

## 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/24/3337969
Appeal By	MR MADRS JENSON
Site Address	72 Maresfield Gardens London NW3 5TD

#### 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
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 host property. To assess impact on the streetscene. To assess impact on the Conservation 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 ' <a href="#">Questionnaire Documents</a> ' 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

### 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

To follow.

## 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);
- 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
- 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

2021/0467/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/24/3337969

Appeal By MR MADS JENSON

Site Address  
72 Maresfield Gardens  
London  
NW3 5TD

### 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:** Fitzjohns\_Netherhall CA Character Appraisal & Management Plan (Dec 22).docx  
**File name:** Superseded - Fitzjohns\_Netherhall CA Statement (2001).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 - 23.09.21.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:** 2021.0467.P.jpeg  
**File name:** 2021.0467.P-2.jpeg

**Relates to Section:** PART 3  
**Document Description:** 12.a.i. All the plans submitted with the application  
**File name:** P190905-XX-RE-EN-16-01-D-Use of VRF Air Conditioning.pdf  
**File name:** Noise Impact Assessment (24 May 2022).pdf  
**File name:** New Dwelling Overheating Strategy.pdf  
**File name:** 0158-GA-102 Proposed South Elevation.pdf  
**File name:** 0158-GA-100 RevA - Proposed Ground Floor Plan.pdf  
**File name:** 0158-GA-006 Location and Site Plan.pdf  
**File name:** 0158-GA-002 Existing South Elevation.pdf  
**File name:** 0158-GA-001 Existing Ground Floor Plan.pdf  
**File name:** superseded 0158-GA-101 - Proposed Ground Floor Plan.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:** listed in Decision Notice.docx

**Relates to Section:** PART 3  
**Document Description:** 12.b.ii. All representations received from interested parties about the application.  
**File name:** CAAC.pdf  
**File name:** 70 Maresfield Gardens.pdf

**Relates to Section:** PART 3  
**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.

<b>File name:</b>	HAS notification letter 72 Maresfield Gardens.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	Fitzjohns Netherhall CAAC.pdf
<b>File name:</b>	appeal notification distribution list.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Delegated Report (Refusal).pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	A4 - Noise and vibration.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	CC2 - Adapting to Climate Change.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Energy efficiency and adaptation CPG January 2021.pdf
<b>File name:</b>	Design CPG and Home Improvements CPG.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	EN20_0519 Enforcement notice without schedule of addresses.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	23/02/2024 11:59:36
<b>LPA</b>	London Borough of Camden