

## 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/24/3339476

Appeal By MS KRYSTLE OMEARA

Site Address  
Flat 3, 70 Canfield Gardens  
Camden  
LONDON  
NW6 3ED

#### 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 Conservation Area.

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

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 ☐ 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

Yes ☒ No ☐

and Conservation Areas) Regulations 1990?

6.a. If a press advert notice was published, please upload a copy

☒ see 'Questionnaire Documents' section

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.b. Minor Developments**

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other minor 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



12.a. Is the site in a Conservation Area?

Yes ☒ No



Please attach a plan of the Conservation Area

☒ see 'Questionnaire Documents' section

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 Monuments Act 1953?

Yes ☐ No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

Yes ☐ No



16. Is any part of the site subject to a Tree Preservation Order?

Yes ☐ No



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

Yes ☐ No



Purchase Act 2004) relating to the application site?

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes ☐ No ☒

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 ☐ No ☒

19.b. Are any protected species likely to be affected by the proposals? Yes ☐ No ☒

#### 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. Applies ☒ N/A ☐  
☒ see 'Questionnaire Documents' section

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

12/06/2024

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](#)

List of policies

A1 - Managing the impact of development D1 - Design D2 – Heritage

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;



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

2023/4336/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/24/3339476

Appeal By MS KRYSTLE OMEARA

Site Address  
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Camden  
LONDON  
NW6 3ED

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

**Relates to Section:** PART 2

**Document Description:** 6.a. A copy of the notice published.

**File name:** PRESS ADVERT H&H - 23.11.2023.doc

**Relates to Section:** PART 3

**Document Description:** 12.a. A plan of the Conservation Area.

**File name:** South Hampstead CAMS (2011).pdf

**File name:** South Hampstead CA Urban Grain.pdf

**File name:** South Hampstead CA Tree Character.pdf

**File name:** South Hampstead CA Townscape.pdf

**File name:** South Hampstead CA Topography.pdf

**File name:** South Hampstead CA map.pdf

**File name:** South Hampstead CA Designation date.pdf

**File name:** South Hampstead CA Character 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:** 2023.4336.P - 68 Canfield Gardens NW6 3ED.jpeg

**File name:** 2023.4336.P - 99 Canfield Gardens NW6 3DY.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 letter (WR) 70 Canfield Gardens.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 notification distribution list.pdf

**Relates to Section:** PART 5

**Document Description:** 24.c. Copies of all representations received from interested parties about the original application.

**File name:** No responses received.docx

**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

**Relates to Section:** PART 5

**Document Description:** 24.f. Copies of extracts from any relevant statutory development plan policies.

<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	Pages from Amenity CPG Jan 2021 - Intro.pdf
<b>File name:</b>	Pages from Amenity CPG Jan 2021 - Chapters 2 and 3.pdf
<b>File name:</b>	Pages from Design CPG January 2021 - Intro & chapters 2 and 3.pdf
<b>File name:</b>	Pages from Home Improvements CPG Jan 2021 - Intro.pdf
<b>File name:</b>	Pages from Home Improvements CPG Jan 2021 - Materials.pdf
<b>File name:</b>	Pages from Home Improvements CPG Jan 2021 - 2.2.3 Balconies and Terraces'.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Relevant Planning history as per Officer's Report.docx
<b>File name:</b>	2023_2028_P Drawing NS-4880-100 rev D.pdf
<b>File name:</b>	2023_2028_P Decision, 91 Canfield Gardens.pdf
<b>File name:</b>	2023_1582_P Cover Letter.pdf
<b>File name:</b>	2023_1582_P DAS.pdf
<b>File name:</b>	2023_1582_P Drawings 200 to 204.pdf
<b>File name:</b>	2023_1582_P Drawing 001.pdf
<b>File name:</b>	2023_1582_P Drawing 000.pdf
<b>File name:</b>	2023_1582_P Urban Greening Factor.pdf
<b>File name:</b>	2023_1582_P Drawings 210 to 212, 213A, 214 to 215.pdf
<b>File name:</b>	2023_1582_P Decision, 101 Canfield Garden.pdf
<b>File name:</b>	2023_0109_P Cover Letter.pdf
<b>File name:</b>	2023_0109_P DAS.pdf
<b>File name:</b>	2023_0109_P Drawings 100 to 102.pdf
<b>File name:</b>	2023_0109_P Drawing 001.pdf
<b>File name:</b>	2023_0109_P Drawing 000.pdf
<b>File name:</b>	2023_0109_P Urban Greening Factor.pdf
<b>File name:</b>	2023_0109_P Drawings 200 to 202 Rev B.pdf
<b>File name:</b>	2023_0109_P Decision, 101 Canfield Gardens.pdf
<b>File name:</b>	2016_1835_P Cover letter.pdf
<b>File name:</b>	2016_1835_P Sample photo.pdf
<b>File name:</b>	2016_1835_P Decision, 73 Canfield Gardens.pdf
<b>File name:</b>	2016_0430_P Drawing Roof Terrace Rail 1.pdf
<b>File name:</b>	2016_0430_P Drawing 607-ASS-001.pdf
<b>File name:</b>	2016_0430_P Drawing PL06 A.pdf
<b>File name:</b>	2016_0430_P Decision, 37 Canfield Gardens (Maisemore Mansions).pdf
<b>File name:</b>	2014_0721_P Drawing 050 Rev A.pdf
<b>File name:</b>	2014_0721_P DAS.pdf
<b>File name:</b>	2014_0721_P Drawing 051 Rev A.pdf
<b>File name:</b>	2014_0721_P Drawing 056 Rev B.pdf
<b>File name:</b>	2014_0721_P Drawing 053 Rev B.pdf
<b>File name:</b>	2014_0721_P Drawing 070.pdf
<b>File name:</b>	2014_0721_P Drawing 055 Rev C.pdf
<b>File name:</b>	2014_0721_P Decision, 73 Canfield Gardens.pdf

