

## 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/24/3350350

Appeal By

HALLMARK PROPERTY GROUP

Site Address

65-69  
Holmes Road  
London  
NW5 3AN

#### 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 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



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  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 05/11/2024

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

A1 Managing the impact of development   A2 Open space   A3 Biodiversity  
 A4 Noise and vibration   C1 Health and wellbeing   C5 Safety and security  
 C6 Access for all   CC1 Climate change mitigation   CC2 Adapting to climate  
 change   CC3 Water and flooding   CC4 Air quality   CC5 Waste   D1  
 Design   D2 Heritage   DM1 Delivery and monitoring   E1 Economic  
 development   E2 Employment premises and sites   G1 Delivery and location  
 of growth   H9 Student Housing   T1 Prioritising walking, cycling and public  
 transport   T2 Parking and car-free development   T3 Transport infrastructure  
 T4 Sustainable movement of goods and materials

List of policies

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;

see '[Questionnaire Documents](#)' section

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:

30/10/2010

24.o. any other relevant information or correspondence you consider we should know about.

#### 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

2023/5391/P

Completed by

K 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/24/3350350

Appeal By HALLMARK PROPERTY GROUP

Site Address  
65-69  
Holmes Road  
London  
NW5 3AN

### 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 CNJ 21-03-24.doc

**Relates to Section:** PART 3

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

**File name:** Inkerman CAS (2001).pdf

**File name:** Inkerman Conservation Area Map.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:** 2023.5391.P- 1-7 CATHCART ST, NW5.jpeg

**File name:** 2023.5391.P- 52 HOLMES ROAD, NW5 3AB.jpeg

**File name:** 2023.5391.P- 74A SIMONE HOUSE, HOLMES ROAD, NW5 3AT.jpeg

**File name:** 2023.5391.P- 74A SIMONE HOUSE, HOLMES ROAD, NW5 3AT-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) 65-69 Holmes Road.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:** 1 x OBJ CK.pdf

**File name:** 1 x OBJ GH.pdf

**File name:** 1 x OBJ GR.pdf

**File name:** 1xCMMT C.pdf

**File name:** 1xOBJ AD.pdf

**File name:** 4xOBJ ST M SG SMcN(1).pdf

**File name:** Collège Français Bilingue de Londres (CFBL).pdf

**File name:** Inkerman Area Residents Association, 5xOBJ (JL SMcN(2) AK IP HC).pdf

**File name:** Kentish Town Neighbourhood Forum.pdf

**File name:** Thames Water.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.

<b>File name:</b>	Delegated Report.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>	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>	A2 - Open Space.pdf
<b>File name:</b>	A3 - Biodiversity.pdf
<b>File name:</b>	A4 - Noise and vibration.pdf
<b>File name:</b>	C1 - Health and Wellbeing.pdf
<b>File name:</b>	C5 - Safety and Security.pdf
<b>File name:</b>	C6 - Access for all.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	CC2 - Adapting to Climate Change.pdf
<b>File name:</b>	CC3 - Water and Flooding.pdf
<b>File name:</b>	CC4 - Air Quality.pdf
<b>File name:</b>	CC5 - Waste.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	DM1 - Delivering and Monitoring.pdf
<b>File name:</b>	E1 - Economic Development.pdf
<b>File name:</b>	E2 - Employment Premises and Sites.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth.docx
<b>File name:</b>	H9 - Student Housing.pdf
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	T2 - Parking and Car Free Development.pdf
<b>File name:</b>	T3 - Transport Infrastructure.pdf
<b>File name:</b>	T4 - Sustainable Movement of Goods and Materials - Copy.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>	Adoption Statement.pdf
<b>File name:</b>	Basic Conditions Statements.pdf
<b>File name:</b>	KTNDP 2015 – 2030 Examiners Report.pdf
<b>File name:</b>	KTNP Appendices.pdf
<b>File name:</b>	KTNP General Development Policies.pdf
<b>File name:</b>	KTNP Site Specific Policies.pdf
<b>File name:</b>	KTNP Introduction.pdf
<b>File name:</b>	Strategic Environmental Assessment - non-technical summary.pdf
<b>File name:</b>	Strategic Environmental Assessment.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>	Amenity CPG January 2021.pdf
<b>File name:</b>	Design CPG (January 2021).docx
<b>File name:</b>	Biodiversity CPG March 2018.pdf
<b>File name:</b>	Developer Contributions CPG March 2019.pdf
<b>File name:</b>	Energy efficiency CPG January 2021.pdf
<b>File name:</b>	Housing CPG January 2021.pdf
<b>File name:</b>	Planning for health and wellbeing CPG January 2021.pdf

<b>File name:</b>	Public open space CPG January 2021.pdf
<b>File name:</b>	Student Housing CPG March (2019).pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.I. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) is relevant to this appeal.
<b>File name:</b>	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 7 policies H.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 8 policies CC.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 9 policies IE.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan -Chapter 10 policies SC.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 11 policies NE.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 14 policies T.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 15 policy DM1.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 2 policy DS1.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Central Camden.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Appendix 1.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Appendix 2.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Appendix 3.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Appendix 4.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	01/10/2024 14:42:33
<b>LPA</b>	London Borough of Camden