

## The Planning Inspectorate

### HOUSEHOLDER 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/D/17/3166583**

#### A. APPELLANT DETAILS

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

Name

#### B. AGENT DETAILS

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

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

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

Address

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 enter details of the proposed development. This should normally be taken from the planning application form.

The front light well which only belongs to Flat A , Harrington Square 22, was dangerous and represented a severe health hazard as it was made of iron, but very rusty with holes and sharp edges. It was also very steep and narrow.

The whole estate has different staircases, some made of cement, some made of bricks, some with tiles and of all sorts of shapes and some have fixed storage units underneath the stairs.

Given all these individual characteristics it was not at all apparent that planning permission was required for what principally essential maintenance. Moreover we have ensured that the visual impression at street level is unchanged as we have refitted the original stair railings and we will restore the severely damaged street level fence.

We have changed the old iron staircase to a cement staircase covered with nice natural stone. We have kept the fence and the railings. We have made a small storage facility underneath the stairs.

The floor of the light well was made out of cement but it was cracked and had holes in it. We covered the floor with nice natural stone in order to be able to clean better. We had rats because the drainage covers were damaged. That is also repaired now. The small storage underneath the stairs serves to prevent our neighbours from hiding underneath our stairs, smoking marihuana etc, and inject themselves with drugs. As you may well know we have Happy Vale Hotel as our neighbours.

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

9

## 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.

## 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. GROUNDS OF APPEAL

The grounds are set out in

the box below

We are surprised to get the full planning refused in a letter of December 5th 2016.

We have tried to improve the appearance of Harrington Square nr 22, by keeping the railings to the staircase in the lightwell intact and just painting them. We have renovated the stairs, so they are much safer and easy to clean.

In the refusal it says that the mesh design of the railing is not an incongruous addition to the host building, but the mesh has been there all the time, we have owned the property, since 2013. A lot of

the other staircases in the lightwells in the building do also have a mesh in their railings.  
We attach photos from before the renovation , photo taken February 2016,  
and also photos from 3 other lightwells in the building  
We attach the refusal letters, both the listed building, case 2016/3803/L and the full application , case 2016/3434/P (this one)  
In those it says that the only reason for resusal is the mesh in the railing, but as mentioned above, the railing has been there all the time we have owned the property.

Do you have a separate list of appendices to accompany your grounds of appeal? Yes  No   
 see 'Appeal Documents' section

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:**

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 application form sent to the LPA.

02. A copy of the LPA's decision notice.

### K. 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.

To day, I have also sent the appeal for the "listed building Consent refused," case nr 2016/3803/L

I am not sure I attaced the resusal letter, but I have attaced it to this full planning appeal for the same property, 22 Harrington Square NW1 2JJ

## L. NOW SEND

### **Send a copy to the LPA**

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) 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 forms
- 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 forms 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 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:** GROUNDS OF APPEAL  
**Document Description:** A separate list of appendices to accompany your grounds of appeal  
**File name:** Harrington Square 24, before renovation 8-2 2016.jpg  
**File name:** Harrington Square other house December 2016,2.jpg  
**File name:** Harrington Square other house,December 2016.jpg  
**File name:** Harrington Square, other house,December 2016 3.jpg  
**File name:** Decision notice for Full Planning.PDF  
**File name:** Decision listed building nr 1.pdf  
**File name:** decision listed building nr 2.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 01. A copy of the original application form sent to the LPA.  
**File name:** Application Form (No Personal Data) (1).PDF

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 02. A copy of the LPA's decision notice.  
**File name:** Decision notice for Full Planning.PDF  
**File name:** Decision listed building nr 1.pdf  
**File name:** decision listed building nr 2.pdf

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

**Completed by** MRS MERETE DE CONINCK-SMITH

**Date** 05/01/2017 16:03:46