**File name:** 2012\_1648\_P Decision, 37 Canfield Gardens (Maisemore Mansions).pdf  
**File name:** 2012\_1648\_P Appeal Decision 2180604 , 37 Canfield Gardens.pdf  
**File name:** PW9903011 Drawings.pdf  
**File name:** PW9903011 Decision, 107 Canfield Gardens.pdf  
**File name:** 9500294 Drawings.pdf  
**File name:** 9500294 Decision, 99 Canfield Gardens.pdf  
**File name:** 2014\_7440\_P Drawing 107\_PL\_SL.pdf  
**File name:** 2014\_7440\_P Drawing 107\_PL\_ELE\_R rev A.pdf  
**File name:** 2014\_7440\_P Drawing 107\_PL\_LFP rev A.pdf  
**File name:** 2014\_7440\_P Drawing 107\_PL\_RP rev A.pdf  
**File name:** 2014\_7440\_P Drawing 107\_PL\_SEC\_A rev A.pdf  
**File name:** 2014\_7440\_P Decision, 58 Canfield Gardens.pdf  
**File name:** 2006\_3238\_P Drawings.pdf  
**File name:** 2006\_3238\_P Decision, 76 Canfield Gardens.pdf  
**File name:** 2022\_4425\_P Revised and final plans.pdf  
**File name:** 2022\_4425\_P Decision, Stirling Mansions.pdf  
**File name:** 2022\_2342\_P Location Site Plan.pdf  
**File name:** 2022\_2342\_P Drawings.pdf  
**File name:** 2022\_2342\_P Decision, 60 Canfield Gardens.pdf  
**File name:** 2019\_2499\_P Test Report 9699209.pdf  
**File name:** 2019\_2499\_P Q-Railing.pdf  
**File name:** 2019\_2499\_P Lower garden area, Rev 27.03.19.pdf  
**File name:** 2019\_2499\_P Layout plan, Rev. 03.04.19.pdf  
**File name:** 2019\_2499\_P Layout plan, Rev 11.03.19.pdf  
**File name:** 2019\_2499\_P Cover letter.pdf  
**File name:** 2019\_2499\_P Balustrade detail - Assembly\_Top.pdf  
**File name:** 2019\_2499\_P Approval of Details, 95 Canfield Gardens.pdf  
**File name:** 2019\_2499\_P Drawings list.docx  
**File name:** 2018\_5612\_P Decision, 95 Canfield Gardens.pdf  
**File name:** 2010\_3616\_P OS.pdf  
**File name:** 2010\_3616\_P LHSS.pdf  
**File name:** 2010\_3616\_P Letter (McCartney Associates).pdf  
**File name:** 2010\_3616\_P Geotechnical Investigation.pdf  
**File name:** 2010\_3616\_P Drawings list.docx  
**File name:** 2010\_3616\_P Drawing 101 B.pdf  
**File name:** 2010\_3616\_P Drawing 100 B.pdf  
**File name:** 2010\_3616\_P Drawing 26.pdf  
**File name:** 2010\_3616\_P Drawing 25 B.pdf  
**File name:** 2010\_3616\_P Drawing 24 A.pdf  
**File name:** 2010\_3616\_P Drawing 023.pdf  
**File name:** 2010\_3616\_P Drawing 022.pdf  
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**File name:** 2010\_3616\_P Drawing 002.pdf  
**File name:** 2010\_3616\_P Drawing 001.pdf  
**File name:** 2010\_3616\_P Drawing .30 A.pdf  
**File name:** 2010\_3616\_P Decision, 44 Canfield Gardens.pdf  
**File name:** 2010\_3616\_P DAS.pdf  
**File name:** 2010\_3616\_P Arboricultural impact assessment report.pdf  
**File name:** 2005\_3693\_P Location plan.pdf  
**File name:** 2005\_3693\_P Drawings and photos.pdf  
**File name:** 2005\_3693\_P Decision, 78 Canfield Gardens.pdf  
**File name:** 8703357 Decision, Flat 7 (top flat flat).pdf  
**File name:** 8703357 Drawings.pdf  
**File name:** 8703357 OS Extract.pdf  
**File name:** PW9902390 boundaries of building & land (OS).pdf



<b>File name:</b>	PW9902390 Decision, Flat 7 (top floor flat).pdf
<b>File name:</b>	PW9902390 document 2a.pdf
<b>File name:</b>	PW9902390 document 2b.pdf
<b>File name:</b>	PW9902390 document 3a.pdf
<b>File name:</b>	PW9902390 document 3b.pdf
<b>File name:</b>	PW9902390 document 4.pdf
<b>File name:</b>	PW9902390 document 5.pdf
<b>File name:</b>	PW9902390 letter dated 9th July 1999 (Redacted).TIF
<b>File name:</b>	2008_3824_P DAS.pdf
<b>File name:</b>	2008_3824_P Decision.pdf
<b>File name:</b>	2008_3824_P Delegated Report.pdf
<b>File name:</b>	2008_3824_P Existing elevation, and plan of terrace.pdf
<b>File name:</b>	2008_3824_P Proposed elevation, and plan of terrace, amended-glass.pdf
<b>File name:</b>	2008_3824_P Proposed plan of terrace amended -glass side elevation.pdf
<b>File name:</b>	2008_3824_P Site Plan.pdf
<b>File name:</b>	2008_3824_P Drawings list.docx
<b>File name:</b>	2004_4474_P Decision, Flat 2 (ground floor flat).pdf
<b>File name:</b>	2004_4474_P Drawings and site plan.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	10/05/2024 14:59:17
<b>LPA</b>	London Borough of Camden