



# The Planning Inspectorate

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Your Ref: 2022/0963/A

Our Ref: APP/X5210/H/22/3305667

Ms Karina Wujek  
London Borough of Camden  
Development Management  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

14 December 2022

Dear Ms Wujek,

Town and Country Planning (Control of Advertisements) (England) Regulations  
2007

Appeal by London Lites Ltd

Site Address: 226 Camden High Street, LONDON, NW1 8QS

I have received Advertisement Appeal form(s) and accompanying documents for this site. I am your case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

The procedure and starting date

The appellant(s) has requested the Written representations procedure. We have applied the criteria and considered all representations received, including the appellant(s) preferred choice. We consider that the Written representations procedure is suitable and we intend to determine this appeal by this procedure.

The date of this letter is the starting date for the appeal(s). The timetable for the appeal(s) begins from this date.

Sending documents to us and looking at the appeal(s)

If you post your documents, please:

- send one copy to us and one copy to the appellant/agent;
- put the full appeal reference number(s) on each copy.

If you email them please quote the full appeal reference number(s). Guidance on communicating with us electronically can be found at: <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

Whichever method you use to send your documents to us you should confirm that you have sent a copy to the appellant(s)/agent(s).

Where applicable, you can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of our search page is - <https://www.gov.uk/appeal-planning-inspectorate>.

By 28 December 2022

In accordance with the Town and Country Planning (Written Representations Procedure) (England) Regulations 2009, your completed Advertisement appeal questionnaire and any other relevant documents, should be sent to the appellant and us within 2 weeks of the start date.

Please note the plans and photographs to be submitted are:

(i) one set of photographs of the appeal site and its surroundings; the photographs should be of good quality and, if possible, in colour;

and

(ii) a plan showing the location of the appeal site and the positions from which the photographs have been taken.

If you consulted about the original application you should include any representations you received. If you intend to consult about the appeal(s), you should include a list of those you consult and a copy of your notification letter.

You should notify any consultation body (as defined by Regulation 13 of the Control of Advertisements) (England) Regulations 2007, and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them: -

i) that any comments they made at application stage will be sent to us and the appellant and if they want to make any additional comments, they must submit 3 copies no later than 6 weeks from the start date. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;

ii) when and where the appeal documents will be available for inspection;

iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal;

iv) that they can get a copy of our booklet 'Guide to taking part in advertisement appeals' either free of charge from you or, on the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)); and

v) that the decision will be published on the Planning Portal.

You must allow anyone who wants to inspect the appeal documents a reasonable opportunity to do so.

By 25 January 2023

Please send me 2 copies of your further written representations if the appeal questionnaire does not give full details of your case. The appellant must send 2 copies of any further representations to me if they need to add to the case made in their grounds of appeal. I will send a copy of your representations to the appellant and send you a copy of their representations. Please include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments sent by interested people or organisations.

By 15 February 2023

You and the appellant must submit 2 copies of any final comments you and they have on each other's 6 week submissions and on any comments from interested persons or organisations. No new evidence is allowed at this stage. I will send you a copy of the appellant's final comments at the appropriate time.

Site visit

We will arrange for one of our Inspectors to visit the appeal site and, if it is decided that he or she should be accompanied by the main parties, we will send you details nearer the time. If, however, an unaccompanied site visit can be made you will not be informed in advance and the Inspector should not be approached should you happen to observe him/her whilst he/she is conducting the site visit. If you were to do so the Inspector would of course identify him or herself but would not be able to engage in conversation with you at that time.

Planning obligations – section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation you must read the guidance which is available from <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. A certified copy must be submitted to me no later than 5 weeks from the start date.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

Costs

The appellant has been directed to GOV.UK for further information regarding costs - <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Further information

Further information about the appeals process can be accessed at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read

the relevant guidance.

Yours sincerely,

*Des Bowring*

Des Bowring

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>