

The Planning Inspectorate

Questionnaire (s39) Listed Building Enforcement Notice (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

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/L2820/F/19/3230593

Appeal By

PRIMETIME PROPERTY LTD T/A ROYAL HOTEL

Site Address

Royal Hotel
Market Place
Kettering
NN16 0AJ

PART 1

1.a. Do you agree to the written representation procedure?

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 or other public land?

Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes ☒ No ☐

Please explain

To fully inspect the extent of unauthorised works to the site.

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

Yes ☐ No ☒

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself?

Yes ☐ No ☒

PART 2

3. Are there any related appeals currently before the Secretary of State, e.g. appeals under s78 or s174 of the Town and Country Planning Act 1990, or under s20 or s39 of the Listed Buildings Act 1990?

Yes ☐ No ☒

4.a. Is the appeal site within a conservation area?

Yes ☒ No ☐

Conservation Area:

Kettering Town Centre Conservation Area

Designated:

29/03 1988

☒ see 'Questionnaire Documents' section

4.b. Is the appeal site adjacent to a conservation area? Yes ☐ No ☒
5. As this appeal relates to a listed building enforcement notice, please enclose a copy of the listing of the building or premises specified in the enforcement notice.

☒ see 'Questionnaire Documents' section

6. Has payment been made of a grant for this building under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes ☐ No ☒

7. Has any listed building consent been granted previously in respect of the works? Yes ☐ No ☒

PART 3

8.a. a copy of the letter with which you notified people about the appeal. ☒

☒ see 'Questionnaire Documents' section

8.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

The deadline you gave for their comments to be sent to us.

24/01/2020

8.c. the planning officer's report to committee or delegated report and any other relevant document/minutes. ☐

8.d. where ground (e) (s39) has been pleaded, a comprehensive list of conditions which you consider should be imposed if listed building consent is granted. You need not attach this now, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement. ☐

9.a. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). ☐

9.b. extracts of any relevant policies which have been 'saved' by way of a Direction. ☐

9.c. 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. ☐

9.d. 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. ☐

9.e. 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; ☐

9.f. 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; ☐

9.g. your Authority's CIL charging schedule is being/has been examined; ☐

9.h. your Authority's CIL charging schedule has been/is likely to be adopted; ☐

9.i. any other relevant information or correspondence you consider we should know about. ☒

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

PART 4

10. A true copy of the Enforcement Notice

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

12. A list of those served with the Notice

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

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

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

ENFO/2019/00054

Completed by

Julie Randle

On behalf of

Kettering Borough Council

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

Julie Randle

Phone no (including dialling code)

01536 534316

Email

julierandle@kettering.gov.uk

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/L2820/F/19/3230593

Appeal By PRIMETIME PROPERTY LTD T/A ROYAL HOTEL

Site Address
Royal Hotel
Market Place
Kettering
NN16 0AJ

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 4.a. Plan of the Conservation Area.
File name: ConsAreaPlan.pdf

Relates to Section: PART 2
Document Description: 5. A copy of the listing of the building or premises specified in the enforcement notice.
File name: LB.pdf

Relates to Section: PART 3
Document Description: 8.a. A copy of the letter with which you notified people about the appeal.
File name: PINSAPNBR.pdf
File name: PINSAPWR.pdf

Relates to Section: PART 3
Document Description: 8.b. A list of the people you notified of appeal.
File name: PINSLIST.pdf

Relates to Section: PART 3
Document Description: 9.i. Other relevant information.
File name: PINSAGENT.pdf

Relates to Section: PART 4
Document Description: 10. A true copy of the Enforcement Notice.
File name: ENFO.2019.00054.ENLB.pdf

Relates to Section: PART 4
Document Description: 12. A list of those served with the Notice.
File name: PINSAPQUEST.pdf

Completed by Not Set

Date 06/01/2020 16:35:23

LPA Kettering Borough Council