

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/22/3304918

Appeal By

CENTRAL LONDON INVESTMENTS LIMITED

Site Address

112A Great Russell Street
London
WC1B 3NP

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

To assess the quality and equality of customer access and facilities.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes



No



Please describe

As per Part D of the Appeal Form.

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/21/3284957

Please attach details

☒ see 'Questionnaire Documents' section

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input checked="" type="checkbox"/>
Minor Developments			<input type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.a. Major Developments			
Dwellings			<input type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other major developments			<input checked="" type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a plan of the Conservation Area.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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

09/01/2023

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](#)

☒ [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](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

A1, A4, A5, C1, C5, C6, CC1, CC2, CC3, CC4, CC5, D1, D3, D4, DM1, E1, E3, G1, T1, T2, T3, T4, TC2, TC4

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



☒ [see 'Questionnaire Documents' section](#)

List of policies

4

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;

☒

Please provide the date of adoption:

30/10/2020

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

2020/3107/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/22/3304918
Appeal By	CENTRAL LONDON INVESTMENTS LIMITED
Site Address	112A Great Russell Street London WC1B 3NP

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:	Start Letter 3284957.pdf
Relates to Section:	PART 3
Document Description:	12.b. A plan of the Conservation Area.
File name:	Bloomsbury CAAMS (2011).pdf
File name:	Bloomsbury CA 1875 - 1878.pdf
File name:	Bloomsbury CA 1894.pdf
File name:	Bloomsbury CA 1910 - 1922.pdf
File name:	Bloomsbury CA 1914.pdf
File name:	Bloomsbury CA boundary.pdf
File name:	Bloomsbury CA Listed Buildings.pdf
File name:	Bloomsbury CA Urban Grain.pdf
File name:	Bloomsbury CA Townscape.pdf
File name:	Bloomsbury CA Sub Areas.pdf
File name:	Bloomsbury CA Sub Area 5 Townscape (bordering appealed site).pdf
File name:	Bloomsbury CA Sub Area 8 Townscape (bordering appealed site).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:	2020.3107.1.jpg
File name:	2020.3107.2.jpg
File name:	2020.3107.3.jpg
File name:	2020.3107.4.jpg
File name:	2020.3107.5.jpg
File name:	2020.3107.6.jpg
Relates to Section:	PART 5
Document Description:	22. The LPA's statement of case.
File name:	LPA Statement to follow.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:	Appeal Notification (postal).pdf
File name:	Appeal Notification - Covent Garden Community Association.pdf
File name:	Appeal Notification - Bloomsbury Association.pdf
File name:	Appeal Notification - Bloomsbury CAAC - adjacent CA.pdf
File name:	Appeal Notification - Fitzrovia Neighbourhood Association.pdf

