

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/16/3152968

A. APPELLANT DETAILS

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

Name	Ms Claire Farrow
Company/Group Name	PAR Ltd
Address	c/o Agent Grant Lock, Nathaniel Lichfield & Partners 14 Regent's Wharf, All Saints Street London N1 9RL
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 type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Mr Grant Lock
Company/Group Name	Nathaniel Lichfield & Partners
Address	Regents Wharf 14 All Saints Street LONDON N1 9RL
Phone number	020 7837 4477
Email	glock@nlpplanning.com
Your reference	8 Prince Albert Road - LBC
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
LPA reference number	2016/1221/L

Date of the application

24/02/2016

Did the LPA validate and register your application?

Yes No

Did the LPA issue a decision?

Yes No

Date of LPA's decision

18/04/2016

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

8 Prince Albert Road
LONDON
NW1 7SR

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 state below the revised wording.

The LPA changed the description of the development on validation of the application. The revised wording is below, which appears on the householder planning decision notice.

"Erection of 3 storey side extension; replacement of 2 x existing windows with new doors at rear lower ground and ground floor level; and installation of new staircase from ground floor to garden level."

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]

0.05 hectare(s)

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

129 sq metre(s)

F. BUILDING INFORMATION

Please indicate the grade of the building

Grade I

Grade II*

Grade II

Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes No

G. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

- 1. Refused listed building consent.
- 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

(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.

Given the Council's Reasons for Refusal, it will be particularly important for the Inspector to conduct a site visit to establish the site specific situation and to understand the appearance and relationship between the No. 8 Prince Albert Road and neighbouring properties, with existing side extensions. In particular, despite the Council indicating (in Reason for Refusal 1) that the proposed side extension would, by reason of its scale and siting be detrimental to the character and appearance of the host building, the side extension has been designed to match the existing extension at adjacent No. 9 (also Grade II listed) and adjacent No. 7 (in scale). Internally No. 8 is much altered, comprising later fabric dating to the 1980s, which it will be important for the Inspector to view to understand the limited impact of the internal alterations (to create new openings) on the special architectural and historic interest of the listed building (Reason for Refusal 2), which is largely confined to its exterior appearance as part of a group of listed buildings (Nos. 1-15, but specifically Nos. 6-15). In addition, the 'incongruous additions' indicated by Reason for Refusal 3, are again in keeping with such alterations at other nearby properties, a number of which feature rear staircases and alterations to fenestration, including at neighbouring Nos. 6 and 7.

- 2. Hearing

- 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



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

A linked appeal against the refusal of planning permission for the same proposals under application ref. 2016/1065/P is submitted in parallel to this appeal submission.

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

Mr Grant Lock

Date

22/06/2016 11:48:25

Name

Mr Grant Lock

On behalf of

Ms Claire Farrow

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:

Relates to Section:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	8 Prince Albert Road - Decision Notice - 2016_1065_P.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	8 Prince Albert Road - Application Form - 24-02-16.pdf
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, a copy of the LPA's letter in which they acknowledged the application.
File name:	8 Prince Albert Road - Decision Notice - 2016_1221_L.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:	8 Prince Albert Road - Site Location Plan.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:	8 Prince Albert Road - Existing Site Plan.pdf
File name:	8 Prince Albert Road - Existing Plans.pdf
File name:	8 Prince Albert Road - Existing Elevations.pdf
File name:	8 Prince Albert Road - Photographic Site Location Plan.pdf
File name:	8 Prince Albert Road - Proposed Plans.pdf
File name:	8 Prince Albert Road - Proposed Elevations.pdf
File name:	8 Prince Albert Road - Proposed Street Elevation.pdf
File name:	8 Prince Albert Road - Package of Amended Drawings Submitted.pdf
File name:	8 Prince Albert Road - CIL Form.pdf
File name:	8 Prince Albert Road - Arboricultural Impact Assessment.pdf
File name:	8 Prince Albert Road - Application Cover Letter.pdf
File name:	8 Prince Albert Road - Drawing Issue Sheet.pdf
File name:	8 Prince Albert Road - Heritage Impact Assessment - March 2016.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA. (Note: this does not apply to applications for conservation area consent).
File name:	8 Prince Albert Road - Design and Access Statement.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: in the Application Form at 01 above.

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: See Drawing Issue Sheet and Cover Letter

The documents listed below are to follow by post:

Relates to Section: FULL STATEMENT OF CASE
Document Description: A copy of the full statement of case.

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 11. Any relevant correspondence with the LPA.

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

Completed by MR GRANT LOCK

Date 22/06/2016 11:48:25