

## 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/19/3240401**

#### A. APPELLANT DETAILS

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

Name

Company/Group 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

Your reference

Preferred contact method  Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

06/02/2018

Did the LPA validate and register your application?

Yes  No

Did the LPA issue a decision?

Yes  No

Date of LPA's decision

10/05/2019

#### 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

Barrie House  
29 St Edmund's Terrace  
LONDON  
NW8 7QH

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

If YES, please state below the revised wording

Redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (1 x 1 bed, 6 x 2 bed and 2 x 3 bed units), cycle parking, refuse and recycling stores, hard and soft landscaping and relocated off-street car parking spaces.

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

see 'Appeal Documents' section

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

856 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.
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 specified 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

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? (Please attach draft version if available) Yes  No

see 'Appeal Documents' section

(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:**

**Owner's Name:** David Philip Margo  
**Address at which notice was served:** 13 Warrington Crescent, London, W9 1ED  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Martin Aldred  
**Address at which notice was served:** Flat 2 Barrie House, 29 St Edmunds Terrace, St Johns Wood, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Suvarna Shirsat

**Address at which notice was served:** Flat 3, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Tischa Louise Elizabeth Stossler  
**Address at which notice was served:** 9 Orchard Lane, Prestwood, Buckinghamshire, HP16 0NN  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Gaurav Jain  
**Address at which notice was served:** Flat 5 Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Tawneyswift Limited  
**Address at which notice was served:** The Old Barn, Ox Lane, Tenterden, Kent, TN30 6NG  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Alain David Gherson  
**Address at which notice was served:** Flat 7 Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Mr J A Newman  
**Address at which notice was served:** Flat 8, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Miss M Minoui  
**Address at which notice was served:** 46 Hamilton House, 1 Hall Road, London, NW8 9PN  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Ms C Mizrahi  
**Address at which notice was served:** Flat 10, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Dr I L Sonoda  
**Address at which notice was served:** Flat 11, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Liyang Li  
**Address at which notice was served:** 12 Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Joel Alan Suissa  
**Address at which notice was served:** Flat 64 Walsingham, St Johns Wood Park, London, NW8 6RL  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Mr D Atkinson & Ms J Kaliszewska  
**Address at which notice was served:** Flat 14, Barrie House, 29 St Edmunds Terrace, LONDON, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Mr D S & Mrs V Demou  
**Address at which notice was served:** c/o Castle Reagh Properties, 87 York Street, London, W1H 4QB  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Pavan Gupte & Sharmen Master  
**Address at which notice was served:** Mrs&Mr P. A. GUPTA, 502 Vinayak Heights CHS, Nargis Dutt Rd, Pali Hill, Bandra, Mumbai, India 400050  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Vitali Nikolian and Armine Ishkanian  
**Address at which notice was served:** Flat 17, Barrie House, 29 St. Edmund's Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Ms Gabriella Henryce Suissa  
**Address at which notice was served:** Flat 64 Walsingham Street, St Johns Wood, London, NW8 6RL  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Michael Abraham Teddy Benhamou  
**Address at which notice was served:** Flat 19, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Mrs A Robbins  
**Address at which notice was served:** Flat 20, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Ellie Papaioannou & Agni Papaioannou  
**Address at which notice was served:** 3 Dionysiou Solomou Limassol, 4044, Cyprus  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Pebbleaim Limited  
**Address at which notice was served:** The Old Barn, Ox Lane, Tenterden, Kent, TN30 6NG  
**Date the notice was served:** 01/11/2019

**Owner's Name:** Taner Oc  
**Address at which notice was served:** Flat 23, Barrie House, 29 St Edmunds Terrace, London, NW8 7QH

**Date the notice was served:** 01/11/2019  
**Owner's Name:** Nainan Shah and Uma Bhardwaj  
**Address at which notice was served:** 148 The Lockhouse, 35 Oval Road, London, NW1 7BJ  
**Date the notice was served:** 01/11/2019

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 (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 (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 James Huish

**Date**

01/11/2019 15:25:33

**Name**

Mr James Huish

**On behalf of**

Mr Robert Morley

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.

