

## 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/23/3323840
Appeal By	MR VIJAY PINDORIA
Site Address	139-147 Camden Road Camden London NW1 9HJ

#### PART 1

1.a. Do you consider the written representation procedure to be suitable?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
<i>Note: If the written procedure is agreed, the Inspector will visit the site <b>unaccompanied</b> 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.</i>			
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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please explain			
To assess impact on the area as well as the adjacent park. To assess impact on the Neighbourhood Area. To assess impact on the adjacent Conservation Area.			
2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please describe			
Proximity of A503. Proximity of Operational Railway Environment			
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
---	-----	-----------------------------	-------------------------------------

5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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 and Conservation Areas) Regulations 1990?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<b>8. Please indicate the development type for the application to which the appeal relates.</b>				
Major Developments				<input type="checkbox"/>
Minor Developments				<input checked="" type="checkbox"/>
Other Developments				<input type="checkbox"/>
<b>8.b. Minor Developments</b>				
Dwellings				<input type="checkbox"/>
Offices/R and D/light industry				<input type="checkbox"/>
General industry/storage/warehousing				<input type="checkbox"/>
Retail and services				<input type="checkbox"/>
Traveller caravan pitches				<input type="checkbox"/>
All other minor developments				<input checked="" type="checkbox"/>
<b>Is the appeal site within:</b>				
9.a. A Green Belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

### PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Please attach a plan of the Conservation Area.				
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section				
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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 ☐ No ☒

### 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 ☐ No ☒

20.c.i. Have you issued a screening opinion (SO)

Yes ☐ No ☒

### Environmental Impact Assessment - Environmental Statement (ES)

20.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

### 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 ☒ N/A ☐

☒ see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes ☐ No ☒

**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

22. Do you wish to attach your statement of case?

Yes ☐ No ☒

### For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes ☒ No ☐

**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;



☒ [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;



☒ [see 'Questionnaire Documents' section](#)

Deadline

24/10/2023

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



☒ [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;



☒ [see 'Questionnaire Documents' section](#)

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](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

A1 Managing the impact of development A2 Open space A3 Biodiversity A4 Noise and vibration CC1 Climate Change Mitigation CC2 Adapting to climate change CC3 Water and flooding CC4 Air quality CC5 Waste C5 Safety and security C6 Access for all D1 Design D2 Heritage E2 Employment Premises and Sites H1 Maximising housing supply H4 Maximising the supply of affordable housing H6 Housing choice and mix H7 Large and small homes T1 Prioritising walking, cycling and public transport T2 Parking and car free development T3 Transport infrastructure T4 Sustainable movement of goods and services

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.*

☒ [see 'Questionnaire Documents' section](#)

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.*

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; ☐

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 ☒

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

2022/4293/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/23/3323840

Appeal By MR VIJAY PINDORIA

Site Address  
139-147 Camden Road  
Camden  
London  
NW1 9HJ

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

**Relates to Section:** PART 3

**Document Description:** 12.b. A plan of the Conservation Area.

**File name:** Camden Square CAAMS (2011).pdf

**File name:** Map - CA boundary.pdf

**File name:** Map - Camden Square townscape appraisal.pdf

**File name:** Map - Camden Square 1873-1877 Ordnance Survey.pdf

**File name:** Map - Camden Square 1894 Ordnance Survey.pdf

**File name:** Map - Camden Square 1914 Ordnance Survey.pdf

**File name:** Map - Camden Square designation dates.pdf

**File name:** Map - Camden Square character areas.pdf

**File name:** Map - Camden Square topography.pdf

**File name:** Map - Camden Square urban grain.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:** Arboricultural Implications Assessment (4th October 2022).pdf

**File name:** Construction Management Plan (Pro-Forma).pdf

**File name:** Design and Access Statement (Rev A).pdf

**File name:** Energy and Sustainability Statement (22 September 2022).pdf

**File name:** Noise and Vibration Assessment (29 September 2022).pdf

**File name:** Vehicle Maintenance Centre Operational Statement (undated).pdf

**File name:** Planning Statement (4th October 2022).pdf

**File name:** Contamination report (Desk Study Report) (September 2022).pdf

**File name:** Contamination report (Maps & plans) (2).pdf

**File name:** Contamination report (Maps and plans and UXO Risk Assessment).pdf

**File name:** Contamination report (Maps and plans).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:** 2022.4293.P - 4-6 Sandall Road NW5.jpeg

