

## 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/23/3321464

Appeal By

MR & MS JON & FIONA MCGUIRE & DUNCAN

Site Address

4 Oakford Road  
LONDON  
NW5 1AH

#### 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/W/22/3312937, APP/X5210/W/22/3313964, APP/X5210/W/23/3314134

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 original roof form and the character and appearance of the host building. To assess impact on 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

6.b. Is the site adjacent to a Conservation Area? Yes  No

6.c. Is the site within a green belt? Yes  No

6.d. Is the site in an Area of Outstanding Natural Beauty? Yes  No

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building? Yes  No

7.b. Would the proposed development affect the setting of a listed building? Yes  No

8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building? Yes  No

9. Is any part of the site subject to a Tree Preservation Order? Yes  No

**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  No

**Screening**

10.c.i. Have you issued a Screening Opinion (SO)? Yes  No

**Environmental Statement (ES)**

10.d. Has the appellant supplied an environmental statement? Yes  No

**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  N/A   
 see 'Questionnaire Documents' section

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes  No

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  No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes  No

11.d. any other conditions you regard as necessary? Yes  No

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

the box below

As per Part 7.0 of the Officer 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);



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.



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.



13. Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm that they will follow under separate email.

I do not have a copy of the enforcement notice. Should this be published I will email you.

**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

2021/0315/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/23/3321464

Appeal By

MR & MS JON & FIONA MCGUIRE & DUNCAN

Site Address

4 Oakford Road  
LONDON  
NW5 1AH

### The documents listed below were uploaded with this form:

**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:** 2021\_0315\_P.jpeg

**File name:** 2021\_0315\_P-3.jpeg

**Relates to Section:** PART 3

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

**File name:** Block plan 002.pdf

**File name:** Existing drawings 010 to 014.pdf

**File name:** Location plan 001.pdf

**File name:** Proposed drawings 020, 021, 022, 013, 024.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:** Report.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

**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.
<b>File name:</b>	Pages from KTNP (General Development Policies) - policy D3.pdf
<b>File name:</b>	KTNP Neighbourhood Plan (2016) - Intro.pdf
<b>File name:</b>	Adoption Statement.pdf
<b>File name:</b>	Basic Conditions Statements.pdf
<b>File name:</b>	KTNDP 2015 – 2030 Examiners Report.pdf
<b>File name:</b>	KTNP (Appendices).pdf
<b>File name:</b>	KTNP (General Development Policies).pdf
<b>File name:</b>	KTNP (Site Specific Policies).pdf
<b>File name:</b>	Strategic Environmental Assessment - non-technical summary.pdf
<b>File name:</b>	Strategic Environmental Assessment.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.g.Extracts from relevant policies which have been saved by way of a direction.
<b>File name:</b>	Article 4 Direction incl plan confirmed 3 October 2016.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 (Jan 2021).docx
<b>Completed by</b>	<input type="text" value="Not Set"/>
<b>Date</b>	<input type="text" value="26/07/2023 14:24:02"/>
<b>LPA</b>	<input type="text" value="London Borough of Camden"/>