

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/24/3353826

Appeal By

CHRIS HOLDSWORTH

Site Address

18A Frognal Gardens
Camden
London
NW3 6XA

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 ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

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 ☒ No ☐

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3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☒ No ☐

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 ☒ No ☐

To assess impact of the development.

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☐ No ☒

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 ☐ No ☒

6.a. Is the site within a Conservation area?

Yes ☒ No ☐

Please attach a plan of the Conservation area.

☒ see 'Questionnaire Documents' section

6.b. Is the site adjacent to a Conservation Area?

Yes ☐ No ☒

6.c. Is the site within a green belt?

Yes ☐ No ☒

6.d. Is the site in an Area of Outstanding Natural Beauty?

Yes ☐ No ☒

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?

Yes ☐ No ☒

7.b. Would the proposed development affect the setting of a listed building?

Yes ☒ No ☐

Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

☒ see 'Questionnaire Documents' section

8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building? Yes ☒ No ☐

If yes, please send a copy of the site notice and the required local advertisement.

☒ see 'Questionnaire Documents' section

9. Is any part of the site subject to a Tree Preservation Order? Yes ☒ No ☐

Please attach a plan showing the extent of the Order and any relevant details.

☒ 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 ☐ 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

Details of elevational alterations including window replacement and cladding to be submitted for the Council's approval.

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);



☒ [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](#)

☒ [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](#)

☒ [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 provide the date of adoption:

30/10/2010

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

2024/1850/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/24/3353826

Appeal By CHRIS HOLDSWORTH

Site Address
18A Frognal Gardens
Camden
London
NW3 6XA

The documents listed below were uploaded with this form:

Relates to Section: PART 1

Document Description: 6.a. A plan of the Conservation Area.

File name: Hampstead CAS (2001).pdf

File name: Hampstead Streetscape Audit.pdf

Relates to Section: PART 1

Document Description: 7.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

File name: 104 AND 106 FROGNAL - listing 1113080 Historic England.pdf

File name: 108 FROGNAL - listing 1113083 Historic England.pdf

File name: 110 FROGNAL - listing 1113084 Historic England.pdf

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 - 30.05.2024.doc

Relates to Section: PART 1

Document Description: 9. A plan showing the extent of the Order and any relevant details.

File name: H7 1956.pdf

File name: Tree report ref 044605 (1).pdf

File name: Tree report ref 044605 (2).pdf

File name: Tree report ref 044605 (3).pdf

File name: Tree report ref 044605 (4).pdf

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: 2024.1850.P- 2 FROGNAL RISE, NW3 6RD.jpeg