**File name:** 2022.4293.P - 4-6 Sandall Road NW5-2.jpeg

**File name:** 2022.4293.P - 196-206 Camden Road NW1 9HG.jpeg

**Relates to Section:** PART 5

**Document Description:** 24.a. A copy of the letter with which you notified people about the appeal.

**File name:** Notification letter (WR) 139-147 Camden Road.pdf

<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	CAAC and Neighbourhood forum.docx
<b>File name:</b>	appeal application distribution list.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	04 Dec 22 18.09 LL.pdf
<b>File name:</b>	04 Dec 22 20.36 BEA.pdf
<b>File name:</b>	05 Dec 22 10.19 DN.pdf
<b>File name:</b>	17 March 2023 15.29 AGR.pdf
<b>File name:</b>	30 Nov 22 12.50 AZL.pdf
<b>File name:</b>	Camden Square CAAC.pdf
<b>File name:</b>	Friends of Cantelowes Gardens.pdf
<b>File name:</b>	Kentish Town Neighbourhood Forum.pdf
<b>File name:</b>	Network Rail Consultation Response.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.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 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	A2 - Open Space.pdf
<b>File name:</b>	A3 - Biodiversity.pdf
<b>File name:</b>	A4 - Noise and vibration.pdf
<b>File name:</b>	C5 - Safety and Security.pdf
<b>File name:</b>	C6 - Access for all.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	CC2 - Adapting to Climate Change.pdf
<b>File name:</b>	CC3 - Water and Flooding.pdf
<b>File name:</b>	CC4 - Air Quality.pdf
<b>File name:</b>	CC5 - Waste.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	E2 - Employment Premises and Sites.pdf
<b>File name:</b>	H1 - Maximising Housing Supply.pdf
<b>File name:</b>	H4 - Maximising the Supply of Affordable Housing.pdf
<b>File name:</b>	H6 - Housing Choice and Mix.pdf
<b>File name:</b>	H7 - Large and Small Homes.pdf
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	T2 - Parking and Car Free Development.pdf
<b>File name:</b>	T3 - Transport Infrastructure.pdf
<b>File name:</b>	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	KTNP Neighbourhood Plan (2016).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 5
<b>Document Description:</b>	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.
<b>File name:</b>	Air Quality CPG January 2021.pdf
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Developer contributions CPG March 2019.pdf
<b>File name:</b>	Employment sites and business premises CPG January 2021.pdf
<b>File name:</b>	Energy efficiency and adaptation CPG January 2021.pdf
<b>File name:</b>	Housing CPG January 2021.pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<b>File name:</b>	Trees CPG March 2019.pdf
<b>File name:</b>	Water and Flooding CPG March 2019.pdf
<b>File name:</b>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Design CPG January 2021 - Chapter 4.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	Pages from London Plan 2021 - intro.pdf
<b>File name:</b>	Pages from London Plan 2021 Chapter 3 Design front page.pdf
<b>File name:</b>	Pages from London Plan 2021 - D4.pdf
<b>File name:</b>	Pages from London Plan 2021 - D6.pdf
<b>File name:</b>	Pages from London Plan 2021 - D7.pdf
<b>File name:</b>	Pages from London Plan 2021 Chapter 4 Housing front page.pdf
<b>File name:</b>	Pages from London Plan 2021 - H1.pdf
<b>File name:</b>	Pages from London Plan 2021 - H4.pdf
<b>File name:</b>	Pages from London Plan 2021 - H10.pdf
<b>File name:</b>	Pages from London Plan 2021 Chapter 10 Transport front page.pdf
<b>File name:</b>	Pages from London Plan 2021 - T1.pdf
<b>File name:</b>	Pages from London Plan 2021 - T4.pdf
<b>File name:</b>	Pages from London Plan 2021 - T5.pdf
<b>File name:</b>	Pages from London Plan 2021 - T6.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Pages from Local List - Intro.pdf
<b>File name:</b>	Pages from Local List - Cantelowes.pdf
<b>File name:</b>	Pages from Local List - Camden School for Girls.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	22/09/2023 17:35:04
<b>LPA</b>	London Borough of Camden