

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/18/3208687

A. APPELLANT DETAILS

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

Name

Address

Preferred contact method

Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method

Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Does the appeal relate to an existing property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Address

Land adjacent to Jack Straw's Castle, North End Way
London NW3 7ES

Is the appeal site within a Green Belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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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"/>
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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.

Underpinning of adjacent basement of existing building in association with erection of two x 4 bedroom 3 storey plus basement residential dwelling houses on rear part of carpark.

F. BUILDING INFORMATION

Please indicate the grade of the building

Grade I	<input type="checkbox"/>
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Grade II*	<input type="checkbox"/>
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Grade II	<input checked="" type="checkbox"/>
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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.	<input type="checkbox"/>
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2. Granted listed building consent for the development subject to conditions to which you object.	<input type="checkbox"/>
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3. Refused to vary a condition(s) in a previous grant of listed building consent.	<input type="checkbox"/>
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4. Refused to remove a condition(s) in a previous grant of listed building consent.	<input type="checkbox"/>
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5. Failed to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval.	<input checked="" type="checkbox"/>
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H. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

the box below

A hearing is requested for the following reasons:

- 1. The appeal raises detailed and contentious issues with regard to the proposed design, and its impact on the listed building and conservation area, which are best tested through direct oral questions by the Inspector.
- 2. Evidence will be presented by expert witnesses on a number of issues on behalf of the Appellants, This evidence will need to be carefully presented to and understood by the Inspector, who will no doubt wish to ask questions of the experts and indeed of third parties who have consistently wished to make representations relating to the Appellant’s proposals.
- 3. The consultation responses received to date demonstrate that there are significant third party / neighbourhood group interests. It is clear that a number of stakeholders, including local residents, Councillors and community groups would wish to be heard at the appeal. Interested persons who wish to make oral representations should be permitted to do so rather than having to do so through correspondence to the Inspectorate. This is particularly true of this site, due to its prominent location.

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:

Owner's Name: Jonathan and Clara Bentata
Address at which notice was served: Flat 9, Jack Straw's Castle, North End Way, London NW3 7ES
Date the notice was served: 30/07/2018

Owner's Name: Alnoor and Amina Hirani
Address at which notice was served: Flat 1, Jack Straw's Castle, Jack Straw's Castle, London NW3 7ES

Date the notice was served:	30/07/2018
Owner's Name:	Steven Fisher
Address at which notice was served:	Flat 8, Jack Straw's Castle, North End Way, London NW3 7ES
Date the notice was served:	30/07/2018
Owner's Name:	Robert Garnett
Address at which notice was served:	Flat 6, Jack Straw's Castle, North End Way, London NW3 7ES
Date the notice was served:	30/07/2018
Owner's Name:	Angelsign Limited
Address at which notice was served:	50 Sheldon Avenue, London N6 4ND
Date the notice was served:	30/07/2018
Owner's Name:	Albany Homes Rentals Limited
Address at which notice was served:	50 Sheldon Avenue, London N6 4ND
Date the notice was served:	30/07/2018
Owner's Name:	Albany Homes Developments Limited
Address at which notice was served:	50 Sheldon Avenue, London N6 4ND
Date the notice was served:	30/07/2018
Owner's Name:	Renato Antonio Machado Martins Filho and Clelia Maria Mafra Ifruzun Martins
Address at which notice was served:	36 Honeybourne Road, London NW6 1JE.
Date the notice was served:	30/07/2018

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.

Planning appeal for development on adjacent car park - please could the appeals be linked

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 James Kon

Date

06/08/2018 10:46:23

Name

Mr James Kon

On behalf of

- Albany Homes UK Limited

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. 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:	180803 Statement of Case_JSC FINAL.PDF
File name:	jsc appendices part 4.pdf
File name:	jsc appendices part 1.pdf
File name:	jsc appendices part 3b.pdf
File name:	jsc appendices part 3a.pdf
File name:	jsc appendices part 2.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	2 Application Form.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:	Site Location Plan 1370-007 - A3.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:	1 - Covering Letter.PDF
File name:	Site Plan - A1.PDF
File name:	12A Structural Methodology Statement.PDF
File name:	7 Design and Access Statement.PDF
File name:	8 Planning and Heritage Rev A.PDF
File name:	Door details - 1370 6 - A0.pdf
File name:	Window details - 1370 4 - A0.pdf
File name:	Plans and Elevations - 1370 3 E - A0.pdf
File name:	East Elevation - 1370 2 D - A3.pdf
File name:	Proposed plans - 1370 1 E - A3.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:	Jack Straw - LBC appeal documents.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	SOCG JSC.docx
Relates to Section:	SUPPORTING DOCUMENTS

Document Description: 11. Any relevant correspondence with the LPA.

File name: Extension of time.pdf

Completed by MR JAMES KON

Date 06/08/2018 10:46:23