

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/16/3165335

A. APPELLANT DETAILS

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

Name	Mr Brian Taitz
Company/Group Name	Cape Property Holdings Ltd.
Address	Charter Group Fund L3, 16 Kirby Street LONDON EC1N 8TS
Phone number	0207 183 5103
Email	bt@chartergroupadmin.com
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 checked="" type="checkbox"/> No <input type="checkbox"/>
Name	Mr David Mansoor
Company/Group Name	Drawing and Planning Ltd
Address	Drawing & Planning Ltd, Mercham House 25-27 The Burroughs LONDON NW4 4AR
Phone number	0208 202 3665
Email	david@drawingandplanning.com
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
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LPA reference number	<input type="text" value="2016/2896/P"/>
Date of the application	<input type="text" value="23/05/2016"/>
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	<input type="text" value="10/08/2016"/>

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Address	<input type="text" value="1a Glastonbury Street
LONDON
NW6 1QJ"/>
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.	
<input type="text" value="Redevelopment of the site to provide a 3 storey 2 bedroom dwellinghouse with basement (following the demolition of commercial garage premises) with associated cycle storage and amenity space"/>	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	<input type="text" value="0.00 hectare(s)"/>
Area of floor space of proposed development (in square metres)	<input type="text" value="87 sq metre(s)"/>
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission.	<input checked="" type="checkbox"/>
2. Refused permission to vary a condition(s).	<input type="checkbox"/>
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.	<input type="checkbox"/>

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:

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 David Mansoor

Date

14/12/2016 15:39:36

Name

Mr David Mansoor

On behalf of

Mr Brian Taitz

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:	Appendix 1 - Informal Dialogue with Case Officer Pre-Submission of Application.pdf
File name:	Appendix 2 - Email to Case Officer which includes confirmation of review of BIA.pdf
File name:	Appendix 3 - Case officer confirming that Legal Agreement applicant offered cannot be engrossed.pdf
File name:	Appendix 4 - Final Letter to Raymond Yeung.pdf
File name:	Appendix 5 - 1a Glastonbury Street - Draft S106 Agreement.doc
File name:	Appendix 6 - Suggested Revised Plans showing increase in basement floor to ceiling height.pdf
File name:	Appeal Case Statement - 1a Glastonbury Street.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Original Planning Application Form - 1a Glastonbury Street.pdf
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:	Site Ownership Certificate and Agricultural Holdings Certificate - 1a Glastonbury Street.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 Notice - 1a Glastonbury Street - Refusal of Planning Permission.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:	GLAST_L000_OS Map.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:	GLAST_E001_Existing_Street Front Elevation.pdf

File name:	GLAST_L001_Existing_Site Plan.pdf
File name:	GLAST_P001_Existing_Ground Floor.pdf
File name:	GLAST_P002_Existing_Roof Plan.pdf
File name:	GLAST_S001_Existing_Section AA.pdf
File name:	GLAST_C201_Proposed_Contextual 3D Model.pdf
File name:	GLAST_E201_Proposed_Street Front Elevation.pdf
File name:	GLAST_E202_Proposed_Rear Elevation.pdf
File name:	GLAST_E203_Proposed_Side Elevation.pdf
File name:	GLAST_L201_Proposed_Site Plan.pdf
File name:	GLAST_P200_Proposed_Basement Plan.pdf
File name:	GLAST_P201_Proposed_Ground Floor.pdf
File name:	GLAST_P202_Proposed_First Floor.pdf
File name:	GLAST_P203_Proposed_Roof Plan.pdf
File name:	GLAST_S201_Proposed_Section AA'.pdf
File name:	Appendix 1 - Decision Notice for 2014_7654_P.pdf
File name:	Appendix 2 - Plans of Proposed Development (Appendix A).PDF
File name:	Appendix 2 - Ashton Bennet - Historic Maps (Appendix B) - Pages 1-15.pdf
File name:	Appendix 2 - Ashton Bennet - Historic Maps (Appendix B) - Pages 16-37.pdf
File name:	Appendix 2 - Borehole Logs and Geotechnical Test Results (Appendix C).PDF
File name:	Appendix 2 - Flood Risk Assessment (Appendix D).PDF
File name:	Appendix 2 - Structural Engineering Report (Appendix E).PDF
File name:	Appendix 2 - Basement Impact Assessment (BIA).PDF
File name:	Appendix 3 - Malcolm Hollis - Daylight and Sunlight Report - May 2016.pdf
File name:	Appendix 4a - Advert in Kilburn Times (July 2015).pdf
File name:	Appendix 4b - Advert in Kilburn Times (August 2015).pdf
File name:	Appendix 4c - Signboard Advert on site by commercial agents Grant Mills Wood.pdf
File name:	Appendix 5 - Structural Condition Report on Existing Garage - October 2011.pdf
File name:	Appendix 6a - Consultation letter sent to affected neighbours.pdf
File name:	Appendix 6b - Email dialogue with neighbours following initial consultation engagement.pdf
File name:	Appendix 6c - Email from neighbour following consultation meeting.pdf
File name:	CIL Questions - 1a Glastonbury Street.pdf
File name:	Formal Letter to Case Officer - 1a Glastonbury Street.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:	Drawing List for 1a Glastonbury Street.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	Planning, Design and Access Statement - 1a Glastonbury Street.pdf

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:	Appeal Case Statement - page 2
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	Appendix 5 - 1a Glastonbury Street - Draft S106 Ag
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: Drawing List for 1a Glastonbury Street

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

Completed by MR DAVID MANSOOR

Date 14/12/2016 15:39:36