

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/21/3286282

Appeal By

WESTCOMBE HOMES

Site Address

2nd Floor
31-33 High Holborn
London
WC1V 6AX

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

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

Please give our reference number(s)

APP/X5210/W/21/3285984
APP/X5210/Y/21/3286011
APP/X5210/W/21/3286015
APP/X5210/W/21/3284957
APP/X5210/W/21/3288089
APP/X5210/X/21/3277179

Please attach details

see 'Questionnaire Documents' section

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 and Conservation Areas) Regulations 1990? Yes No
- 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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

see 'Questionnaire Documents' section

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

Yes No

Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

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

Yes No

see 'Questionnaire Documents' section

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

07/03/2022

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;



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

see 'Questionnaire Documents' section

List of policies

A1 Managing the impact of development C5 Safety and security C6
Access for all CC1 Climate change mitigation CC2 Adapting to climate change
CC5 Waste D1 Design D2 Heritage DM1 Delivery and monitoring E1
Economic Development E2 Employment premises and sites G1 Delivery and
location of growth H1 Maximising housing supply H4 Maximising the
supply of affordable housing H6 Housing choice and mix H7 Large
and small homes T1 Prioritising walking, cycling and car-free development T2
Parking and car-free development TC2 Camden's centres and other shopping
areas

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.

[see 'Questionnaire Documents' section](#)

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

2021/1896/P

Completed by

Karina Wujek

On behalf of

London Borough of Camden

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/21/3286282

Appeal By WESTCOMBE HOMES

Site Address
2nd Floor
31-33 High Holborn
London
WC1V 6AX

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.b. Copies of any other appeals or matters, including our reference number(s) which are adjacent or close to the site still being considered by us or the Secretary of State.
File name: Confirmation of Valid Appeal 3285984.pdf
File name: APPEAL FORM 3286011.pdf
File name: APPEAL FORM 3286015.pdf
File name: Start Letter 3284957.pdf
File name: Confirmation of Valid Appeal 3288089.pdf
File name: Start Letter 3277179.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: PRESS ADVERT - CNJ - 01.07.21.doc

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: No response to press advertisement.docx

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Bloomsbury Conservation Area Appraisal and Management Strategy -Adopted 18 April 2011.pdf
File name: Bloomsbury conservation area - map.pdf
File name: Bloomsbury CA Sub Areas.pdf
File name: Bloomsbury CA Townscape.pdf
File name: Bloomsbury CA Sub Area9 Townscape.pdf

Relates to Section: PART 4
Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.
File name: Site notice 1st July 2021.docx

Relates to Section: PART 5
Document Description: 22. The LPA's statement of case.
File name: LPA Statement to follow by email within the timescales.docx

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 2nd Floor 31-33 High Holborn.pdf
File name: Notification of an appeal 2nd Floor 31-33 High Holborn Bloomsbury Association.pdf

File name:	Notification of an appeal 2nd Floor 31-33 High Holborn Bloomsbury CAAC.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 notification distribution - neighbours.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Bloomsbury CAAC Response (16 August 2021 20 05).pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Camden Local Plan - cover and introduction.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A1 - Managing the Impact of Development.pdf
File name:	C5 - Safety and Security.pdf
File name:	C6 - Access for all.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	CC5 - Waste.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	E1 - Economic Development.pdf
File name:	E2 - Employment Premises and Sites.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	H4 - Maximising the Supply of Affordable Housing.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	H7 - Large and Small Homes.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	TC2 - Camden's centres and other shopping.pdf
File name:	G1 - Delivery and Location of Growth to be submitted by email (too large).docx
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	No neighbourhood plan..docx
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:	Amenity CPG January 2021.pdf
File name:	Design CPG January 2021 - to be submitted by email (too large to upload).docx
File name:	Developer contributions CPG March 2019.pdf
File name:	Energy efficiency and adaptation CPG January 2021.pdf
File name:	Housing CPG January 2021.pdf
File name:	Town centres and Retail CPG January 2021 to be submitted by email.docx
File name:	Transport CPG January 2021.pdf
Relates to Section:	PART 5

Document Description: 24.o. Copies of any other relevant information or correspondence you consider we should know about.

File name: Report by Kinney Green (29th July 2021).pdf

File name: Planning, Design, Heritage and Access Statement for Westcombe Homes by Brian Madge Ltd (undated).pdf

File name: Commercial - part of Planning, Design, Heritage and Access Statement.pdf

File name: FLU.1427.02 Existing Ground Floor Plan.pdf

File name: FLU.1427.03 Existing Ground Mezzanine Floor Plan.pdf

File name: FLU.1427.04 Existing First Floor Plan.pdf

File name: FLU.1427.05 Existing Second Floor Plan.pdf

File name: FLU.1427.06 Existing Third Floor Plan.pdf

File name: FLU.1427.07 Existing Fourth Floor Plan.pdf

File name: FLU.1427.08 Existing Fifth Floor Plan.pdf

File name: FLU.1427.09 Existing Front Elevation.pdf

File name: FLU.1427.10 Existing Side Elevation 1.pdf

File name: FLU.1427.11 Existing Rear Elevation (Centre).pdf

File name: FLU.1427.12 Existing Rear Elevation.pdf

File name: FLU.1427.13 Existing Side Elevation 2.pdf

File name: FLU.1427.14 Proposed Ground Floor Plan.pdf

File name: FLU.1427.15 Proposed Ground Mezzanine Floor Plan.pdf

File name: FLU.1427.16 Proposed First Floor Plan.pdf

File name: FLU.1427.17 Rev.A Proposed Second Floor Plan.pdf

File name: FLU.1427.18 Proposed Third Floor Plan.pdf

File name: FLU.1427.19 Proposed Fourth Floor Plan.pdf

File name: FLU.1427.20 Proposed Fifth Floor Plan.pdf

File name: FLU.1427.21 Proposed Front Elevation.pdf

File name: FLU.1427.22 Proposed Side Elevation 1.pdf

File name: FLU.1427.23 Proposed Rear Elevation (Centre).pdf

File name: FLU.1427.24 Proposed Rear Elevation.pdf

File name: FLU.1427.25 Proposed Side Elevation 2.pdf

File name: Site Location Plan (OS Extract).pdf

File name: 2008_2588_P Decision dated 25 March 2009 RECENT HISTORY.pdf

File name: 2008_2588_P Officer Committee Report RECENT HISTORY.pdf

File name: 2009_4519_P Officer Delegated Report RECENT HISTORY.pdf

File name: 2009_4519_P Decision dated 10 December 2009 RECENT HISTORY.pdf

File name: 2010_0445_P Decision dated 18 March 2010 RECENT HISTORY.pdf

File name: 2010_0445_P Officer Delegated Report RECENT HISTORY.pdf

File name: Deed of Variation dated 10 December 2009 RECENT HISTORY.pdf

File name: Deed of Variation dated 18 March 2010 RECENT HISTORY.pdf

File name: s106 agreement dated 25 March 2009 RECENT HISTORY.pdf

File name: ACKNOWLEDGEMENT OF RECEIPT OF A PLANNING APPLICATION.DOC

Completed by

Not Set

Date

31/01/2022 19:16:54

LPA

London Borough of Camden