

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/23/3334298

Appeal By

MR DANIEL JAFFE

Site Address

8A Hampstead Hill Gardens
London
NW3 2PL

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 ☐

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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 Conservation Area and on the Neighbourhood Area.
To assess the scale and impact of the development.

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 ☐ No ☒

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|-----------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 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

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

Screening

| | | | | |
|---------------------------------------------------|-----|--------------------------|----|-------------------------------------|
| 10.c.i. Have you issued a Screening Opinion (SO)? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
|---------------------------------------------------|-----|--------------------------|----|-------------------------------------|

Environmental Statement (ES)

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|--------------------------------------------------------------|-----|--------------------------|----|-------------------------------------|
| 10.d. Has the appellant supplied an environmental statement? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------|-----|--------------------------|----|-------------------------------------|

Publicity

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------|-----|--------------------------|
| 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 | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------|-----|--------------------------|

☒ see 'Questionnaire Documents' section

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|---------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| 11.a. the development hereby permitted shall begin not later than three years from the date of this decision. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|

| | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------|----|-------------------------------------|
| 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 | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
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|----------------------------------------------------------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| 11.c. the development hereby permitted shall be carried out in accordance with the approved plans. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
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|-----------------------------------------------------|-----|-------------------------------------|----|--------------------------|
| 11.d. any other conditions you regard as necessary? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
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Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ see 'Questionnaire Documents' section

PART 3

| | |
|-------------------------------------------------------|-------------------------------------|
| 12.a.i. All the plans submitted with the application; | <input checked="" type="checkbox"/> |
|-------------------------------------------------------|-------------------------------------|

☒ 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; | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

☒ 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"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|

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|------------------------------------------------------------------------------------------------|-------------------------------------|
| 12.b.ii. All representations received from interested parties about the application, including | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------|-------------------------------------|

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.



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

2021/5750/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/23/3334298

Appeal By MR DANIEL JAFFE

Site Address
8A Hampstead Hill Gardens
London
NW3 2PL

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

File name: 2 and 2A Hampstead Hill Gardens - listing 1378698 Historic England.pdf

File name: 4 Hampstead Hill Gardens - listing1378700 Historic England.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 16.12.21.doc

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_5750_P.jpeg

File name: 2021_5750_P-2.jpeg

File name: 2021_5750_P-3.jpeg

Relates to Section: PART 2

Document Description: 11.d. Any other conditions you regard as necessary.

File name: Decision.pdf

Relates to Section: PART 3

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

File name: Proposed Drawings, all revision A.pdf

File name: (Simon Pryce Arboriculture) Report ref. 21_061.pdf

File name: (Simon Pryce Arboriculture) tree survey ref. 21_061 existing site & proposed site, ground floor and TPP.pdf

File name: (Daniel Kolinsky QC) Legal opinion - Policy A5 Basements.pdf

File name: (Hayhurst&Co Architects) Fire Statement - proposed site plan 288-A800.pdf

File name: (Price & Myers) Structural Method Statement and Drainage Strategy, Rev 04, March 2022.pdf

File name: (SM Planning) Draft Construction Management Plan, 18 Nov 21.pdf

File name: (soiltechnics) BIA, July 2022.pdf

File name: (The Chancery Group) Daylight and Sunlight Matters, 16 November 2021.pdf

File name: (soiltechnics) Ground Investigation Report, June 2021.docx

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: Documents listed in Decision.docx

| | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Relates to Section: | PART 3 |
| Document Description: | 12.b.ii. All representations received from interested parties about the application. |
| File name: | 1x comment 8 HHG Ltd (31 Dec21).pdf |
| File name: | 1x objection (8 Jan22).pdf |
| File name: | 1x objection (10 Jan22).pdf |
| File name: | 1x objection (11 Jan22).pdf |
| File name: | 1x objection 8 HHG Ltd (14 Feb22).pdf |
| File name: | 1x objection, 2 HHG (21 Jan22).pdf |
| File name: | 1x objection, 8 HHG Ltd (25 Aug22).pdf |
| File name: | 1x objection, flat 3, 8 HHG (22 Jan22).pdf |
| File name: | 1x objection, flat 4, 8 HHG (23 Jan22).pdf |
| File name: | 1x objection, flat 7, 8HHG (18 Jan22).pdf |
| File name: | 1x objection, flats 1&2&3&4, 4 HHG.pdf |
| File name: | 1x objection, garden flat& 6A HHG (24 Jan22).pdf |
| File name: | 1x support (12 Dec21).pdf |
| File name: | 1x support (16 Jan22).pdf |
| File name: | 1x support (29 Dec21).pdf |
| File name: | 2 x Support (both 19 Dec21).pdf |
| File name: | 2x support (both 4 Jan22), 1x comment (1 Jan), 1x part support part objection (4 Jan).pdf |
| File name: | 2x support (both 5 Jan22), plus 1x duplication.pdf |
| File name: | 4x Neighbour's comments (23, 26(x2) &28 Dec).pdf |
| File name: | Applicant response to objections - Appendices.pdf |
| File name: | Applicant response to objections (2nd February 2022).pdf |
| File name: | Hampstead Heath Society (7 Jan), 3xsupport (all 9 Jan), part support part refuse (8 Jan).pdf |
| File name: | Hampstead Hill Gardens Residents' Association.pdf |
| File name: | Hampstead Neighbourhood Forum (10 Dec21).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) 8A Hampstead Hill Gardens.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.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.e. Design and Access Statement (if submitted). |
| File name: | Design and Access Statement_Part 1.pdf |
| File name: | Design and Access Statement_Part 2.pdf |
| File name: | Design and Access Statement_ Planning Drawings.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: | A2 - Open Space.pdf |

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| File name: | A3 - Biodiversity.pdf |
| File name: | A4 - Noise and vibration.pdf |
| File name: | A5 - Basements.pdf |
| File name: | CC3 - Water and Flooding.pdf |
| File name: | D1 - Design.pdf |
| File name: | D2 - Heritage.pdf |
| File name: | DM1 - Delivering and Monitoring.pdf |
| File name: | G1 - Delivery and Location of Growth.docx |
| File name: | T1 - Prioritising Walking, Cycling and Public Transport.pdf |
| File name: | T2 - Parking and Car Free Development.pdf |
| File name: | T3 - Transport Infrastructure.pdf |
| File name: | T4 - Sustainable Movement of Goods and Materials - Copy.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: | Hampstead NDP Adoption Statement.pdf |
| File name: | Hampstead NP Adoption - Report to Cabinet and Council.pdf |
| File name: | Pages from Hampstead NP 2018-2033 NP Intro.pdf |
| File name: | Pages from Hampstead NP 2018-2033 Basements, BA policies.pdf |
| File name: | Pages from Hampstead NP 2018-2033 Design and Heritage, DH policies.pdf |
| File name: | Pages from Hampstead NP 2018-2033 Natural environment, NE policies.pdf |
| File name: | Pages from Hampstead NP 2018-2033 Traffic and Transport, TT policies.pdf |
| File name: | Pages from Hampstead NP Appendices - Policies DH1 and DH2.pdf |
| File name: | Pages from Hampstead NP Appendices - Policy BA1.pdf |
| File name: | Pages from Hampstead NP Appendices - Policy BA2.pdf |
| File name: | Pages from Hampstead NP Appendices - Policy NE2.pdf |
| File name: | Pages from Hampstead NP Appendices - Policy NE3.pdf |
| File name: | Pages from Hampstead NP Appendices - Policy NE4.pdf |
| File name: | Pages from Hampstead NP Appendices - Policy TT4.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: | Basements CPG January 2021.pdf |
| File name: | Biodiversity CPG March 2018.pdf |
| File name: | Design CPG and Home Improvements CPG.docx |
| File name: | Developer Contributions CPG March 2019.pdf |
| File name: | Public Open Space CPG January 2021.pdf |
| File name: | Transport CPG January 2021.pdf |
| File name: | Trees CPG March 2019.pdf |
| File name: | Water and Flooding CPG March 2019.pdf |
| Completed by | Not Set |
| Date | 20/12/2023 13:21:23 |
| LPA | London Borough of Camden |