

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (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.

Appeal Reference

APP/X5210/D/23/3324781

Appeal By

DR. OTTO CHAN

Site Address

102 Frognal
LONDON
NW3 6XU

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.

Yes ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes ☒ No ☐

APP/X5210/D/23/3326076
APP/X5210/D/23/3322161
APP/X5210/W/23/3319662
APP/X5210/W/23/3323352
APP/X5210/D/23/3320884
APP/X5210/W/23/3324495
APP/X5210/Y/22/3308964

3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☒ No ☐

4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:

4.a. the appeal site or property to judge the appeal proposal?

Yes ☒ No ☐

To assess impact on the architectural character of the host building, the architectural and historic merits of neighbouring listed buildings and the character and appearance of the conservation area. To assess impact on the Neighbourhood Area.

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☐ No ☒

5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?

Yes ☐ No ☒

6.a. Is the site within a Conservation area?

Yes ☒ No ☐

Please attach a plan of the Conservation area.

☒ see 'Questionnaire Documents' section

6.b. Is the site adjacent to a Conservation Area?

Yes ☐ No ☒

6.c. Is the site within a green belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If yes, please send a copy of the site notice and the required local advertisement.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 2

Environmental Impact Assessment - Schedule 2

10.a.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"/>
--	-----	-----------------------------	-------------------------------------

Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
--	-----	-----------------------------	-------------------------------------

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.	Applies	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
--	---------	---	--------------------------

☒ see 'Questionnaire Documents' section

11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
--	-----	--	--------------------------

11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
--	-----	--	--------------------------

11.d. any other conditions you regard as necessary?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
---	-----	--	--------------------------

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

As per section 7.2 of Delegated Report.

PART 3

- 12.a.i. All the plans submitted with the application; ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; ☐
- 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; ☐
- 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.e. Design and Access Statement (if submitted); ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); ☒
- ☒ [see 'Questionnaire Documents' section](#)
- ☒ [see 'Questionnaire Documents' section](#)
- ☒ [see 'Questionnaire Documents' section](#)
- 12.g. Extracts from relevant policies which have been saved by way of a direction; ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application. ☒
- ☒ [see 'Questionnaire Documents' section](#)
- 12.j. 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; ☐
- 12.k. 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; ☐
- 12.l. Your Authority's CIL charging schedule is being/has been examined; ☐

12.m. Your Authority's CIL charging schedule has been adopted.

☐

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

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

2022/5138/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/D/23/3324781

Appeal By DR. OTTO CHAN

Site Address
102 Frognal
LONDON
NW3 6XU

The documents listed below were uploaded with this form:

Relates to Section: PART 1

Document Description: 6.a. A plan of the Conservation Area.

File name: Hampstead CAS (2001).pdf

File name: Streetscape Audit.pdf

Relates to Section: PART 1

Document Description: 7.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

File name: 105-111 FROGNAL - listing 1113081 Historic England.pdf

File name: FRONT GARDEN WALLS, etc- listing 1113082 Historic England.pdf

Relates to Section: PART 1

Document Description: 8. A copy of the site notice and/or the required local advertisement.

File name: PRESS ADVERT H&H - 26.01.23.doc

Relates to Section: PART 2

Document Description: 10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development with your case file.

File name: site notice.jpeg

File name: 2022.5138.P - 79-81 Frognal NW3 6XX-2.jpeg

Relates to Section: PART 3

Document Description: 12.a.i. All the plans submitted with the application

File name: Drawings.pdf

Relates to Section: PART 3

Document Description: 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided

File name: Drawings list.docx

Relates to Section: PART 3

Document Description: 12.b.ii. All representations received from interested parties about the application.

File name: No objections or comments..docx

Relates to Section: PART 3

Document Description: 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

File name: Delegated Report.pdf

Relates to Section: PART 3

Document Description:	12.e. Design and Access Statement (if submitted).
File name:	DAS.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Camden Local Plan - cover and introduction.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	A1- Managing the Impact of Development.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Pages from Hampstead NP Appendices - Intro.pdf
File name:	Pages from Hampstead NP Appendices - DH1 and DH2.pdf
File name:	Pages from Hampstead NP 2018-2033 - Intro.pdf
File name:	Pages from Hampstead NP 2018-2033 - DH intro+policies DH1 &DH2.pdf
File name:	Report to Cabinet and Council.pdf
File name:	Hampstead NDP Adoption statement.pdf
File name:	Application for Redesignation (2019).pdf
File name:	Constitution (2014).pdf
File name:	Hampstead NF Area Application.pdf
File name:	Neighbourhood area - map.pdf
Relates to Section:	PART 3
Document Description:	12.g.Extracts from relevant policies which have been saved by way of a direction.
File name:	Article 4 Direction Notice and Schedules - Hampstead Conservation Area.pdf
File name:	Article 4 Hampstead CA map.pdf
File name:	Hampstead Conservation Area Design Guide.pdf
Relates to Section:	PART 3
Document Description:	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
File name:	Amenity CPG January 2021.pdf
File name:	Design CPG January 2021.docx
Relates to Section:	PART 3
Document Description:	12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
File name:	2020 3418 P Decision.pdf
File name:	2020 3418 P DAS.pdf
File name:	2020 3418 P DAS - photos.pdf
File name:	2020 3418 P Heritage Statement.pdf
File name:	2020 3418 P Sk00 Proposed Site Plan.pdf
File name:	2020 3418 P Sk04 to 05, Sk35.pdf
File name:	2020 3418 P Sk16.pdf
File name:	2020 3418 P Sk17 to 19.pdf
File name:	2020 3418 P Sk20 to 23.pdf

File name:	2020 3418 P Sk28 to 30.pdf
File name:	2020 3418 P Sk31.pdf
File name:	2020 3418 P Sk40 to 41, and Sk43 to 46.pdf
File name:	2020 3418 P Sk101 to 103.pdf
File name:	2020 3418 P Su00 to 07.pdf
File name:	2020 3418 P Su00.pdf
Completed by	Not Set
Date	24/07/2023 13:15:15
LPA	London Borough of Camden