

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/23/3323926

Appeal By

MR MOHAMMED RIAZ

Site Address

Warehouse to the rear of 49 Brecknock Road
Camden
London
N7 0BT

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** 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.*

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 No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

Please explain

To assess the impact of the change of use.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

Please describe

Proximity of A5200.
Proximity of junction of A503 and A5200.
The warehouse is vacant.
Unconfirmed risk of asbestos.
Unconfirmed risk of debris and/or bulk rubbish.

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 No

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 No

Please give our reference number(s)

Please attach details

see 'Questionnaire Documents' section

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes No
5. Was a site ownership certificate submitted with the application? Yes No
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 No
7. Does the appeal relate to a county matter? Yes No
- 8. Please indicate the development type for the application to which the appeal relates.**
- Major Developments
- Minor Developments
- Other Developments
- 8.c. Other Developments**
- Mineral working
- Change of use
- Householder developments
- Is the appeal site within:**
- 9.a. A Green Belt? Yes No
- 9.b. An Area of Outstanding Natural Beauty? Yes No
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 No

PART 3

11. Would the development require the stopping up or diverting of a public right of way? Yes No
- Please attach an extract from the Definitive Map and Statement for the area, and any other details
 see 'Questionnaire Documents' section
- 12.a. Is the site in a Conservation Area? Yes No
- 12.b. Is the site adjacent to a Conservation Area? Yes No
- 12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? Yes No
- 13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? Yes No
- 13.b. Would the proposed development affect the setting of a listed building? Yes No
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Yes No

Monuments Act 1953?

- | | | | |
|---|-----|-----------------------------|-------------------------------------|
| 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 | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|--|-----|-----------------------------|-------------------------------------|

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 | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 20.c.i. Have you issued a screening opinion (SO) | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

Environmental Impact Assessment - Environmental Statement (ES)

- | | | | |
|--|-----|-----------------------------|-------------------------------------|
| 20.d. Has the appellant supplied an environmental statement? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|--|-----|-----------------------------|-------------------------------------|

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.
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Applies <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> | |
| 21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

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 | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|---|-----|-----------------------------|-------------------------------------|

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

18/12/2023

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 C5 Safety and Security D1 Design
E1 Economic development E2 Employment premises and sites H1 Maximising
housing supply H4 Maximising the supply of affordable housing H6 Housing
choice and mix T1 Prioritising walking, cycling and public transport T2
Parking and car-free development

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.

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;

Please provide the date of adoption:

30/10/2010

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

2022/3233/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/23/3323926

Appeal By MR MOHAMMED RIAZ

Site Address Warehouse to the rear of 49 Brecknock Road
Camden
London
N7 0BT

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.b. Copies of any other appeals or matters, including our reference number(s) which are adjacent or close to the site still being considered by us or the Secretary of State.
File name: Start letter 3323840.pdf
File name: Start letter 3302786.pdf

Relates to Section: PART 3
Document Description: 11. An extract from the Definitive Map and Statement for the area.
File name: (Planning History) 4412 Decision Notice.pdf
File name: (Planning History) 4412 (Plans, block plan and right of way) (49, 49A, 41A).pdf
File name: Consultation Response - Neighbour.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: 2022.3233.P - 35A Brecknock Road N7 0BT.jpeg
File name: 2022.3233.P - 35A Brecknock Road N7 0BT-2.jpeg
File name: 2022.3233.P - 47A Brecknock Road N7 0BT.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 to Long Meadow, ro 49 Brecknock Road (site notice).pdf
File name: Notification letter (WR) rear of 49 Brecknock Road.pdf
File name: Torriano estate site notice - close up.jpeg
File name: Torriano estate site notice (1 Tanhouse Field).jpeg
File name: Torriano estate site notice (11 Landleys Fields).jpeg

Relates to Section: PART 5
Document Description: 24.b. A document containing a list of the people you notified of the appeal.
File name: Notification distribution list.pdf
File name: Kentish Town Neighbourhood Forum.pdf

Relates to Section: PART 5
Document Description: 24.c. Copies of all representations received from interested parties about the original application.
File name: Consultation Response - Neighbourhood Forum.pdf
File name: Consultation Response - Neighbour.pdf

Relates to Section: PART 5
Document Description: 24.d. The planning officer's report to committee or delegated report on the

	application and any other relevant documents/minutes.
File name:	Report.pdf
File name:	(Relevant History) 31427 Decision Notice.pdf
File name:	(Relevant History) 31427 OS Extract.pdf
File name:	(Relevant History) 31427 Decision - reference to Decision 7944.pdf
File name:	(Relevant History) 31427 Decision - reference to Drawing approved for application 7944.pdf
File name:	(Relevant History) 9401366 Decision Notice.pdf
File name:	(Relevant History) 9401366 Existing drawing 352_01 (with block plan).pdf
File name:	(Relevant History) 9401366 Proposed drawing 352_02.pdf
File name:	(Relevant History) 9500350 Decision Notice, 49 Brecknock Rd.pdf
File name:	(Relevant History) 9500350 Drawing 451_95_2.pdf
File name:	(Relevant History) 9500350 Drawing 451_95_1.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Camden Local Plan - cover and introduction.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A1 - Managing the Impact of Development.pdf
File name:	C5 - Safety and Security.pdf
File name:	D1 - Design.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	E1 - Economic Development.pdf
File name:	E2 - Employment Premises and Sites.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	H4 - Maximising the Supply of Affordable Housing.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	H6 - Housing Choice and Mix.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Pages from KTNP KTNP Neighbourhood Plan (2016) intro.pdf
File name:	Pages from KTNP (General Development Policies) policy D3.pdf
File name:	Pages from KTNP (General Development Policies) policy SW1.pdf
Relates to Section:	PART 5
Document Description:	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.
File name:	Altering and extending your home CPG March 2019.pdf
File name:	Amenity CPG January 2021.pdf
File name:	Design CPG January 2021.docx
File name:	Employment sites and business premises CPG January 2021.pdf
File name:	Energy efficiency and adaptation CPG January 2021.pdf
File name:	Transport CPG January 2021.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	Pages from Local List - Intro.pdf
File name:	Pages from Local List - Kentish Town.pdf
File name:	Pages from Local List - 142 to 186 Leighton Road.pdf
File name:	(Planning History) 20665 Decision Notice.pdf

File name:	(Planning History) 20665 OS Extract, 49 Brecknock Road.pdf
File name:	(Planning History - change of use refusal) 8400475 Decision Notice.pdf
File name:	(Planning History - change of use refusal) 8400475 Drawing (with notes).pdf
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Date	16/11/2023 14:42:47
LPA	London Borough of Camden