from Farrer and Co dated 25th September 2014.pdf
File name: Appendix 6 – Letter from Farrer and Co dated 18th September 2015.pdf
File name: Appendix 7 - Plans of the Moveable Planter.PDF
File name: Appendix 8 - Comparable Planters.pdf
File name: Appendix 9 - No.30 Brownlow Mews Appeal Decision.pdf
File name: Appeals Cover Letter No.58 Doughty Street.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. The application made to the LPA.
File name: Application Form (Redacted).PDF
File name: Photo 1 - Planter.jpg
File name: Photo 2 - Planter.jpg
File name: Photo 3 - Planter.jpg
File name: Photo 4 - Planter.jpg
File name: Photo 5 - Planter.jpg
File name: Location Plan.PDF
File name: Plan - Planter.PDF

The documents listed below were already attached elsewhere with this form:

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02.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: Certificate of Lawfulness Plans

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name: See attached Certificate of Lawfulness Plans

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 03. The LPA's decision
File name: See Appendix 2 of Statement of Case

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 04. All other relevant correspondence with the LPA.
File name: Appendices of Statement of Case

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05. 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 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 appellants (if any) edged or shaded blue.

File name: Location Plan for 2015 Certificate Application

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: N/A

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: N/A

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

Completed by MR MATT HUMPHREYS

Date 25/05/2016 11:51:43