

## 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/23/3322161
Appeal By	MS ALISON JANE BAKER
Site Address	5 Pilgrims Lane LONDON NW3 1SJ

#### 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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
APP/X5210/D/23/3324781 APP/X5210/D/23/3326076 APP/X5210/W/23/3319662 APP/X5210/W/23/3320884 APP/X5210/W/23/3324495				
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
To assess impact on the Conservation Area and Neighbourhood Area.				
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.a. Is the site within a Conservation area? Please attach a plan of the Conservation area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area? Please attach a plan of the Conservation Area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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"/> <a href="#">see 'Questionnaire Documents' section</a>			
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"/> <a href="#">see 'Questionnaire Documents' section</a>			
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 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.

[see 'Questionnaire Documents' section](#)

### 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 type="checkbox"/> No	<input checked="" 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 sections 3.4 and 4.5 and Part 5 of the Officer's 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;



[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

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;



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

2022/2476/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/23/3322161

Appeal By MS ALISON JANE BAKER

Site Address  
5 Pilgrims Lane  
LONDON  
NW3 1SJ

### 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:** 6.b. A plan of the Conservation Area.

**File name:** Hampstead Conservation Area Design Guide.pdf

**File name:** Article 4 Hampstead CA map.pdf

**File name:** Article 4 Direction Notice and Schedules - Hampstead Conservation Area.pdf

**File name:** Pages from Local List - Hampstead Town.pdf

**File name:** Pages from Local List - Lamp Posts.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:** LLOYDS BANK, 1 & 3 Pilgrim's Lane - listing 1130392 Historic England.pdf

**File name:** SIDNEY HOUSE - listing 1139060 Historic England.pdf

**File name:** ROSSLYN HOUSE listing 1139059 Historic England.pdf

**File name:** COSSEY COTTAGE - listing 1139061 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 06.10.22.doc

**Relates to Section:** PART 2

**Document Description:** 10.d. 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.

**File name:** Noise Impact Assessment.pdf

**File name:** Daikin Brochure.pdf

**File name:** Appendix 1 - Low sound enclosure spec.pdf

**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:** 2022.2476.P - 2A Pilgrim's Lane NW NW3 1SL.jpeg

**File name:** 2022.2476.P - 7A Pilgrim's Lane NW NW3 1SJ.jpeg

**Relates to Section:** PART 3

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

<b>File name:</b>	PILNE-D401.pdf
<b>File name:</b>	PILNE-E001.pdf
<b>File name:</b>	PILNE-E002.pdf
<b>File name:</b>	PILNE-E401.pdf
<b>File name:</b>	PILNE-E402.pdf
<b>File name:</b>	PILNE-L001.pdf
<b>File name:</b>	PILNE-L401.pdf
<b>File name:</b>	PILNE-P001.pdf
<b>File name:</b>	PILNE-P002.pdf
<b>File name:</b>	PILNE-P003.pdf
<b>File name:</b>	PILNE-P401.pdf
<b>File name:</b>	PILNE-P402.pdf
<b>File name:</b>	PILNE-P403.pdf
<b>File name:</b>	PILNE-S001.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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
<b>File name:</b>	Drawing Nos.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.b.ii. All representations received from interested parties about the application.
<b>File name:</b>	4th Oct 22.pdf
<b>File name:</b>	representation on behalf of 2 neighbours (24th Oct) The Heath & Hampstead Society (27th Oct 22).pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	HAS appeal notification letter - 5 Pilgrim's Lane.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	HAS appeal notification distribution list.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Report.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	DAS.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	CC2 - Adapting to Climate Change.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>Relates to Section:</b>	PART 3

<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Report to Cabinet and Council.pdf
<b>File name:</b>	Hampstead NDP Adoption statement.pdf
<b>File name:</b>	Pages from Hampstead NP Appendices - DH1 and DH2.pdf
<b>File name:</b>	Pages from Hampstead NP Appendices - Intro.pdf
<b>File name:</b>	Pages from Hampstead NP 2018-2033 - DH intro+policies DH1 &DH2.pdf
<b>File name:</b>	Pages from Hampstead NP 2018-2033 - Intro.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Design CPG and Home Improvements CPG (January 2021).docx
<b>File name:</b>	Energy efficiency CPG January 2021.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	2021_3160_P Decision Notice.pdf
<b>File name:</b>	2021_3160_P DAS.pdf
<b>File name:</b>	2021_3160_P Superseded - DAS.pdf
<b>File name:</b>	2021_3160_P Withdrawn - Noise Impact Assessment.pdf
<b>File name:</b>	2021_3160_P Withdrawn - Daikin Brochure.pdf
<b>File name:</b>	2021_3160_P drawings list.docx
<b>File name:</b>	2021_3160_P PILNE-E002.pdf
<b>File name:</b>	2021_3160_P PILNE-L001.pdf
<b>File name:</b>	2021_3160_P PILNE-P001.pdf
<b>File name:</b>	2021_3160_P PILNE-P002.pdf
<b>File name:</b>	2021_3160_P PILNE-P003.pdf
<b>File name:</b>	2021_3160_P PILNE-S001.pdf
<b>File name:</b>	2021_3160_P PILNE-L101A, E101A, E102A, P101A, P102A, P103A, S101A.pdf
<b>Completed by</b>	<input type="text" value="Not Set"/>
<b>Date</b>	<input type="text" value="25/07/2023 14:15:44"/>
<b>LPA</b>	<input type="text" value="London Borough of Camden"/>