## 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:

<b>Relates to Section:</b>	DESCRIPTION OF DEVELOPMENT
<b>Document Description:</b>	A copy of the LPA's agreement to the change.
<b>File name:</b>	LPA Agreement to Change Description.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	191101 Barrie House Statement of Case.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A separate list of appendices to accompany your full statement of case
<b>File name:</b>	191101 Barrie House Statement of Case - Appendices Only.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A planning obligation (a section 106 agreement or a unilateral undertaking).
<b>File name:</b>	Section 106 appeal agreement Barrie House V6 - Council.doc
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	3 Application Form.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	A Decision Notice - Refusal.pdf
<b>File name:</b>	E Barrie House April Minutes.pdf
<b>File name:</b>	B Barrie House Committee Report 140319.pdf
<b>File name:</b>	C Supplementary Items 140319.pdf
<b>File name:</b>	D Barrie House April Committee Report.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	A Site Location Plan (E00A).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	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.
<b>File name:</b>	H Planning Statement - Barrie House.pdf
<b>File name:</b>	A Schedule BH-01.pdf
<b>File name:</b>	N.1 CMP Draft.pdf
<b>File name:</b>	Q SUDS Assessment.pdf
<b>File name:</b>	I Landscape Statement.pdf



**File name:** J Transport Assessment.pdf  
**File name:** M Daylight - Sunlight Assessment.pdf  
**File name:** S CIL Form.pdf  
**File name:** P Arboricultural Report.pdf  
**File name:** L Barrie House\_Sustainability Assessement.pdf  
**File name:** K Barrie House\_Energy Assessment.pdf  
**File name:** O Acoustic Report.pdf  
**File name:** B BH Covering Letter.pdf  
**File name:** C Application Form.pdf  
**File name:** D Drawing Schedule BH-02.pdf  
**File name:** N.2 CMP Pro Forma.pdf  
**File name:** E Superseded Site Location Plan.pdf  
**File name:** R Basement Impact Assessment\_Part2.pdf  
**File name:** G Design and Access Statement\_Part2.pdf  
**File name:** F Full Drawings Package\_Part2.pdf  
**File name:** G Design and Access Statement\_Part1.pdf  
**File name:** F Full Drawings Package\_Part1.pdf  
**File name:** R Basement Impact Assessment\_Part1.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:** A Schedule BH-01.pdf  
**File name:** D Drawing Schedule BH-02.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:** U Drawing Schedule BH-02D.pdf  
**File name:** T Schedule BH-01D.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:** I. E\_00 Site Location Plan\_REV A.pdf  
**File name:** N. Overheating Analysis.pdf  
**File name:** F. 1774\_300 REV A - Frontage Section for Tree.pdf  
**File name:** K. Sustainability Statement Rev 3.pdf  
**File name:** M. Arboricultural Report Rev 2.pdf  
**File name:** P. Preliminary Ecological Appraisal - 1901-21rc.pdf  
**File name:** H. App Form v2.pdf  
**File name:** L. Energy Statement Rev 2.pdf  
**File name:** J. Landscape Statement Rev D.pdf  
**File name:** O. 21 Ground Source Heat Pump Feasibility Study.pdf  
**File name:** A1. Amended Existing Floor Plans.pdf  
**File name:** A2. Amended Proposed Floor Plans.pdf  
**File name:** G. Retaining Wall Design rev C0.pdf  
**File name:** E. Daylight and Sunlight Report Rev2.pdf  
**File name:** B. Air Quality Assessment.pdf  
**File name:** D. MBSK180510-01 - Mayer Brown.pdf  
**File name:** C. Basement Impact Assessment Rev 2.pdf  
**File name:** Q Isometric Views - Proposed.pdf

**Relates to Section:** SUPPORTING DOCUMENTS  
**Document Description:** 06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

**File name:** Appeal Document Schedule 191101.pdf

<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA.
<b>File name:</b>	G Design and Access Statement_Part2.pdf
<b>File name:</b>	G Design and Access Statement_Part1.pdf
<b>Completed by</b>	MR JAMES HUIISH
<b>Date</b>	01/11/2019 15:25:33