

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/19/3222128

A. APPELLANT DETAILS

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

Name	c/o Agent c/o Agent		
Company/Group Name	Vulcan Properties Limited		
Address	Duke of York Square LONDON SW3 4LY		
Fax number	SW3 4LY		
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 Mandip Sahota		
Company/Group Name	Nicholas Taylor + Associates		
Address	Nicholas Taylor + Associates 46 James Street LONDON W1U 1EZ		
Phone number	020 7636 3961		
Email	ms@ntaplanning.co.uk		
Your reference	558		
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	2018/4910/L
Date of the application	12/10/2018
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	26/11/2018

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

Development Site at Former Belsize Fire Station at 36
Lancaster Grove
LONDON
NW3 4PB

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 ☐

Please describe the health and safety issues

In 2017, Vulcan Properties were granted planning permission and listed building consents for the change of use, alteration and extension of the former fire station to provide 18 self-contained residential units (LPA references 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L). These works are ongoing, the property is therefore a live building site. PPE must be worn when visiting the site (this can be provided by the contractor on arrival, if required)

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes ☒ No ☐

Please state below the revised wording.

External and internal alterations associated with conversion of former fire station tower to residential unit including removal of chimneys, infill of central void and replacement of staircase.

Please attach a copy of the LPA's agreement to the change.

☒ see 'Appeal Documents' section

Area (in hectares) of the whole appeal site [e.g. 1234.56] .18 hectare(s)

Area of floor space of proposed development (in square metres) 54 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.

The area of contention relates only to the interior parts of the tower.

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. ☒
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



Please give details, including our reference number(s), if known.

An associated planning permission was sought by the appellants. APP/X5210/W/19/3222123

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

Mr Mandip Sahota

Date

07/02/2019 10:03:36

Name

Mr Mandip Sahota

On behalf of

c/o Agent c/o Agent

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:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	Officer delegated report.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Appeal Statement - January 2019.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	ApplicationForm.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:	2018 4910 L FDN.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:	THA_BFS_EX_AL_001_LOCATION PLAN_P2.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:	Covering Letter Camden 180906.pdf
File name:	BB7 DN Belsize Park Tower Apartment Rev 02 (2018 08 22).pdf
File name:	Bat Activity Survey (2018).pdf
File name:	BFS_THA_PR_SK_029_TOWER UNIT VISUALISATION_P1.pdf
File name:	cil_questions 180306.pdf
File name:	THA_BFS_EX_AL_001_LOCATION PLAN_P2.pdf
File name:	THA_BFS_PR_AL_814_TOWER UNIT VOID DETAILS_P1.pdf
File name:	THA_BFS_PR_AL_616_TOWER UNIT ACCESS AND BALUSTRADE DETAILS_P1.pdf
File name:	THA_BFS_DM_AL_131_DEMOLITION TOWER UNIT PLANS_P1.pdf
File name:	THA_BFS_PR_AL_210_PROPOSED TOWER UNIT SECTIONS_P1.pdf
File name:	289_1_0_Belsize Fire Station Tower_Design Access Statement.pdf
File name:	THA_BFS_PR_AL_130_PROPOSED TOWER UNIT PLANS_P6.pdf
File name:	Planning Statement September 2018(1).pdf
File name:	Hertiage Assessment Belsize Fire Station Tower 25.7.18.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:	05b.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:	05c.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:	289_1_0_Belsize Fire Station Tower_Design Access Statement.pdf
Completed by	MR MANDIP SAHOTA
Date	07/02/2019 10:03:36