File name:	Appeal Notification - Soho Society.pdf
File name:	Appeal Notification -Bloomsbury Residents Action Group.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 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:	11 August 2020 Bloomsbury Association.pdf
File name:	19 January 2021 Bloomsbury Association - Addendum.pdf
File name:	19 January 2021 Bloomsbury Association.pdf
File name:	04 August 2020 12.46 later withdrawn or amended.pdf
File name:	04 August 2020 13.34.pdf
File name:	04 August 2020 14.31.pdf
File name:	04 August 2020 14.37.pdf
File name:	04 August 2020 16.59.pdf
File name:	04 August 2020 17.56.pdf
File name:	04 August 2020 21.56.pdf
File name:	4th August 2020 St Giles Hotel Ltd.pdf
File name:	05 August 2020 05.40.pdf
File name:	5.8.2020 The Soho Society - cover email.pdf
File name:	5.8.2020 The Soho Society.pdf
File name:	06 August 2020 09.11.pdf
File name:	06 August 2020 18.26.pdf
File name:	07 August 2020 12.49.pdf
File name:	07 August 2020 22.38.pdf
File name:	09 August 2020 13.16.pdf
File name:	9 August 2020 16.24.pdf
File name:	10 August 2020 Cllr.pdf
File name:	10 August 2020 12.00.pdf
File name:	10 August 2020 13.56.pdf
File name:	10.8.2020 The Bloomsbury, 15.8.2020 Covent Garden Community Association.pdf
File name:	12 March 2022.pdf
File name:	13 August 2020 20.22.pdf
File name:	14 August 2020 10.43.pdf
File name:	14 August 2020 12.42.pdf
File name:	14 August 2020 16.37.pdf
File name:	14 August 2020 16.57.pdf
File name:	14 August 2020 Bloomsbury Estates.pdf
File name:	14th August 2020 Covent Garden Community Association - cover email.pdf
File name:	14th August 2020 Covent Garden Community Association.pdf
File name:	14th August 2020 WECN - covering email.pdf
File name:	14th August 2020 WECN.pdf
File name:	15 March 2022 11.55.pdf
File name:	17 March 2022 09.09.pdf
File name:	17th March 2022.pdf
File name:	19 August 2020 The Bedford Estates.pdf
File name:	21.7.2020 07.35.pdf
File name:	22 July 2020 at 10.38.pdf
File name:	25 August 2020 Bedford Court Mansions Ltd.pdf
File name:	26 July 2020 Bloomsbury CAAC.pdf
File name:	27 July 2020 Bedford Court Mansions Ltd.pdf
File name:	28 July 2020 BRAG.pdf
File name:	29.07.2020 London Assembly (etc) cover email.pdf
File name:	29.07.2020 London Assembly Member for Barnet and Camden.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:	Supplementary Information for Planning Committee - Late tabled paper.pdf
File name:	Supplementary Information for Planning Committee (1).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:	Committee report to be submitted by email.docx
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:	A4 - Noise and vibration.pdf
File name:	A5 - Basements.pdf
File name:	C1 - Health and Wellbeing.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:	CC3 - Water and Flooding.pdf
File name:	CC4 - Air Quality.pdf
File name:	CC5 - Waste.pdf
File name:	D1 - Design.pdf
File name:	D3 - Shopfronts.pdf
File name:	D4 - Advertisements.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	E1 - Economic Development.pdf
File name:	E3 - Tourism.pdf
File name:	G1 - Delivery and Location of Growth Page 001.png
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	T4 - Sustainable Movement of Goods and Materials.pdf
File name:	TC2 - Camden's centres and other shopping.pdf
File name:	TC4 - Town Centre Uses.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Fitzrovia Neighbourhood Area Application.pdf
File name:	Fitzrovia Neighbourhood Area map.pdf
Relates to Section:	PART 5
Document Description:	24.g. Copies of extracts of any relevant policies which have been 'saved' by way of a Direction.
File name:	Article 4 Direction inside CAZ - confirmed 29 July 2022.pdf
File name:	CAZ KQ v3 (1) Plan of Article 4 Direction Area.pdf
File name:	Notice for CAZ KQ area (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:	Advertisements CPG March 2018.pdf
File name:	Air Quality CPG January 2021.pdf
File name:	Amenity CPG January 2021.pdf
File name:	Basements CPG January 2021.pdf
File name:	Design CPG January 2021 Page 001.png
File name:	Developer contributions CPG March 2019.pdf
File name:	Energy efficiency CPG January 2021.pdf
File name:	Planning for health and wellbeing CPG January 2021.pdf
File name:	Access for All CPG March 2019.pdf
File name:	Town centres & Retail CPG January 2021.docx
File name:	Transport CPG January 2021.pdf
File name:	Water and Flooding CPG March 2019.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:	2015_3605_P Committee report.pdf
File name:	2015_3605_P Decision notice.pdf
File name:	2015_3605_P Appeal Decision 3147078.pdf
File name:	S106 unilateral undertaking signed 13-10-16.pdf
File name:	2020_1438_P Decision Notice.pdf
File name:	5 GREAT RUSSELL STREET - listing 1113219 Historic England.pdf
File name:	8 TO 12 GREAT RUSSELL STREET - listing 1113220 Historic England.pdf
File name:	DOMINION THEATRE - listing 1379033 Historic England.pdf
Completed by	Not Set
Date	05/12/2022 14:54:05
LPA	London Borough of Camden