

For official use only (date received): 31/03/2017 14:17:35

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/17/3172882

A. APPELLANT DETAILS

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

Name	Mr Jeremy Stein
Address	163 Sumatra Road LONDON NW6 1PN
Email	[REDACTED]
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 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
LPA reference number	2015/2203/P
Date of the application	01/05/2015

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 type="checkbox"/>	No	<input checked="" type="checkbox"/>

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Address	<div style="border: 1px solid #ccc; padding: 2px;"> 163 Sumatra Road LONDON NW6 1PN </div>			
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.				
<div style="border: 1px solid #ccc; padding: 2px;"> Conversion of existing single family dwelling into 4 (2 x 1 bedroom and 2 x 2 bedroom) self-contained units with associated amenity, cycle storage and refuse provision </div>				
Area (in hectares) of the whole appeal site [e.g. 1234.56]	<div style="border: 1px solid #ccc; padding: 2px;">0.00 hectare(s)</div>			
Area of floor space of proposed development (in square metres)	<div style="border: 1px solid #ccc; padding: 2px;">311 sq metre(s)</div>			
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 for the deveelopment.
2. Refused permission to vary or remove 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 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:

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

(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

31/03/2017 14:18:41

Name

Mr David Mansoor

On behalf of

Mr Jeremy Stein

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. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

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:	Appeal Case Statement - 163 Sumatra Road.pdf
File name:	Appendix 1 - Location Map.pdf
File name:	Appendix 2 - Proposals Map Extract.pdf
File name:	Appendix 3 - Photos.pdf
File name:	Appendix 4 (a) - Draft Decision Notice.pdf
File name:	Appendix 4 (b) - Site location map to accompany draft decision notice.pdf
File name:	Appendix 5 - Draft S106 Agreement.pdf
File name:	Appendix 6 - Copy of Camden Planning Guidance 8 - Planning Obligations.pdf
File name:	Appendix 7 (a) - First letter from lender to appellant.pdf
File name:	Appendix 7 (b) - Email response from Camden Council Legal Services re BM first letter - 163 Sumatra Rd.pdf
File name:	Appendix 7 (c) - Agent response to first letter from lender.pdf
File name:	Appendix 7 (d) - Lender second response letter to agent.pdf
File name:	Appendix 7 (e) - Email response from Camden Council Legal Services re BM second letter.pdf
File name:	Appendix 7 (f) - Agent response to second letter from lender.pdf
File name:	Appendix 7 (g) - Third letter from lender to agent.pdf
File name:	Appendix 7 (h) - Email response from Camden Council Legal Services re BM third letter.pdf
File name:	Appendix 7 (i) - Agent response to third letter from lender.pdf
File name:	Appendix 7 (j) - Lender fourth response letter to agent.pdf
File name:	Appendix 7 (k) - Email response from Camden Council Legal Services re BM fourth letter.pdf
File name:	Appendix 8 - 14-day Notice of Closure letter issued by Camden Council.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	List of Appendices - 163 Sumatra Road.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application Form - 163 Sumatra Road - 15-04-2015.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 - 163 Sumatra Road - 15-04-2015.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:	Appendix 4 (a) - Draft Decision Notice.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: SMTRD_L200_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: SMTRD_E201_Existing_Front Elevation.pdf
File name: SMTRD_E202_Existing_Rear Elevation.pdf
File name: SMTRD_L201_Existing_Site Plan.pdf
File name: SMTRD_P200_Existing_Basement.pdf
File name: SMTRD_P201_Existing_Ground Floor.pdf
File name: SMTRD_P202_Existing_First Floor.pdf
File name: SMTRD_P203_Existing_Second Floor.pdf
File name: SMTRD_P204_Existing_Roof Plan.pdf
File name: SMTRD_S201_Existing_Section AA.pdf
File name: SMTRD_S202_Existing_Section BB.pdf
File name: SMTRD_E701_Proposed_Front Elevation_Revision A.pdf
File name: SMTRD_E702_Proposed_Rear Elevation_Revision A.pdf
File name: SMTRD_L701_Proposed_Site Plan_Revision A.pdf
File name: SMTRD_LH700_Proposed_Lifetime Home_Criteria.pdf
File name: SMTRD_P700_Proposed_Basement Plan_Revision A.pdf
File name: SMTRD_P701_Proposed_Ground Floor_Revision A.pdf
File name: SMTRD_P702_Proposed_First Floor_Revision A.pdf
File name: SMTRD_P703_Proposed_Second Floor_Revision A.pdf
File name: SMTRD_P704_Proposed_Loft Plan_Revision A.pdf
File name: SMTRD_P705_Proposed_Roof Plan_Revision A.pdf
File name: SMTRD_S701_Proposed_Section AA_Revision A.pdf
File name: SMTRD_S702_Proposed_Section BB_Revision A.pdf
File name: SMTRD_S703_Proposed_Section CC_Revision A.pdf
File name: CIL Questions - 163 Sumatra Road.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 163 Sumatra Road.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 - 163 Sumatra Road.pdf

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

Completed by MR DAVID MANSOOR
Date 31/03/2017 14:18:41