

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/23/3326076

Appeal By

MR SEBASTIAN BULL

Site Address

3 Keats Close
LONDON
NW3 2RP

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/23/3322161
APP/X5210/D/23/3324781

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 host property; the Conservation Area; and 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 ☐ 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 | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 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 ☐ 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 ☐

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 ☒ 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 ☒

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

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|--|-------------------------------------|
| 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; | <input type="checkbox"/> |
| 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> 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; | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | |
| <input checked="" type="checkbox"/> 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; | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | |
| 12.e. Design and Access Statement (if submitted); | <input type="checkbox"/> |
| 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | |
| 12.g. Extracts from relevant policies which have been saved by way of a direction; | <input type="checkbox"/> |
| 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; | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> 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. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> 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; | <input type="checkbox"/> |
| 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; | <input type="checkbox"/> |
| 12.l. Your Authority's CIL charging schedule is being/has been examined; | <input type="checkbox"/> |
| 12.m. Your Authority's CIL charging schedule has been adopted. | <input type="checkbox"/> |
| Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire. | |

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|--|-------------------------------------|
| LPA Details | |
| I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or | <input checked="" type="checkbox"/> |

agent today.

LPA's reference

2023/1179/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/23/3326076

Appeal By MR SEBASTIAN BULL

Site Address
3 Keats Close
LONDON
NW3 2RP

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

File name: Press Notice (Camden) - H&H 13.04.23.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: Planning Statement.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: 2023.1179.P - 1 Keats Close NW3 2RP.jpeg

File name: 2023.1179.P - 4 Heath Hurst Road NW3 2RX.jpeg

File name: 2023.1179.P - 61 South End Road NW3 2QB.jpeg

Relates to Section: PART 3

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

File name: PL 001 Location Plan, Site Plan.pdf

File name: PL 002 Existing Plans.pdf

File name: PL 003 Existing Section and Elevations.pdf

File name: PL 004 Proposed Plans.pdf

File name: PL 005 Proposed Section and Elevations.pdf

File name: Site Photographs.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: 12 4 23 09.21.pdf

| | |
|------------------------------|---|
| File name: | The Heath & Hampstead Society.pdf |
| Relates to Section: | PART 3 |
| Document Description: | 12.c. A copy of the letter with which you notified people about the appeal. |
| File name: | HAS appeal notification - 3 Keats Close.pdf |
| Relates to Section: | PART 3 |
| Document Description: | 12.c. A list of the addresses of the people who were notified of the appeal. |
| File name: | HAS appeal notification distribution list (Heath & Hampstead Society).pdf |
| File name: | HAS appeal notification distribution list (Neighbour).pdf |
| 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 |
| 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: | Report to Cabinet and Council.pdf |
| File name: | Pages from Hampstead NP 2018-2033 - Intro.pdf |
| File name: | Pages from Hampstead NP 2018-2033 - Design and Heritage.pdf |
| File name: | Pages from Hampstead NP 2018-2033 - Policies DH1 and DH2.pdf |
| File name: | Pages from Hampstead NP Appendices - Policies DH1 and DH2.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: | Pages from Home Improvements CPG Jan 2021 - Intro.pdf |
| File name: | Pages from Home Improvements CPG Jan 2021 - Chapter 2.2.pdf |
| File name: | Pages from Amenity CPG Jan 2021 - Chapters 2 and 3.pdf |
| File name: | Pages from Amenity CPG Jan 2021 - Intro.pdf |
| 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: | 2022_0459_P Decision.pdf |
| File name: | 2022_0459_P Documents listed in Decision.docx |
| File name: | 2022_0459_P DAS & Heritage Assessment (1 Feb 22).pdf |
| File name: | 2022_0459_P Planning Statement (1 Feb 22).pdf |
| File name: | 2022_0459_P Site Photographs.pdf |
| File name: | 2022_0459_P Drawing PL 001.pdf |
| File name: | 2022_0459_P Drawing PL 002.pdf |

File name: 2022_0459_P Drawing PL 003.pdf
File name: 2022_0459_P Drawing PL 004.pdf
File name: 2022_0459_P Drawing PL 005.pdf

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Date 09/08/2023 17:41:38

LPA London Borough of Camden