

## 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/24/3337347

Appeal By

.BIG YELLOW SELF STORAGE COMPANY LIMITED

Site Address

Alpha House  
24-27 Regis Road  
Kentish Town  
NW5 3EW

#### 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 impact on the developing masterplan for Regis Road. To assess impact on the Kentish Town Neighbourhood Area.

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

Please describe

The appeal site sits within a busy industrial estate.

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

#### 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	<input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach an extract from the Definitive Map and Statement for the area, and any other details <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section			
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 type="checkbox"/> No	<input checked="" type="checkbox"/>
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

##### 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.  
 see 'Questionnaire Documents' section

Applies  N/A

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

12/03/2024

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 A3 Biodiversity CC1 Climate change mitigation CC2 Adapting to climate change CC3 Water and flooding CC4 Air quality CC5 Waste D1 Design DM1 Delivery and monitoring E1 Economic development E2 Employment premises and sites G1 Delivery and location of growth T1 Prioritising walking, cycling and public transport T2 Parking and car-free development T4 Sustainable movement of goods and materials

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;

Please provide the date of adoption:

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

Completed by

On behalf of

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/24/3337347

Appeal By .BIG YELLOW SELF STORAGE COMPANY LIMITED

Site Address  
Alpha House  
24-27 Regis Road  
Kentish Town  
NW5 3EW

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

**Relates to Section:** PART 3  
**Document Description:** 11. An extract from the Definitive Map and Statement for the area.  
**File name:** access comments.docx  
**File name:** Pre-app letter dated 20 12 2021.pdf  
**File name:** Regis Road Growth Area - Pages from Site Allocations 2020 - 08 Kentish Town Area.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:** 2023.0093.P - 48 Holmes Road NW5 3AB.jpeg  
**File name:** 2023.0093.P - Regis Road NW5-2.jpeg  
**File name:** 2023.0093.P - Regis Road NW5.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:** PUBLIC INQUIRY Notification -ALPHA HOUSE, Regis Road.pdf  
**File name:** Site notice - ALPHA HOUSE PI.pdf

**Relates to Section:** PART 5  
**Document Description:** 24.b. A document containing a list of the people you notified of the appeal.  
**File name:** Appeal notifications distribution list.pdf  
**File name:** KT Road Action, local Neighbourhood Forum, local Residents' Association, Cllr.pdf

**Relates to Section:** PART 5  
**Document Description:** 24.c. Copies of all representations received from interested parties about the original application.  
**File name:** Cllr Apak.pdf  
**File name:** Cllr Headlam-Wells.pdf  
**File name:** Kentish Town Neighbourhood Forum.pdf  
**File name:** Kentish Town Road Action.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:** 2023\_0093\_P Officer Delegated Report.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:** A3 - Biodiversity.pdf  
**File name:** CC1 - Climate Change Mitigation.pdf  
**File name:** CC2 - Adapting to Climate Change.pdf  
**File name:** CC3 - Water and Flooding.pdf  
**File name:** CC4 - Air Quality.pdf  
**File name:** CC5 - Waste.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:** 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:** T4 - Sustainable Movement of Goods and Materials - Copy.pdf

**Relates to Section:** PART 5  
**Document Description:** 24.f. Copies of extracts from any relevant statutory development plan policies.  
**File name:** KTNDP 2015 – 2030 Examiners Report.pdf  
**File name:** KTNP Introduction.pdf  
**File name:** KTNP General Development Policies.pdf  
**File name:** KTNP Site Specific Policies.pdf  
**File name:** KTNP Appendices.pdf  
**File name:** Basic Conditions Statements.pdf  
**File name:** Adoption Statement.pdf  
**File name:** Strategic Environmental Assessment - non-technical summary.pdf  
**File name:** Strategic Environmental Assessment.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:** Air quality CPG January 2021.pdf  
**File name:** Amenity CPG January 2021.pdf  
**File name:** Biodiversity CPG March 2018.pdf  
**File name:** Design CPG January 2021.docx  
**File name:** Developer contributions CPG March 2019.pdf  
**File name:** Employment sites & 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.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.  
**File name:** Kentish Town Planning Framework (July 2020).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 - Introduction.pdf  
**File name:** Pages from Local List - Kentish Town.pdf  
**File name:** Pages from Local List - Kentish Town Station.pdf  
**File name:** Pages from Local List - 20-22 Holmes Road.pdf

**Completed by**

Not Set

**Date**

13/02/2024 14:31:20

**LPA**

London Borough of Camden