

For official use only (date received): 14/09/2018 18:56:20

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/18/3211699

A. APPELLANT DETAILS

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

Name	Mr. John Lindsay-Taylor
Address	31 Downshire Hill LONDON NW3 1NT
Phone number	
Email	
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	2018/0616/L
Date of the application	04/02/2018
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	23/04/2018

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	31 Downshire Hill LONDON NW3 1NT

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

This application proposes to move the kitchen from the small front basement room to the larger back basement room and involves:

- a) Removal of some non-original wooden partitions.
- b) Creating a new solid floor, paved with natural stone. This floor is presently partly original solid masonry with cork tile finish at one level and partly non-original timber at a lower level.
- c) Enlargement of the hearth opening of the chimney breast in order to accommodate a range cooker and ventilation hood, with adequate support for the chimney breast remaining above the basement.
- d) Removal of two alcove cupboard doors and reusing them in a restored pantry cupboard.
- e) Reduction of the depth of the pantry cupboard to 600 mm to match standard kitchen units.
- f) Removing the existing door to the back basement room and reusing it for entry to the reconfigured back room.

The rationale behind these changes includes:

- 1) The present kitchen is too small for a kitchen diner. The larger back room will allow for dining.
- 2) Close study of doors, pantry cupboard and chimney breast indicates that the kitchen was originally in the back room. It is believed that this proposal will return the building to its original configuration.
- 3) The need for ventilation under the existing timber floor in the back room makes the room difficult to heat and renders it unusable in Winter. An insulated solid floor will offer significant heat savings.
- 4) The present division of the back basement wastes space.

Area (in hectares) of the whole appeal site [e.g. 1234.56]	0.015 hectare(s)
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Area of floor space of proposed development (in square metres)	21 sq metre(s)
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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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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 ☒

2. Hearing ☐

3. Inquiry ☐

I. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) 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: ☐

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 agricultural holdings certificate submitted to the LPA at application stage (if these did not form 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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.	<input checked="" type="checkbox"/>
05. (c) A list of all plans, drawings and documents upon which the LPA made their decision.	<input checked="" type="checkbox"/>
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.	<input type="checkbox"/>
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.	<input type="checkbox"/>
07. A copy of the design and access statement sent to the LPA.	<input checked="" type="checkbox"/>
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.	<input type="checkbox"/>
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.	<input type="checkbox"/>
11. Any relevant correspondence with the LPA.	<input checked="" type="checkbox"/>

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	<input type="text" value="Mr. John Lindsay-Taylor"/>
Date	<input type="text" value="14/09/2018 18:58:10"/>
Name	<input type="text" value="Mr. John Lindsay-Taylor"/>

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 2018. 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. 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 Text.docx
File name:	Appeal Statement Appendix 1 Request for Listed Building Consent.pdf
File name:	Appeal Statement Appendix 2 Correspondence with Camden.pdf
File name:	Appeal Statement Appendix 3 History and Layout of 31 Downshire Hill.pdf
File name:	Appeal Statement Appendix 4 Responses to Mr. Baxter's Comments.pdf
File name:	Appeal Statement Appendix 5 Historic England Documents.pdf
File name:	Appeal Statement Appendix 6 Planning Application 30 Downshire Hill.pdf
File name:	Appeal Statement Appendix 7 Photographs and Images.pdf
File name:	Chimney 5 A4 size.pdf
File name:	Back Room 1.jpeg
File name:	Back room 2.JPG
File name:	Back view 1.jpeg
File name:	Basement 1.JPG
File name:	Basement 2.JPG
File name:	Basement 3.JPG
File name:	Basement 4.JPG
File name:	Basement 5.JPG
File name:	Cellar 1.JPG
File name:	Cellar 2.JPG
File name:	Cellar 3.JPG
File name:	Chimney 1.JPG
File name:	Chimney 2.JPG
File name:	Chimney 3.JPG
File name:	Chimney 4.JPG
File name:	Chimney 6.png
File name:	Chimney 7.JPG
File name:	Chimney 8.JPG
File name:	Cupboards 1.JPG
File name:	Cupboards 2.JPG
File name:	Cupboards 3.JPG
File name:	Cupboards 4.JPG
File name:	Cupboards 5.JPG
File name:	Cupboards 6.JPG
File name:	Cupboards 7.JPG
File name:	Facade 1.JPG
File name:	Facade 2.JPG
File name:	Facade 3.JPG
File name:	Facade 4.JPG
File name:	Facade 5.tif
File name:	Fletton 1.jpeg
File name:	Fletton 2.jpeg
File name:	Fletton 3.jpeg
File name:	Fletton 4.pdf
File name:	Floor 1.JPG

File name:	Floor 2.JPG
File name:	Floor 3.JPG
File name:	Floor 4.JPG
File name:	Floor 5.JPG
File name:	Floor 6.pdf
File name:	Floor 7.JPG
File name:	Hearthstone 1.jpeg
File name:	Hearthstone 2.jpeg
File name:	Inspection Pit 1.jpeg
File name:	Inspection Pit 2.jpeg
File name:	Inspection pit 3.jpeg
File name:	Inspection Pit 4.pdf
File name:	Inspection Pit 5 A4 size.pdf
File name:	Panelling 1.JPG
File name:	Panelling 2.JPG
File name:	Panelling 3.JPG
File name:	Panelling 4.JPG
File name:	Panelling 5.JPG
File name:	Panelling 6.JPG
File name:	Panelling 7.JPG
File name:	Pantry 1.jpeg
File name:	Pantry 2.jpeg
File name:	Pantry 3.jpeg
File name:	Pantry 4.jpeg
File name:	Pantry 5.jpeg
File name:	Pantry 6.jpeg
File name:	Pantry 7.jpeg
File name:	Pantry 8.JPG
File name:	Partition 01.JPG
File name:	Partition 02.JPG
File name:	Partition 03.JPG
File name:	Partition 04.JPG
File name:	Partition 05.JPG
File name:	Partition 06.JPG
File name:	Partition 07.JPG
File name:	Partition 08.JPG
File name:	Partition 09.JPG
File name:	Partition 10.JPG
File name:	Partition 11.JPG
File name:	Partition 12.JPG
File name:	Partition 13.JPG
File name:	Partition 14.JPG
File name:	Partition 15.JPG
File name:	Partition 16.JPG
File name:	Sitting room 1.JPG
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	04-Application for Listed Building Consent.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:	23-Camden decision 180423.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:	31 Downshire Hill Deeds.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:	Appendix 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:	02-Appendix 1 Cover Sheet.pdf
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:	02-Appendix 1 Cover Sheet.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:	05-Design and Access Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
File name:	Chimney 5 (1) A4 size.pdf
File name:	Inspection Pit 5 A4 size.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	11. Any relevant correspondence with the LPA.
File name:	Appeal Statement Appendix 2 Correspondence with Camden.pdf
Completed by	MR. JOHN LINDSAY-TAYLOR
Date	14/09/2018 18:58:10