

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/23/3334498

Appeal By

DRS MICHAEL AND NICOLA COREN AND ROSENFELDER

Site Address

14B Elizabeth Mews
LONDON
NW3 4TL

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/23/3326076

APP/X5210/D/23/3334298

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.

To assess impact on the amenity of neighbouring properties.

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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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Screening

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

10.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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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	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
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☒ see 'Questionnaire Documents' section

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"/>
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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 checked="" type="checkbox"/> No	<input 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"/>
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☒ 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"/>
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☒ 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;	<input type="checkbox"/>
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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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
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	
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 type="checkbox"/>
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 checked="" type="checkbox"/>
Please provide the date of adoption:	<div style="border: 1px solid black; padding: 2px; display: inline-block;">30/10/2010</div>
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.	<input checked="" type="checkbox"/>

LPA's reference

2023/1372/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/23/3334498
Appeal By	DRS MICHAEL AND NICOLA COREN AND ROSENFELDER
Site Address	14B Elizabeth Mews LONDON NW3 4TL

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:	Belsize CAS (2002).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 - H&H - 25.05.2023 amended.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:	2023.1372.P - 1-25 Primrose Gardens NW3.jpeg
File name:	2023.1372.P - 2-4 Primrose Gardens NW3.jpeg
File name:	2023.1372.P - 15 Elizabeth Mews NW3 4UH.jpeg
File name:	2023.1372.P - 27A Elizabeth Mews NW3 4UH.jpeg
Relates to Section:	PART 2
Document Description:	11.d. Any other conditions you regard as necessary.
File name:	Decision - condition re the CMP.pdf
Relates to Section:	PART 3
Document Description:	12.a.i. All the plans submitted with the application
File name:	Existing drawings EM.937.51 to 58.pdf
File name:	Proposed drawings EM.937.61 to 68.pdf
File name:	Site and Location Plan EM.937.50.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:	2 x objection, both 16 Jun 23.pdf
File name:	Belsize CAAC Response 22 May 23.pdf
File name:	Belsize CAAC Comments, 17 May 23.pdf
File name:	Press Notice - H&H - 18.05.2023.doc
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, 14B Elizabeth Mews.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:	appeal notification (HAS) distribution list to consultees on application.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, Heritage and Access 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
File name:	DM1 - Delivering and Monitoring.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 January 2021.docx
File name:	Developer Contributions CPG March 2019.pdf
File name:	Home Improvements CPG January 2021.docx
Completed by	Not Set
Date	21/12/2023 15:27:30
LPA	London Borough of Camden