

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/E5900/W/20/3250665

A. APPELLANT DETAILS

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

Name C/O agent C/O agent C/O Agent

Company/Group Name Rooms and Studios Management Ltd

Address
C/O Agent
London
SW1Y 6DN

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name Mr Silas Willoughby

Company/Group Name Rapleys

Address
Rapleys
33 Jermyn Street
LONDON
SW1Y 6DN

Phone number 07917 536613

Email silas.willoughby@rapleys.com

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority London Borough of Tower Hamlets

LPA reference number PA/19/00804

Date of the application 11/04/2019

Did the LPA validate and register your application? Yes ☒ No ☐

Did the LPA issue a decision? Yes ☒ No ☐

Date of LPA's decision 18/03/2020

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 628 - 634 Commercial Road
LONDON
E14 7HS

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

"Demolition of existing building and erection of a building of seven storeys, inclusive of two set back floors, plus a lower ground floor to provide 109 rooms for short-term hostel and HMO accommodation.

Please attach a copy of the LPA's agreement to the change.
☒ see 'Appeal Documents' section

Area (in hectares) of the whole appeal site [e.g. 1234.56] 0.09 hectare(s)

Area of floor space of proposed development (in square metres) 4083 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 ☐
2. Hearing ☐
3. Inquiry ☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ the box below

A formal inquiry has been requested due to the range of issues raised during the determination of the planning application (including the principle of use) by Officers of various LPA departments which has been incorporated in the broad reasons for refusal. These would be best scrutinised via an inquiry, including to demonstrate the LPA's unwillingness to embrace the residential concept of the mixed hostel/HMO proposal. Additionally, there was reasonable amount of public objection which.

(a) How many witnesses do you intend to call?

3

(b) How long do they need to give their evidence?

TBC depending on statement of case from the LPA. However, i would have thought 2 days would be adequate for the appellants evidence.

(c) How long do you estimate the inquiry will last?

3 day(s)

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



(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



(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:



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 Silas Willoughby
Date	09/04/2020 12:55:48
Name	Mr Silas Willoughby
On behalf of	C/O agent C/O agent C/O Agent

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:

Relates to Section:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	Confirmation of Amended Description of Development 22.11.19(1.0).pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Panda Appeal Statement final_compressed.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	PA_19_00804_A1--1498338 application form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	1 189-CDA-A-00-DR-A-00-0100-REV -LOCATION PLAN.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	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.
File name:	2 Panda House - Decision Notice PA_19_00804_A1(1.0).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	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.
File name:	PA_19_00804_A1-SITE_LOCATION_PLAN-1498298.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	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.
File name:	189-CDA-ZZ-ZZ-SA-A-X-3000-10-Accommodation Schedule_191014(1.1).pdf
File name:	Planning Statement - 04.04.19 - signed(1.0).pdf
File name:	D03a Travel Plan - compiled(1.1).pdf
File name:	PA_19_00804_A1-DECISION_NOTICE-1581911.pdf
File name:	PA_19_00804_A1-FINANCIAL_VIABILITY_ASSESSMENT-1563459.pdf
File name:	Supporting Statement 17.10.19 - signed(1.0).pdf
File name:	189 Design Comments Response 191014-1-12(1.1).pdf
File name:	D01a Transport Statment - compiled(1.1).pdf
File name:	Panda House Heritage Statement Sept 2019(1.0).pdf
File name:	Rebuttal Letter 09.09.2019 - 19-02350 - signed(1.3).pdf

