

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/X5210/W/19/3240315

Appeal By

NYRAFF LIMITED

Site Address

67-74 Saffron Hill
London
EC1N 8QX

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

Please explain

Erection of additional storey at fifth floor level and erection of additional storey at second floor level (rear/Onslow Street side) to office building (Use B1a)

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes No

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes No

5. Was a site ownership certificate submitted with the application? Yes No

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings

Yes No

and Conservation Areas) Regulations 1990?

6.a. If a press advert notice was published, please upload a copy

see 'Questionnaire Documents' section

6.b. If any representations were received as a result of the notice, please upload copies

see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter?

Yes No



8. Please indicate the development type for the application to which the appeal relates.

Major Developments



Minor Developments



Other Developments



8.b. Minor Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other minor developments



Is the appeal site within:

9.a. A Green Belt?

Yes No



9.b. An Area of Outstanding Natural Beauty?

Yes No



10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes No



PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes No



12.a. Is the site in a Conservation Area?

Yes No



Please attach a plan of the Conservation Area

see 'Questionnaire Documents' section

12.b. Is the site adjacent to a Conservation Area?

Yes No



12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes No



13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes No



13.b. Would the proposed development affect the setting of a listed building?

Yes No



14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

Yes No



16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes No

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes No

20.c.i. Have you issued a screening opinion (SO)

Yes No

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?

Yes No

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.

Applies N/A

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes No

Please attach copies of any comments that you have received in response.

see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case?

Yes No

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes No

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

[see 'Questionnaire Documents' section](#)

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

[see 'Questionnaire Documents' section](#)

Deadline

24.c. all representations received from interested parties about the original application;

[see 'Questionnaire Documents' section](#)

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

[see 'Questionnaire Documents' section](#)

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

[see 'Questionnaire Documents' section](#)

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

24.m. your Authority's CIL charging schedule is being/has been examined;

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;

24.o. any other relevant information or correspondence you consider we should know about.

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes No

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/W/19/3240315

Appeal By NYRAFF LIMITED

Site Address
67-74 Saffron Hill
London
EC1N 8QX

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: PRESS ADVERT Nov 22 2018.doc
File name: Site Notice.JPG
File name: PRESS ADVERT November 8th 2018.doc

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: 7 x Responses.pdf
File name: 1 x response (Redacted) (1).pdf
File name: 1 x Response (Redacted)----.pdf
File name: 1 x Response (Redacted)-----.pdf
File name: 1x further objection (Redacted)-.pdf
File name: 1x further letter of objection from Ziggurat Building residents (Redacted).pdf
File name: 1x Response (Redacted) (1).pdf
File name: 1 x Response Cllr Fulbrook (Redacted).pdf
File name: 1x further objection (Redacted)--.pdf
File name: 1x further objection (Redacted).pdf
File name: 1 x Response (Redacted).pdf
File name: 1x Response (Redacted).pdf
File name: 1x Response by Ziggurat Building (dated 22 02 2019) (by P&DG) (Redacted).pdf
File name: 1x response (Redacted)---.pdf
File name: 4 x Responses (Redacted).pdf

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Hatton Garden Conservation Area Map.doc
File name: CA Appraisal (Part 3).pdf
File name: CA Appraisal (Part 1).pdf
File name: CA Appraisal (Part 2).pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: 7 x Responses.pdf
File name: 1 x response (Redacted) (1).pdf
File name: 1 x Response (Redacted)----.pdf
File name: 1 x Response (Redacted)-----.pdf
File name: 1 x Response Cllr Fulbrook (Redacted).pdf
File name: 1x further letter of objection from Ziggurat Building residents (Redacted).pdf
File name: 1x further objection (Redacted)--.pdf
File name: 1x further objection (Redacted).pdf

File name:	1x Response (Redacted) (1).pdf
File name:	1x further objection (Redacted)-.pdf
File name:	1 x Response (Redacted).pdf
File name:	1x response (Redacted)---.pdf
File name:	1x Response (Redacted).pdf
File name:	4 x Responses (Redacted).pdf
File name:	1x Response by Ziggurat Building (dated 22 02 2019) (by P&DG) (Redacted).pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	Notification of an appeal letter.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	appeal correspondence list.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	7 x Responses.pdf
File name:	1 x response (Redacted) (1).pdf
File name:	1x Response (Redacted).pdf
File name:	1x Response (Redacted) (1).pdf
File name:	1x Response by Ziggurat Building (dated 22 02 2019) (by P&DG) (Redacted).pdf
File name:	1x further letter of objection from Ziggurat Building residents (Redacted).pdf
File name:	1x further objection (Redacted)--.pdf
File name:	1x further objection (Redacted)-.pdf
File name:	1 x Response (Redacted).pdf
File name:	1 x Response (Redacted)-----.pdf
File name:	4 x Responses (Redacted).pdf
File name:	1 x Response (Redacted)----.pdf
File name:	1x response (Redacted)---.pdf
File name:	1 x Response Cllr Fulbrook (Redacted).pdf
File name:	1x further objection (Redacted).pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Officer Report.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
File name:	A4 - Noise and vibration.pdf
File name:	D1 - Design - Copy.pdf
File name:	A1- Managing the Impact of Development.pdf
File name:	D2 - Heritage - Copy.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport - Copy.pdf
File name:	GI - Delivery and Location of GrowthPart-2.pdf
File name:	GI - Delivery and Location of GrowthPart-1.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A4 - Noise and vibration.pdf
File name:	T4 - Sustainable Movement of Goods and Materials - Copy.pdf

File name:	D1 - Design - Copy.pdf
File name:	A1- Managing the Impact of Development.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport - Copy.pdf
File name:	D2 - Heritage - Copy.pdf
File name:	GI - Delivery and Location of GrowthPart-2.pdf
File name:	GI - Delivery and Location of GrowthPart-1.pdf
Relates to Section:	PART 5
Document Description:	24.h. Copies of extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when.
File name:	Transport CPG PDF.pdf
File name:	CPG Employment sites and business premises March 2018.pdf
File name:	CPG Amenity March 2018.pdf
File name:	Developer contributions CPG (Planning Obligations).pdf
File name:	Design CPG 2018 - Copy.pdf
Completed by	Not Set
Date	19/12/2019 11:54:56
LPA	London Borough of Camden