

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/16/3160718

A. APPELLANT DETAILS

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

Name

Mr P Munford

Address

c/o Asserson Law Offices, 38 Wigmore Street
London
W1U 2RU

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes No

Name

Mr James Kon

Company/Group Name

Asserson Law Offices

Address

38 Wigmore Street
London
Greater London
W1U 2RU

Phone number

+442036914797

Email

james.kon@asserson.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

2011/4390/P

Date of the application

19/08/2011

Did the LPA validate and register your application?

Yes No

Did the LPA issue a decision?

Yes No

Date of LPA's decision

12/04/2016

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

The Water House
Millfield Lane
LONDON
N6 6HQ

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

Erection of a new 2 storey plus basement dwellinghouse (Class C3) with garage, including associated green roofs and landscaping works, following the demolition of the existing dwellinghouse

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

see 'Appeal Documents' section

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

(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

3. Inquiry

H. FULL STATEMENT OF CASE

The full statement of case is set out in

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case? Yes No

[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: CORPORATE CITY DEVELOPMENTS NO.2 LIMITED
Address at which notice was served: 13 Albermale Street, London W1
Date the notice was served: 11/10/2016

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.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
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 James Kon

Date

11/10/2016 23:01:05

Name

Mr James Kon

On behalf of

Mr P Munford

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: | DESCRIPTION OF DEVELOPMENT |
| Document Description: | A copy of the LPA's agreement to the change. |
| File name: | decision 20114390P (1).PDF |
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A copy of the full statement of case. |
| File name: | Statement of case - appendix 1.pdf |
| File name: | Statement of case - appendix 2.pdf |
| File name: | Statement of case - appendix 3.pdf |
| File name: | Statement of case - appendix 7.pdf |
| File name: | Statement of case - appendix 8.pdf |
| File name: | Water House Statement of Case.pdf |
| File name: | Statement of Case - appendix 4.pdf |
| File name: | Statement of Case - appendix 5.pdf |
| File name: | Statement of Case - appendix 6.pdf |
| File name: | Statement of Case - appendix 9.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 01. A copy of the original application sent to the LPA. |
| File name: | Application Form.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, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. |
| File name: | decision 20114390P (1).PDF |
| File name: | decision 20114392C (1).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: | ORDINANCE SURVEY PLAN (A3).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: | EXISTING SITE PLAN (A3).PDF |
| File name: | EXISTING GROUND FLOOR PLAN (A3).PDF |
| File name: | EXISTING FIRST FLOOR PLAN (A3).PDF |
| File name: | EXISTING NORTH AND SOUTH ELEVATIONS (A3).PDF |

File name: EXISTING EAST AND WEST ELEVATIONS (A3).PDF
File name: PROPOSED SITE PLAN (A3).PDF
File name: PROPOSED LOWER GROUND FLOOR (A3).PDF
File name: PROPOSED GROUND FLOOR PLAN (A3).PDF
File name: PROPOSED FIRST FLOOR PLAN (A3).PDF
File name: PROPOSED ROOF PLAN (A3).PDF
File name: ELEVATION NORTH & SOUTH (A3).PDF
File name: ELEVATION WEST & EAST (A3).PDF
File name: SECTIONS AA AND BB (A3).PDF
File name: SECTIONS CC AND DD (A3).PDF
File name: SITE SECTION (A3).PDF
File name: PROPOSED PERSPECTIVE A (NTS).PDF
File name: PROPOSED PERSPECTIVE B (NTS).PDF
File name: PROPOSED PERSPECTIVE C (NTS).PDF
File name: PROPOSED PERSPECTIVE d (NTS).PDF
File name: PROPOSED PERSPECTIVE E (NTS).PDF
File name: MODEL IMAGERY 1 (NTS).PDF
File name: MODEL IMAGERY 2 (NTS).PDF
File name: DEMOLITION PLAN (A3).PDF
File name: PLANNING STATEMENT PART 1.PDF
File name: PLANNING STATEMENT PART 2.PDF
File name: STATEMENT OF COMMUNITY INVOLVEMENT.PDF
File name: Design and Access Statement.PDF
File name: LIFETIME HOMES ASSESSMENT.PDF
File name: ARBORICULTURAL IMPACT ASSESSMENT REPORT.PDF
File name: CONSTRUCTION MANAGEMENT PLAN.PDF
File name: CODE FOR SUSTAINABLE HOMES.PDF
File name: GEOTECHNICAL AND HYDROGEOLOGICAL REPORT PART 1.PDF
File name: GEOTECHNICAL AND HYDROGEOLOGICAL REPORT PART 2.PDF
File name: GEOTECHNICAL AND HYDROGEOLOGICAL REPORT PART 3.PDF
File name: GEOTECHNICAL AND HYDROGEOLOGICAL REPORT DRAWINGS.PDF
File name: LOCAL SURFACE AND GROUNDWATER.PDF
File name: SURFACE WATER DRAINAGE STRATEGY.PDF
File name: SURFACE WATER DRAINAGE STRATEGY DRAWINGS.PDF
File name: LETTER (DATED 21 FEBRUARY 2011).PDF
File name: LETTER (DATED 24 MAY 2011).PDF
File name: LETTER (DATED 25 JULY 2011).PDF
File name: ENGINEERING REPORT PART 1.PDF
File name: ENGINEERING REPORT PART 2.PDF
File name: ENGINEERING DRAWINGS.PDF
File name: DESIGN & ACCESS STATEMENT - PART 1.PDF
File name: DESIGN & ACCESS STATEMENT - PART 2.PDF
File name: DESIGN & ACCESS STATEMENT - PART 3.pdf
File name: DESIGN & ACCESS STATEMENT - PART 4.PDF
File name: DESIGN & ACCESS STATEMENT - PART 5.pdf
File name: DESIGN & ACCESS STATEMENT - PART 6.PDF
File name: DESIGN & ACCESS STATEMENT - PART 7.PDF
File name: DESIGN & ACCESS STATEMENT - PART 8.pdf
File name: DESIGN & ACCESS STATEMENT - PART 9.PDF
File name: DESIGN & ACCESS STATEMENT - PART 10.PDF
File name: EXISTING DRAWINGS - (A3).PDF
File name: SITE DRAWINGS - (A3).PDF
File name: PROPOSED ELEVATIONS - (A3).PDF
File name: PROPOSED FLOOR PLANS (A3).PDF
File name: PROPOSED SECTIONS - (A3).PDF
File name: PROPOSED PERSPECTIVE A (NTS).pdf
File name: PROPOSED PERSPECTIVE B (NTS).pdf
File name: PROPOSED PERSPECTIVE C (NTS).pdf