File name:	Preliminary Bat Appraisal 30.09.19(1.2).pdf
File name:	19-02350 Panda House Daylight & Sunlight Study (Within) - signed(1.1).pdf
File name:	Daylight and Sunlight Study 150319(1.3).pdf
File name:	Building Management Plan Panda Sep 2019(1.0).pdf
File name:	Updated MES Energy & Sustainability Statement Panda House_inc App(1.0).pdf
File name:	D02a Delivery and Service Managment Plan - compiled(1.1).pdf
File name:	Panda Construction Management Plan v2a 20190318(1.1).pdf
File name:	189-CDA-XX-XX-DA-A-XX-3001-06 3of4.pdf
File name:	189-CDA-XX-XX-DA-A-XX-3001-06 1of4.pdf
File name:	189-CDA-XX-XX-DA-A-XX-3001-06 4of4.pdf
File name:	189-CDA-XX-XX-DA-A-XX-3001-06 2of4.pdf
File name:	189-CDA-A2-07-DR-A-05-0107-REV 03-ROOF PLAN.pdf
File name:	189-CDA-A2-B1-DR-A-05-0099-REV 06-LOWER GROUND FLOOR PLAN.pdf
File name:	189-CDA-A2-00-DR-A-05-0100-REV 04-GROUND FLOOR PLAN.pdf
File name:	189-CDA-A2-ZZ-DR-A-05-0102-REV 04-TYPICAL FLOOR PLAN (1-2-3-4).pdf
File name:	189-CDA-A2-05-DR-A-05-0105-REV 04-FIFTH FLOOR PLAN.pdf
File name:	189-CDA-A2-06-DR-A-05-0106-REV 04-SIXTH FLOOR PLAN.pdf
File name:	189-CDA-A-XX-DR-A-01-0122-REV 01-EXISTING COURTYARD ELEVATIONS.pdf
File name:	628-634_STREET_ELEVATIONS_2_A1_1-100.pdf
File name:	628-634_STREET_ELEVATIONS_4_A1_1-100.pdf
File name:	189 B20 P00_150115.pdf
File name:	189-CDA-A-XX-DR-A-01-0110-REV 01-EXISTING GROUND FLOOR PLAN.pdf
File name:	189-CDA-A-XX-DR-A-01-0111-REV 01-EXISTING FIRST FLOOR PLAN.pdf
File name:	628-634_STREET_ELEVATIONS_5-02_A1_1-100.pdf
File name:	628-634_STREET_ELEVATIONS_5-01_A1_1-100.pdf
File name:	189-CDA-A-XX-DR-A-01-0109-REV 01-EXISTING BASEMENT.pdf
File name:	628-634_STREET_ELEVATIONS_1_A1_1-100.pdf
File name:	189-CDA-A-XX-DR-A-01-0121-REV 01-EXISTING STREET ELEVATIONS.pdf
File name:	189-CDA-A-XX-DR-A-01-0112-REV 01-EXISTING SECOND FLOOR PLAN.pdf
File name:	628-634_STREET_ELEVATIONS_3_A1_1-100.pdf
File name:	Cam1_v4.jpg
File name:	Int_D6.jpg
File name:	Cam2_v4.jpg
File name:	189-CDA-A2-00-DR-A-05-1100-REV 03-TRANSPORT PLAN.pdf
File name:	189-CDA-AX-00-DR-A-05-0610-REV 02-LANDSCAPE.pdf
File name:	189-CDA-A2-XX-DR-A-05-0203-REV 04-SOUTH ELEVATION.pdf
File name:	189-CDA-A2-XX-DR-A-05-0201-REV 04-NORTH ELEVATION.pdf
File name:	189-CDA-A2-XX-DR-A-05-0204-REV 04-WEST ELEVATION.pdf
File name:	189-CDA-A2-XX-DR-A-05-0202-REV 04-EAST ELEVATION.pdf
File name:	189-CDA-A2-ZZ-DR-A-05-0400-REV 03-SECTION A.pdf
File name:	Panda House Heritage Statement March 2019 R1(1.3).pdf
File name:	Building Management Plan(1.2).pdf
File name:	Pre-App Written Response(1.3).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:	Panda Appeal Statement final_compressed.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:	2 Panda House - Decision Notice PA_19_00804_A1(1.0).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: REBUTTAL_LETTER_-_09.09.2019-1542509.pdf
File name: ROOF_PLAN-1543323.pdf
File name: SECTION_A-1543340.pdf
File name: SUPPORTING_STATEMENT_-_17.10.19-1542510.pdf
File name: WEST_ELEVATION-1543336.pdf
File name: PROPOSED_LANDSCAPING_ISLAND_ROW-1543341.pdf
File name: ACCOMMODATION_SCHEDULE-1543343.pdf
File name: SIXTH_FLOOR_PLAN-1543321.pdf
File name: BAT_APPRAISAL_-_14.10.19-1542506.pdf
File name: AMENITY__INTERNAL_-_1542501.pdf
File name: THIRD__FOURTH_FLOOR_PLAN-1543338.pdf
File name: BUILDING_MANAGEMENT_PLAN-1542507.pdf
File name: -1542508.pdf
File name: EAST_ELEVATION-1543334.pdf
File name: FIFTH_FLOOR_PLAN-1543320.pdf
File name: CGI_-_02.10.19-1543345.jpg
File name: FIRST_FLOOR_PLAN-1543307.pdf
File name: GROUND_FLOOR_PLAN-1543298.pdf
File name: SOUTH_ELEVATION-1543335.pdf
File name: FINANCIAL_VIABILITY_ASSESSMENT-1563459.pdf
File name: SECOND_FLOOR_PLAN-1543310.pdf
File name: DESIGN_COMMENTS_RESPONSE_-_PART_1-1542504.pdf
File name: LOWER_GROUND_FLOOR_PLAN-1543329.pdf
File name: DESIGN_COMMENTS_RESPONSE_-_PART_2-1542505.pdf
File name: NORTH_ELEVATION-1543333.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 08. A copy of a draft statement of common ground.

File name: SOCG - Currently liaising with the LPA.docx

Completed by MR SILAS WILLOUGHBY

Date 09/04/2020 12:55:48