

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/16/3164314

A. APPELLANT DETAILS

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

Name	Mr Adrian Betham
Company/Group Name	Betham Associates Architects
Address	105-111 Euston Street LONDON NW1 2EW
Phone number	02073870451
Fax number	02073870451
Email	betham@hotmail.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 No

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	London Borough of Camden
LPA reference number	2016/2332/L & 2016/2262/P
Date of the application	26/04/2016
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	26/06/2016

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

50-52 Stanhope Street
London
NW1 3EX

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.

Listed Building application 2016/2332/L and Planning application 2016/2262/P:
Mansard roof extension to low buildings within existing streetscape to provide increased and enhanced residential accommodation, to rebuild the existing butterfly roofs hidden behind parapet walls on all sides and to enhance the Listed Buildings now overwhelmed by tall blank flank walls beyond.

Area (in hectares) of the whole appeal site [e.g. 1234.56] 0.02 hectare(s)

Area of floor space of proposed development (in square metres) 72 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.

Refusal grounds centre on loss of butterfly roofing not visible from the ground.

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:

Owner's Name: Circle 33 Housing Trust Ltd
Address at which notice was served: c/o Karl Evans, Building Surveyor, Thames Mews, Porstmouth Road, Esher e: KT10 9AD
Date the notice was served: 14/11/2016

Owner's Name: Ahmed Miah
Address at which notice was served: 60 Oakwood Road, Portsmouth PO2 9QS
Date the notice was served: 14/11/2016

Owner's Name: Helen Demosthenou
Address at which notice was served: Nikki Demosthenou, Ahmed Miah and Ruhina Khatun, 6 Tavistock Road, Edgware HA8 6DA
Date the notice was served: 14/11/2016

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.

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.
- 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.
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

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

Date

Name

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:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	1502 Grounds of appeal.doc
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) (2).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:	Decision notice (L).PDF
File name:	Decision notice (P).PDF
File name:	Decision refusal policies.doc
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:	1205 00 OS LOCATION 500.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:	1205 01 Lower ground exg.PDF
File name:	1205 02 ground EXG.PDF
File name:	1205 03 1st floor exg.PDF
File name:	1205 04 2nd FLOOR EXG.PDF
File name:	1205 06 roof EXG.PDF
File name:	1205 07 ELEVATION WEST FRONT EXG.PDF
File name:	1205 08 ELEVATION EAST REAR EXG.PDF
File name:	1205 09 SECTION EXG.PDF
File name:	1205 13 1ST FLOOR Proposed.PDF
File name:	1205 14 2ND FLOOR Proposed.PDF
File name:	1205 15-a 3RD FLOOR Proposed.PDF
File name:	1205 16-a ROOF Proposed.PDF
File name:	1205 17 ELEVATION WEST FRONT Proposed.PDF
File name:	1205 18-a ELEVATION EAST REAR Proposed.PDF
File name:	1205 19-a SECTION Proposed.PDF
File name:	1205 Indicative 3D Back Exg.PDF

File name:	1205 Indicative 3D Back Proposed.PDF
File name:	1205 Indicative 3D Front Exg.PDF
File name:	1205 Indicative 3D Front Proposed.PDF
File name:	1205 Indicative 3D Front Proposed close.PDF
File name:	1205 OS historic.PDF
File name:	1205 photo exg 006.PDF
File name:	1205 photo exg 007.PDF
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:	earlier appeal DISMISSED.PDF
File name:	Camden CPG1 Design pp39-44.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:	1205 Heritage, Design and access statement.DOC
File name:	1205 Planning statement.DOC
File name:	1205 Listed Building entries 52 50 and 48.DOC
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	11. Any relevant correspondence with the LPA.
File name:	Report.DOCX
File name:	2016-06-13 1299 NW1 3EX 001.jpg
File name:	2016-06-13 1299 NW1 3EX 002.jpg
File name:	2016-06-13 1299 NW1 3EX 003.jpg
File name:	2016-06-13 1299 NW1 3EX 005.jpg
File name:	2016-06-13 1299 NW1 3EX 006.jpg
File name:	2016-06-13 1299 NW1 3EX 007.jpg
File name:	2016-06-13 1526.jpg
File name:	2016-06-13 1527.jpg
File name:	2016-06-13 1528.jpg
File name:	2016-06-13 Rear 001.jpg
File name:	2016-06-13 Rear 003.jpg
File name:	2016-06-13 Rear 005.jpg
File name:	2016-06-13 Rear 006.jpg
File name:	2016-06-13 Rear 007.jpg
File name:	2016-06-13 Rear 013.jpg
File name:	2016-06-13 Rear adj.JPG
File name:	2016-06-13 Roof 024.jpg
File name:	2016-06-13 Roof 029.jpg
File name:	2016-06-13 Roof 030.jpg
File name:	2016-06-13 Roof 031.jpg
File name:	1502 LPA emails.doc

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:	Planning and Listed Building application form

The documents listed below are to follow by post:

Relates to Section:	SUPPORTING DOCUMENTS
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Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

Relates to Section: SUPPORTING DOCUMENTS

Document Description: A list of all plans, drawings and documents upon which the LPA made their decision

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.b. List of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

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

Completed by

MR ADRIAN BETHAM

Date

30/11/2016 14:01:36