

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/24/3343236

Appeal By

MES FRUIT AND VEG LTD

Site Address

Fam Green Grocery Market
Unit 1, Sonny Heights East, 3 Swains Lane
LONDON
N6 6QX

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 the impact of the development.

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



Please attach a plan of the Conservation Area.

☒ see 'Questionnaire Documents' section

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	<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.

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

<p>24.a. a copy of the letter with which you notified people about the appeal;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>Deadline</p>	<div style="border: 1px solid #ccc; padding: 2px; background-color: #f9f9f9;">22/07/2024</div>
<p>24.c. all representations received from interested parties about the original application;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>24.e. any representations received as a result of a service of a site ownership notification;</p>	<input type="checkbox"/>
<p>24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);</p> <p><i>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.</i></p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>List of policies</p>	<div style="border: 1px solid #ccc; padding: 2px; background-color: #f9f9f9;"> A1 – Managing the impact of development A2 – Open Spaces A3 – Biodiversity D1 – Design D2 – Heritage </div>
<p>24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;</p>	<input type="checkbox"/>
<p>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;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;</p> <p><i>In the case of emerging documents, please state what stage they have reached.</i></p>	<input type="checkbox"/>
<p>24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;</p> <p><i>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.</i></p>	<input type="checkbox"/>
<p>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;</p>	<input type="checkbox"/>
<p>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;</p>	<input type="checkbox"/>
<p>24.m. your Authority's CIL charging schedule is being/has been examined;</p>	<input type="checkbox"/>

24.n. your Authority's CIL charging schedule has been/is likely to be adopted;



Please provide the date of adoption:

30/10/2010

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

2023/5415/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/24/3343236

Appeal By MES FRUIT AND VEG LTD

Site Address
Fam Green Grocery Market
Unit 1, Sonny Heights East, 3 Swains Lane
LONDON
N6 6QX

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 Notices H&H.doc

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Dartmouth Park CAAMS (2009).pdf
File name: Dartmouth Park CA Urban Grain.pdf
File name: Dartmouth Park CA Townscape Appraisal.pdf
File name: 107-108 HIGHGATE WEST HILL - listing 1379059 Historic England.pdf
File name: CHURCH OF ST ANNE - listing 1379061 Historic England.pdf
File name: War Memorial at the Church of St Anne - listing 1431821 Historic England.pdf
File name: Dartmouth Park CA Topography.pdf
File name: Dartmouth Park CA Sub Areas.pdf
File name: Dartmouth Park CA Designated Date.pdf
File name: Dartmouth Park CA -boundary.pdf
File name: Dartmouth Park 1914-1936.pdf
File name: Dartmouth Park 1894.pdf
File name: Dartmouth Park 1870-1873.pdf

Relates to Section: PART 3
Document Description: 12.b. A plan of the Conservation Area.
File name: Holly Lodge Estate CAAMS (2012).pdf
File name: Holly Lodge Estate character areas.pdf
File name: Holly Lodge Estate designation.pdf
File name: Holly Lodge Estate landscape features.pdf
File name: Holly Lodge Estate topography.pdf
File name: Holly Lodge Estate townscape audit.pdf
File name: Holly Lodge Estate urban grain.pdf
File name: Holly Lodge Estate boundary.pdf
File name: Holly Lodge Estate 1935.pdf
File name: Holly Lodge Estate 1914.pdf
File name: Holly Lodge Estate 1894.pdf
File name: Holly Lodge Estate 1870-1875.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: 2023.5415.P - 1 Swain's Lane N6 6AG.jpeg
File name: 2023.5415.P - 1 Swain's Lane N6 6AG-2.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) 3 Swain's Ln, U1.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:	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:	DPCAAC (25th Feb) & DPNF (25th Feb).pdf
File name:	28th Jan 24.pdf
File name:	SLR&NHWA (21st Feb 24).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:	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:	A2 - Open Space.pdf
File name:	A3 - Biodiversity.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Report on Dartmouth Park Neighbourhood Plan 2019 - 2034.pdf
File name:	Dartmouth Park Neighbourhood Plan (2 March 2020).pdf
File name:	Dartmouth Park - Council report.pdf
File name:	Correction (3 August 2022).pdf
File name:	Constitution.pdf
File name:	Adoption Statement.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:	Amenity CPG January 2021.pdf
File name:	Design CPG January 2021.docx
File name:	Trees CPG March 2019.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:	2013_6674_P DN, 1-11A Swain's Lane & 109-110 Highgate West Hill.pdf
File name:	2018_5230_P Approval of Details Granted.pdf
File name:	Streets naming and numbering - Sonny Heights East & Sonny Heights East.pdf
File name:	2013_6674_P Approved drawings.docx

