

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/23/3328928
Appeal By	MR BRYANT PARK
Site Address	14 Well Road London NW3 1LH

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/23/3326076				
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input checked="" type="checkbox"/>	No	<input 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 character and appearance of the host building, and the streetscene. To assess impact on the Conservation Area, and the 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?	Yes	<input type="checkbox"/>	No	<input checked="" 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 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 No
 If yes, please send a copy of the site notice and the required local advertisement.
 [see 'Questionnaire Documents' section](#)
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
 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

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

- the box below

Consideration with respect to the Officer's report, particularly sections 2.1 and 5.1.

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

2023/0208/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/23/3328928

Appeal By MR BRYANT PARK

Site Address
14 Well Road
London
NW3 1LH

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 ADVERT H&H - 09.03.2023.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: Cover Letter incl planning and heritage statement.pdf

File name: Design and Access 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: 2023.0208.P - 13 Well Road NW3 1LH 1.jpeg

File name: 2023.0208.P - 21 Well Road NW3 1LH 1.jpeg

File name: 2023.0208.P - 13 Well Road NW3 1LH.jpeg

File name: 2023.0208.P - 21 Well Road NW3 1LH.jpeg

Relates to Section: PART 3

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

File name: Existing drawings 2202_X_10_01, 2202_X_20_00 and 02, 2202_X_40_01 to 04.pdf

File name: Proposed drawings 2007_P_20_01 and 00, 2007_P_20_02, 2007_P_40_01 to 04.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: Image accompanying consultation response.JPG

File name:	Objection (Redacted).pdf
File name:	Response - no 1.pdf
File name:	planning application - consultation responses received from.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:	notification letter HAS.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.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:	Design and Access Statement.pdf
File name:	Cover Letter incl planning and heritage statement.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 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
File name:	Report to Cabinet and Council.pdf
File name:	Hampstead NDP Adoption statement.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 and Home Improvements CPG Jan 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:	2013_4357_C Conservation Area Consent Granted.pdf
File name:	2013_3998_P Householder Application Granted Subject to a Section 106

	Legal Agreement.pdf
File name:	2013_3998_P & 2013_4357_C Legal Agreement dated 29 July 2014.pdf
File name:	2014_5103_P Full Planning Permission Granted Subject to a Section 106 Legal Agreement.pdf
File name:	2014_5103_P Deed of Variation dated 21 August 2015.pdf
File name:	2016_3310_P Second Deed of Variation dated 29 December 2016.pdf
File name:	2016_3310_P Variation or Removal of Condition(s).pdf
File name:	2017_0789_P Approval of Details Granted.pdf
File name:	2017_6700_P Deed of Variation dated 14 September 2018.pdf
File name:	2017_6700_P Variation or Removal of Condition(s).pdf
File name:	2017_6700_P drawing 639_34 rev H.pdf
File name:	2017_6700_P drawing 639_34 rev I.pdf
File name:	2017_6700_P drawing 639_36 rev H.pdf
File name:	2017_6700_P drawing 639_36 rev I.pdf
File name:	2017_6700_P drawing 639_31 rev N.pdf
File name:	2017_6700_P drawing 639_31 rev O.pdf
File name:	2023_3262_P Application form.pdf
File name:	2023_3262_P Existing Site Plan, Existing and Proposed Plan-01, Existing and Proposed Elevations, Existing and Proposed Side Elevations.pdf
File name:	2023_3262_P Garden Photos (application supporting documents).pdf
File name:	2023_3262_P Cover Letter (application supporting documents).pdf
Completed by	Not Set
Date	06/10/2023 14:20:55
LPA	London Borough of Camden