

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/23/3316431
Appeal By	XUELIN BATES
Site Address	21 Mornington Crescent London London NW1 7RG

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 impact of the development.

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

6.b. If any representations were received as a result of the notice, please upload copies

☒ 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



Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

☒ see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted?

Yes ☐ No



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

Yes ☐ No



Monuments Act 1953?			
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/> No	<input type="checkbox"/>
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
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 checked="" type="checkbox"/> N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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			
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22. Do you wish to attach your statement of case?

Yes

☒ No

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☒ 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;

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☒ 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;

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☒ see 'Questionnaire Documents' section

Deadline

15/08/2023

24.c. all representations received from interested parties about the original application;

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☒ 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;

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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

A3, D1, D2

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;

☒

☒ 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.

☒ see 'Questionnaire Documents' section

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;

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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

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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

2021/5608/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/23/3316431

Appeal By XUELIN BATES

Site Address
21 Mornington Crescent
London
London
NW1 7RG

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: PRESS ADVERT - CNJ 13.01.22.doc

Relates to Section: PART 2

Document Description: 6.b. Any representations received as a result of that notice.

File name: Clarkson and Mornington Tenants and Residents Association.pdf

File name: associated listed application - Occupier of 4 Mornington Place.pdf

Relates to Section: PART 3

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

File name: Camden Town CAAMS 4.10.07.pdf

File name: Urban grain map.pdf

File name: Townscape appraisal map.pdf

File name: Topography map.pdf

File name: Sub areas map.pdf

File name: 1935 map.pdf

File name: 1914 map.pdf

File name: 1894 map.pdf

File name: 1875 map.pdf

Relates to Section: PART 3

Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

File name: 13 to 24 Mornington Crescent - listing1113139 Historic England.pdf

Relates to Section: PART 4

Document Description: 20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

File name: Arbtech AIA 01.pdf

File name: Arbtech TPP 01.pdf

File name: BS5837, 2012 AMS.pdf

File name: KAS Architects (email, 30 June 2022 12.25).pdf

File name: KAS Architects (email, 30 May 2022 14.14).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: site notice.docx

File name:	2022.0055.L - 13-24 Mornington Crescent NW1.jpeg
Relates to Section:	PART 5
Document Description:	22. The LPA's statement of case.
File name:	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 site notice.pdf
File name:	Appeal notification.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 - neighbours.pdf
File name:	Appeal notification distribution list - consultation responses.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	CAAC.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:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	A3 - Biodiversity.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:	Home improvements CPG January 2021.docx
File name:	Design CPG January 2021.docx
Relates to Section:	PART 5
Document Description:	24.j. Copies of all conditions which you consider should be imposed if planning permission is granted.
File name:	To follow.docx
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:	Pages from Local List - Intro.pdf
File name:	Pages from Local List - Regents Park.pdf
File name:	Pages from Local List - Wall to east side of railway, Mornington Terrace & Clarkson Way.pdf
File name:	27713 Decision - consent for conversion.pdf
File name:	27713 Drawing 1097 01.pdf
File name:	27713 Drawing 1097 02.pdf
File name:	Listed application withdrawn.docx
Completed by	Not Set

Date

12/07/2023 12:53:07

LPA

London Borough of Camden