

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/23/3315974

Appeal By

DAEJAN PROPERTIES LIMITED

Site Address

Howitt Close
Howitt Road
London
NW3 4LX

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 review the proposal

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

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

Yes No

and Conservation Areas) Regulations 1990?

6.a. If a press advert notice was published, please upload a copy

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 No



14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

Yes No



16. Is any part of the site subject to a Tree Preservation Order?

Yes No



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

Yes No



Purchase Act 2004) relating to the application site?			
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
20.c.i. Have you issued a screening opinion (SO)	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

PART 5

22. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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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; <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section			<input checked="" type="checkbox"/>
24.b. a list of the people you notified and the deadline you gave for their comments to be sent to			<input checked="" type="checkbox"/>

us;

[see 'Questionnaire Documents' section](#)

Deadline

14/06/2023

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](#)

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](#)

List of policies

A1 A2 A3 A4 C5 C6 CC1 CC2 CC3 CC4 CC5 D1 D2 DM1 G1 H1 H4 H6 H7 T1 T2
T3 T4

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;



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.

[see 'Questionnaire Documents' section](#)

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.



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

Completed by

On behalf of

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/23/3315974

Appeal By DAEJAN PROPERTIES LIMITED

Site Address
Howitt Close
Howitt Road
London
NW3 4LX

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: Camden Press Notice - H&H 29.09.2022.doc

Relates to Section: PART 3

Document Description: 12.a. A plan of the Conservation Area.

File name: Belsize CAS (2003).pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: 2021_3839_P.jpeg

File name: 2021_3839_P-2-2.jpeg

File name: 2021_3839_P-2.jpeg

File name: 2021_3839_P-3.jpeg

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 letter.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 app - consultees (mailsmart).pdf

File name: appeal app - letters in & unsol (mailsmart).pdf

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: BCAAC (08 October 2021) proforma 21719619.pdf

File name: PLD 21 97020 5 x Response.pdf

File name: Cllr (19 November 2021).pdf

File name: BCAAC (08 October 2021) cont. 21719619.pdf

File name: Chair of the Tenants and Leaseholders' Association, 5-7 Belsize Grove (17 Nov 21).pdf

File name: BCAAC (08 October 2021) proforma 21721879.pdf

File name: Cllrs (16 Nov 21).pdf

File name: 17 Nov 21 21.12 (A P).pdf

File name: 16 Nov 21 18.01 (N F).pdf

File name: 11 Nov 21 11.21 (P J).pdf

File name: PLD 21 97831 3 x Response.pdf

File name: 14 Nov 21 20.17 (S H).pdf

File name: 12 Nov 21 14.56 (G R).pdf

File name: 17 11 2021 (M H, M C, B W).pdf

File name: 15 Nov 21 21.27 (J C).pdf
File name: 18 Nov 21 00.33 (S McF).pdf
File name: 16 Nov 21 19.40 (S G).pdf
File name: 18 Nov 21 02.17 (M M).pdf
File name: PLD 21 98934 6 x Responses(2).pdf
File name: 12 Nov 21 11.20 (L M).pdf
File name: 04 Nov 21 17.45 (M H).pdf
File name: 05 11 21 14.16 (D W).pdf
File name: 05 Nov 21 11.26 (R H & N A).pdf
File name: 10 Nov 21 12.04 (C C).pdf
File name: 17 Nov 21 15.39 (N K).pdf
File name: 22 Nov 21 18.15 (I B).pdf
File name: 14 Nov 21 (L A C).pdf
File name: 06 Nov 21 19.32 (J K).pdf
File name: 30 Nov 16.40 & 18 Nov 21 00.00 (J S).pdf
File name: 25 Oct 21 10.37 (J P).pdf
File name: 25 Oct 21 13.27 (E K).pdf
File name: 01 October 2021 09.19 (E P).pdf
File name: 24 Oct 21 21.01 (G C).pdf
File name: Oct 7, 2021 at 7.45 (G L).pdf
File name: 09 October 2021 13.02 (C E).pdf
File name: 01 October 2021 16.10 (J P).pdf
File name: 02 October 2021 13.22 (C E).pdf
File name: 05 10 2021 12.29 (no add).pdf
File name: 25 Oct 21 12.37 (M H).pdf
File name: 09 10 21 22.16 (P L).pdf
File name: 17 Oct 21 18.39 (J W).pdf
File name: 14 October 2021 10.50 (J P).pdf
File name: 22 Oct 21 (T B).pdf
File name: 25 Oct 21 13.48 (B H).pdf
File name: 20 Oct 21 14.26 (J M).pdf
File name: 21 Oct 21 18.23 (G P, C D).pdf
File name: 24 Oct 21 02.38 (E P).pdf
File name: 24 Oct 21 11.19 (A O).pdf
File name: 01 October 2021 03.46 (G M).pdf
File name: 21 October 2021 15.19 (D M).pdf
File name: 23 Oct 21 01.50 (A F).pdf
File name: 13 10 21 08.34 (E E).pdf
File name: 21 Oct 21 15.50 (J A).pdf
File name: 16 October 2021 20.15 (J K).pdf
File name: 22 Oct 21 11.37 (J D).pdf
File name: 22 Oct 21 10.54 (D).pdf
File name: 22 Oct 21 10.54 (D).pdf
File name: 25 09 2021,10.27 (N D).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: Decision.pdf
File name: Report.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:	C5 - Safety and Security.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	A1 - Managing the Impact of Development.pdf
File name:	C6 - Access for all.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	Camden Local Plan - cover and introduction.pdf
File name:	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	A2 - Open Space.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	H7 - Large and Small Homes.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	A3 - Biodiversity.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	D2 - Heritage.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	H4 - Maximising the Supply of Affordable Housing.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Access for All CPG March 2019.pdf
File name:	Amenity CPG January 2021.pdf
File name:	Water and Flooding CPG March 2019.pdf
File name:	Developer contributions CPG March 2019 (Planning Obligations).pdf
File name:	Air Quality CPG January 2021.pdf
File name:	Trees CPG March 2019.pdf
File name:	Energy efficiency and adaptation CPG January 2021.pdf
File name:	Transport CPG January 2021.pdf
File name:	Public open space CPG January 2021.pdf
File name:	Biodiversity CPG March 2018.pdf
File name:	Housing CPG January 2021.pdf
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Date	22/05/2023 15:41:13
LPA	London Borough of Camden