File name: PROPOSED PERSPECTIVE D (NTS).pdf
File name: PROPOSED PERSPECTIVE E (NTS).pdf
File name: MODEL IMAGERY 1 (NTS).pdf
File name: MODEL IMAGERY 2 (NTS).pdf
File name: REVISED SECTION (A3).PDF
File name: ARBO REPORT.PDF
File name: CONSTRUCTION MANAGEMENT PLAN REV H.PDF
File name: BASEMENT IMPACT ASSESSMENT (2013).PDF
File name: HYDROLOGY CORRESPONDENCE PART 1.PDF
File name: HYDROLOGY CORRESPONDENCE PART 2.PDF
File name: HYDROLOGY CORRESPONDENCE PART 3.PDF
File name: HYDROLOGY CORRESPONDENCE PART 4.PDF
File name: HYDROLOGY CORRESPONDENCE PART 5.PDF
File name: HYDROLOGY CORRESPONDENCE PART 6.PDF
File name: COVERING LETTER JULY 2013.PDF
File name: BIA REVIEW BY CGL.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 1.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 2.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 3.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 4.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 5.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 6.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 7.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 8.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 9.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 10.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 11.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 12.PDF
File name: REVISED BIA- RESPONSE TO REVIEW 2014 - PART 13.PDF
File name: 2nd BIA review by CGL 22July2014_Rev1.PDF
File name: HYDROLOGY RESPONSE PART 1.PDF
File name: HYDROLOGY RESPONSE PART 2.PDF
File name: HYDROLOGY RESPONSE PART 3.PDF
File name: HYDROLOGY RESPONSE PART 4.PDF
File name: HYDROLOGY RESPONSE PART 5.PDF
File name: HYDROLOGY RESPONSE PART 6.PDF
File name: HYDROLOGY RESPONSE PART 7.PDF
File name: GROUND FLOOR PLAN (A3).PDF
File name: SECTIONS AA AND BB (A3).PDF
File name: ARBORICULTURAL REPORT (DEC 14).PDF
File name: PRELIMINARY ECOLOGY ASSESSMENT.PDF
File name: CMP REV I.PDF
File name: 3rd review of revised BIA by CGL 10June2015.PDF
File name: CGL clarification.jpg
File name: DRAINAGE PLAN (A3).PDF
File name: response to drainage objection from City of London (ABA letter).PDF
File name: applicants advice on drainage ditch.PDF
File name: 2011 improvements to millfield lane ditch (1).PDF
File name: CGL final comment on drainage 25.2.16.PDF
File name: Bat Inspection Report 20.8.15.PDF
File name: Nocturnal Bat Survey Report 21.8.15.PDF
File name: revised Environmental noise assessment 18.11.15.PDF
File name: FINAL ARBORICULTURAL REPORT (DEC 15) PART 1.pdf
File name: FINAL ARBORICULTURAL REPORT (DEC 15) PART 2.pdf
File name: FINAL ARBORICULTURAL REPORT (DEC 15) PART 3.pdf
File name: CBR data Locations.PDF
File name: CBR data results.PDF
File name: analysis of CBR data 1.12.15.PDF

| | |
|------------------------------|--|
| File name: | Statutory Declaration re access to Water House (Redacted).PDF |
| File name: | montage- Rear View Eye Level.JPG |
| File name: | montage- Rear View Birds Eye.JPG |
| File name: | PROPOSED SITE PLAN (A3).PDF |
| File name: | PROPOSED SITE SECTION (A3).PDF |
| File name: | PROPOSED GROUND FLOOR (A3).PDF |
| File name: | PROPOSED FIRST FLOOR (A3).PDF |
| File name: | PROPOSED ROOF PLAN (A3).PDF |
| File name: | PROPOSED NORTH AND SOUTH ELEVATIONS (A3).PDF |
| File name: | PROPOSED EAST AND WEST ELEVATIONS (A3).PDF |
| File name: | PROPOSED SECTIONS CC AND DD (A3).PDF |
| File name: | PROPOSED SITE SECTION EE AND FF (A3).PDF |
| File name: | FINAL CMP REV L PART 2.pdf |
| File name: | FINAL CMP REV L PART 1.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: | List of documents accompanying the application.docx |

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

| | |
|------------------------------|---|
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A separate list of appendices to accompany your full statement of case |
| File name: | See page 2 of statement of case |
| 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: | Application form |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision. |
| File name: | See 5(b) |
| 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: | 5(a) and 5 (b) |
| 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: | 5(b) |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 07. A copy of the design and access statement sent to the LPA. |
| File name: | see 5(a) |

The documents listed below are to follow by post:

| | |
|------------------------------|--|
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A planning obligation (a section 106 agreement or a unilateral undertaking). |

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

Completed by

MR JAMES KON

Date

11/10/2016 23:01:05