File name: SWL_PL_0.1.pdf
File name: SWL_PL_1.1.pdf
File name: SWL_PL_1.2.pdf
File name: SWL_PL_2.1.pdf
File name: SWL_PL_2.2.pdf
File name: SWL_PL_2.3.pdf
File name: SWL_PL_2.4.pdf
File name: SWL_PL_3.1.pdf
File name: SWL_PL_3.2.pdf
File name: SWL_PL_4.1.pdf
File name: SWL_PL_4.2.pdf
File name: SWL_PL_10.0 B PROPOSED SITE & CONTEXT PLAN.pdf
File name: SWL_PL_10.1 B PROPOSED SITE PLAN.pdf
File name: SWL_PL_11.0 B PROPOSED BASEMENT PLAN.pdf
File name: SWL_PL_11.1 G PROPOSED GF.pdf
File name: SWL_PL_11.2 E PROPOSED 1ST FL.pdf
File name: SWL_PL_11.3 E PROPOSED 2ND FL.pdf
File name: SWL_PL_11.4C PROPOSED ROOF PLAN.pdf
File name: SWL_PL_12.1 C PROPOSED WEST BLG-W&S.pdf
File name: SWL_PL_12.2 E PROPOSED WEST BLG-N&E.pdf
File name: SWL_PL_12.3 D PROPOSED EAST BLG-S&E.pdf
File name: SWL_PL_12.4 D PROPOSED EAST BLG-N&W.pdf
File name: SWL_PL_13.1 D PROPOSED SECTION A-A.pdf
File name: SWL_PL_13.2 D PROPOSED SECTION B-B.pdf
File name: SWL_PL_13.4 B PROPOSED SECTION D-D.pdf
File name: SWL_PL_13.5 B PROPOSED SECTION E-E.pdf
File name: SWL_PL_14.1B PROPOSED HIGHGATE WEST HILL ELEV.&CONTEXT.pdf
File name: SWL_PL_14.2B PROPOSED SWAIN'S LANE ELEV.&CONTEXT.pdf
File name: SWL_DAS_16.1 C.pdf
File name: SWL_DAS_16.2 C.pdf
File name: SWL_DAS_16.3 B.pdf
File name: 120578A_A_03 & AT_D01 to D05, SMP (2014) 120578A_SK_01D.pdf
File name: DFC 1246 TPP revised Tree protection plan.pdf
File name: 2018_5230_P Approved drawings and documents list.docx
File name: CL-003 Proposed Ground Floor Plan.pdf
File name: SF-001 Proposed Elevation and Details.pdf
File name: EW-104 Rev A External Area Between Buildings.pdf
File name: EW-112 External Seating Area.pdf
File name: EW-113 Rev B West Building Bin Store.pdf
File name: EW-114 Rev A Bin & Bicycle Storage.pdf
File name: EW-115 Bike Store.pdf
File name: Waste Strategy Statement (ref 1658-05-21-001).pdf
File name: Mortar Samples incl. M3ANHLE041.pdf

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Date	20/06/2024 16:03:37
LPA	London Borough of Camden