

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/24/3351577

Appeal By

ATELIER IAD LTD

Site Address

3 Collard Place
LONDON
NW1 8DU

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 amenity. | | | | |
| 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 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 | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 9. Is any part of the site subject to a Tree Preservation Order? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

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

Bespoke condition:

A revised noise assessment shall be submitted prior to any installation works for the local planning authority's prior approval in writing. The equipment shall not be installed other than in accordance with the necessary noise mitigation to achieve the Council's standard noise criteria as recommended in the approved noise assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Standard CG08A Noise 5dB(A) below background levels

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

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

2023/4577/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/D/24/3351577

Appeal By ATELIER IAD LTD

Site Address
3 Collard Place
LONDON
NW1 8DU

The documents listed below were uploaded with this form:

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: SN, 1-25 Collard PI NW1.jpeg

File name: SN, 17 Harmood St NW1.jpeg

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application

File name: 2023_4577_P P100.pdf

File name: 2023_4577_P P200.pdf

File name: 2023_4577_P E100.pdf

File name: 2023_4577_P E200.pdf

File name: 2023_4577_P OS50.pdf

File name: 2023_4577_P OS51.pdf

File name: Plant Noise Impact Assessment.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: drawings list.docx

Relates to Section: PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.

File name: 1xOBJ DW.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 (HAS) 3 Collard PI.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.f. Extracts from any statutory development plan policy including the front

File name:	page, title and date of approval/adoption and status. 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:	A4 - Noise and vibration.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC2 - Adapting to Climate Change.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 January 2021 - chapters 1, 2, 3.pdf
File name:	Design CPG January 2021 - chapter 4.pdf
File name:	Design CPG January 2021 - chapter 5.pdf
File name:	Design CPG January 2021 - chapter 6.pdf
File name:	Design CPG January 2021 - chapter 7.pdf
File name:	Design CPG January 2021 - chapter 8.pdf
File name:	Design CPG January 2021 - chapter 9.pdf
File name:	Amenity CPG January 2021.pdf
File name:	Energy efficiency & adaption CPG January 2021.pdf
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:	2021_0857_P Decision.pdf
File name:	2021_0857_P P100 Rev 01.pdf
File name:	2021_0857_P P200 Rev 01.pdf
File name:	2021_0857_P E100 Rev 00.pdf
File name:	2021_0857_P E200 Rev 00.pdf
File name:	2021_0857_P OS50.pdf
File name:	2021_0857_P OS51.pdf
File name:	2008_1823_P Decision.pdf
File name:	2008_1823_P Drawings 2 and 1.pdf
File name:	2008_1823_P OS Map.pdf
File name:	9500121 Original decision - redevelopment of Site to provide houses, flats, parking spaces.pdf
File name:	9500121 Drawings 94-969-102B to 108B.pdf
File name:	9500121 SITE LAYOUT 94-969-101B.pdf
File name:	9501192 Decision.pdf
File name:	9501192 Letter dated 29 June 1995.pdf
File name:	9501473 Decision.pdf
File name:	9501473 Letter dated 10 August 1995.pdf
File name:	9501473 Drawings 629_02A G-137-301A 94-969-70A, 71, 100A.pdf
File name:	(13 Feb 1996) naming numbering of streets & buildings 1 to 6 (cons.) & 7 to 18 (cons.) & 19-30 (cons.) COLLARD PLACE.pdf
File name:	(13 Feb 1996) naming numbering 13-19 (odds) & 21-39 (odds) HARMOOD STREET.pdf
File name:	(13 Feb 1996) 30 dwellings on site of Chalk Farm Bus Garage to be known as COLLARD PLACE.pdf

Completed by	Not Set
Date	11/10/2024 10:51:00
LPA	London Borough of Camden