

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/24/3348927

Appeal By

MS ROBIN ZARAGOZA

Site Address

8 Village Close,
Belsize Lane
Camden
LONDON
NW3 5AH

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 type="checkbox"/> | No | <input checked="" 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 building and the adjacent CA. | | | | |
| 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? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Please attach a plan of the Conservation Area. | | | | |
| <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | | | | |
| 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	<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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
Please attach a plan showing the extent of the Order and any relevant details.				
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section				

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

☒ the box below

Submit to the Council details of fenestration.

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; ☐

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); ☒

☒ [see 'Questionnaire Documents' section](#)

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; ☒

☒ [see 'Questionnaire Documents' section](#)

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

2024/1789/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/24/3348927

Appeal By MS ROBIN ZARAGOZA

Site Address
8 Village Close,
Belsize Lane
Camden
LONDON
NW3 5AH

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 6.b. A plan of the Conservation Area.
File name: Fitzjohns_Netherhall CA Character Appraisal & Management Plan (Dec 22).docx
File name: Fitzjohns_Netherhall CA map.pdf
File name: Belsize CAS (2003).pdf
File name: Belsize Park.jpg
File name: 12 Lyndhurst Gardens - listing 1379392 Historic England.pdf
File name: area map.png

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 23-05-24.doc

Relates to Section: PART 1
Document Description: 9. A plan showing the extent of the Order and any relevant details.
File name: 2024_1789_P 502-A.SK.04-Rev B-Trees in falling distance.pdf
File name: 11423- original development - Decision.pdf
File name: H23 1957.pdf
File name: H23 1957 information.docx

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: 2024.1789.P- 12 LYNDHURST GARDENS, NW3 5NR.jpeg
File name: 2024.1789.P- 12 LYNDHURST GARDENS, NW3 5NR-2.jpeg
File name: 2024.1789.P- 16 VILLAGE CLOSE, BELSIZE LANE, NW3 5AH.jpeg
File name: 2024.1789.P- 16 VILLAGE CLOSE, BELSIZE LANE, NW3 5AH-2.jpeg

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: 2024_1789_P 502-A.G11.E01-Rev E.pdf
File name: 2024_1789_P 502-A.G11.E02-Rev F.pdf
File name: 2024_1789_P 502-A.G11.E03-Rev E.pdf
File name: 2024_1789_P 502-A.G11.P00-Rev E.pdf
File name: 2024_1789_P 502-A.G11.P01-Rev E.pdf
File name: 2024_1789_P 502-A.G11.P02-Rev E.pdf
File name: 2024_1789_P 502-A.G11.S01-Rev F.pdf
File name: 2024_1789_P 502-A.G11.S02-Rev E.pdf

File name:	2024_1789_P 502-A.G20.E01-Rev J.pdf
File name:	2024_1789_P 502-A.G20.E03-Rev J.pdf
File name:	2024_1789_P 502-A.G20.P00-Rev J.pdf
File name:	2024_1789_P 502-A.G20.P01-Rev J.pdf
File name:	2024_1789_P 502-A.G20.P02-Rev J.pdf
File name:	2024_1789_P 502-A.G20.S01-Rev J.pdf
File name:	2024_1789_P 502-A.G20.S02-Rev J.pdf
File name:	2024_1789_P 502-A.G20.S03-Rev J.pdf
File name:	2024_1789_P 502-A.SK.05-Rev A.pdf
File name:	2024_1789_P 502-A.SK.06-Rev A.pdf
File name:	2024_1789_P 502-A.SK.07-Rev A.pdf
File name:	2024_1789_P 502-B3.G20.E01-Rev D.pdf
File name:	2024_1789_P 502-B3.G20.E02-Rev D.pdf
File name:	2024_1789_P 502-B3.G20.E03-Rev D.pdf
File name:	2024_1789_P 502-B3.G20.P01-Rev D.pdf
File name:	2024_1789_P 502-B3.G20.P02-Rev D.pdf
File name:	2024_1789_P 502-B3.G20.S01-Rev D.pdf
File name:	2024_1789_P 502-B3.G20.S02-Rev D.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:	2024_1789_P Drawings.docx
Relates to Section:	PART 3
Document Description:	12.b.ii. All representations received from interested parties about the application.
File name:	2 Village Close (11 June 24).pdf
File name:	Belsize Park CAAC.pdf
Relates to Section:	PART 3
Document Description:	12.c. A copy of the letter with which you notified people about the appeal.
File name:	notification letter HAS 8 Village Close.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:	notification distribution list.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:	Delegated Report.pdf
Relates to Section:	PART 3
Document Description:	12.e. Design and Access Statement (if submitted).
File name:	2024_1789_P DAS.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
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:	Design CPG & Home Improvements CPG, Jan 2021.docx
Relates to Section:	PART 3
Document Description:	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.
File name:	2023_3617_P Householder Application Granted.pdf
File name:	2023_3617_P Planning Statement.pdf
File name:	2023_3617_P Arboricultural Method Statement (1).pdf
File name:	2023_3617_P Arboricultural Method Statement (2).pdf
File name:	2023_3617_P Location plan.pdf
File name:	2023_3617_P Drawings and documents.docx
File name:	2023_3617_P 502-A.G20.S03-Rev H.pdf
File name:	2023_3617_P 502-A.G20.S02-Rev H.pdf
File name:	2023_3617_P 502-A.G20.S01-Rev H.pdf
File name:	2023_3617_P 502-A.G20.P02-Rev H.pdf
File name:	2023_3617_P 502-A.G20.P01-Rev H.pdf
File name:	2023_3617_P 502-A.G20.P00-Rev H-.pdf
File name:	2023_3617_P 502-A.G20.E03-Rev H.pdf
File name:	2023_3617_P 502-A.G20.E01-Rev H.pdf
File name:	2023_3617_P 502.B3.G20.S02-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.S01-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.P02-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.P01-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.P00-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.E03-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.E02-Rev B.pdf
File name:	2023_3617_P 502.B3.G20.E01-Rev B.pdf
File name:	2023_3617_P 502.A.G11.S02-Rev C.pdf
File name:	2023_3617_P 502.A.G11.S01-Rev D.pdf
File name:	2023_3617_P 502.A.G11.P02-Rev C.pdf
File name:	2023_3617_P 502.A.G11.P01-Rev C.pdf
File name:	2023_3617_P 502.A.G11.P00-Rev C.pdf
File name:	2023_3617_P 502.A.G11.E03-Rev C.pdf
File name:	2023_3617_P 502.A.G11.E02-Rev D.pdf
File name:	2023_3617_P 502.A.G11.E01-Rev C.pdf
Relates to Section:	PART 3
Document Description:	12.k. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) or Neighbourhood Plan is relevant to this appeal.
File name:	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
File name:	Pages from Draft New Camden Local Plan 2024 v1 APPENDIX 4.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 7 policies H.pdf
File name:	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
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