File name: 2024.1850.P- 11 HOLLY WALK, NW3 6RA.jpeg

File name: 2024.1850.P- 17 HOLLY WALK, NW3 6RA.jpeg

File name: 2024.1850.P- 17 HOLLY WALK, NW3 6RA-2.jpeg

File name: 2024.1850.P- 19 HOLLY WALK, NW3 6RA.jpeg

Relates to Section: PART 3

Document Description: 12.a.i. All the plans submitted with the application

File name: Covering email May 17, 2024 for revised drawings.pdf

File name: 1297.01.11(C) Proposed Site Plan.pdf

File name: 1297.01.13(C) Proposed Ground Floor.pdf

File name: 1297.01.14(D) Proposed 1st Floor.pdf

File name: 1297.01.15(D) Proposed 2nd Floor.pdf

File name: 1297.01.16(C) Proposed Roof Plan.pdf

File name:	1297.02.11(C) Proposed section AA.pdf
File name:	1297.03.12(D) Proposed rear elevation N.pdf
File name:	1297.03.13(E) Proposed side elevation E.pdf
File name:	1297.03.14(A) Proposed side elevation W.pdf
File name:	1297.01.01 Location Plan.pdf
File name:	1297.01.02 Existing Site Plan.pdf
File name:	1297.01.03 Existing Lower GF.pdf
File name:	1297.01.04 Existing Ground Floor.pdf
File name:	1297.01.05 Existing 1st Floor.pdf
File name:	1297.01.06 Existing Roof.pdf
File name:	1297.01.12 Proposed Lower Ground Floor.pdf
File name:	1297.02.01 Existing AA.pdf
File name:	1297.02.12(C) Proposed section BB.pdf
File name:	1297.03.01 Existing Elevations S&E.pdf
File name:	1297.03.02 Existing Elevations N&W.pdf
File name:	1297.03.11(C) Proposed front elevation S.pdf
File name:	Superseded 1297.01.11(B) Proposed Site Plan.pdf
File name:	Superseded drawing 1297.01.13(B).pdf
File name:	Superseded drawing 1297.01.14(C).pdf
File name:	Superseded drawing 1297.01.15(C).pdf
File name:	Superseded drawing 1297.01.16(B).pdf
File name:	Superseded drawing 1297.02.11(B).pdf
File name:	Superseded drawing 1297.03.12(C).pdf
File name:	Superseded drawing 1297.03.13(D).pdf
File name:	Superseded drawing 1297.03.14.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.docx
Relates to Section:	PART 3
Document Description:	12.b.ii. All representations received from interested parties about the application.
File name:	1xSUPP JF.pdf
File name:	1xSUPP JM.pdf
File name:	1xSUPP JR&EM.pdf
File name:	1xSUPP LB.pdf
File name:	1xSUPP OE&RE.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) 18A Frogna Gardens.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
File name:	Notification by email following receipt of consultation responses.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:	DAS rev01.pdf
File name:	Heritage Note ref 4346.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:	A3 - Biodiversity.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.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:	HNF HNP 2018-2033 Adoption Statement.pdf
File name:	HNF HNP 2018-2033 Basic Conditions Statement.pdf
File name:	HNF HNP 2018-2033 Consultation Statement.pdf
File name:	HNF HNP 2018-2033 Modification 1.pdf
File name:	HNF HNP 2018-2033 Modification 2.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan Intro etc.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch3.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch4.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch5.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch6.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch7.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch8.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch9.pdf
File name:	HNF HNP 2018-2033 Appendices foreword.pdf
File name:	HNF HNP 2018-2033 Appendices Policy DH-.pdf
File name:	HNF HNP 2018-2033 Appendices Policy NE-.pdf
File name:	HNF HNP 2018-2033 Appendices Policy BA-.pdf
File name:	HNF HNP 2018-2033 Appendices Policy TT-.pdf
File name:	HNF HNP 2018-2033 Appendices Policy EC-.pdf
File name:	HNF HNP 2018-2033 Appendices Policy HC-.pdf
File name:	HNF HNP 2018-2033 Appendices Character Areas.pdf
File name:	HNF HNP 2018-2033 Appendices Heritage Assets.pdf
File name:	HNF HNP 2018-2033 Appendices Biodiversity.pdf
File name:	HNF HNP 2018-2033 Appendices Justification.pdf
File name:	HNF HNP 2018-2033 Appendices Trees.pdf
File name:	HNF HNP 2018-2033 Appendices Views.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:	Amenity CPG January 2021.pdf
File name:	Energy efficiency and adaptation CPG January 2021.pdf
File name:	Trees CPG March 2019.pdf
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:	Home Improvements CPG January 2021 Cover & introduction.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-gardens.pdf
File name:	Home Improvements CPG January 2021 appendices.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:	2020_5214_P 18A Decision.pdf
File name:	2020_5214_P 18A Frogna Gardens committee report.pdf
File name:	2024_1852_P Decision.pdf
File name:	2024_1852_P DAS.pdf
File name:	2024_1852_P 1297.01.01-OS Plan.pdf
File name:	2024_1852_P 1297.01.02-.pdf
File name:	2024_1852_P 1297.01.03-.pdf
File name:	2024_1852_P 1297.01.04-.pdf
File name:	2024_1852_P 1297.01.05.pdf
File name:	2024_1852_P 1297.01.06-.pdf
File name:	2024_1852_P 1297.02.01.pdf
File name:	2024_1852_P 1297.03.01.pdf
File name:	2024_1852_P 1297.03.02.pdf
File name:	2024_1852_P 1297.11.11.pdf
File name:	2024_1852_P 1297.11.13-.pdf
File name:	2024_1852_P 1297.11.16.pdf
File name:	2024_1852_P 1297-Revised PD-07.06.24.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 - Appendix 1.pdf
File name:	Pages from Draft New Camden Local Plan - Appendix 2.pdf
File name:	Pages from Draft New Camden Local Plan - Appendix 3.pdf
File name:	Pages from Draft New Camden Local Plan - Appendix 4.pdf
File name:	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 2 policy DS1.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 7 policies H.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 8 policies CC.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 9 policies IE.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 10 policies SC.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 11 policies NE.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 13 policies A.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 14 policies T.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 15 policy DM1.pdf
File name:	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
File name:	Pages from Draft New Camden Local Plan 2024 v1 NORTH CAMDEN.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:	HNF HNP 2025-2040 Appendix 1.pdf

File name: HNF HNP 2025-2040 Appendix 2 (1),.pdf
File name: HNF HNP 2025-2040 Appendix 2 (1)map1 to 3 pdf.pdf
File name: HNF HNP 2025-2040 Appendix 2 (1)map4 to 6.pdf
File name: HNF HNP 2025-2040 Appendix 3.pdf
File name: HNF HNP 2025-2040 Appendix 4.pdf
File name: HNF HNP 2025-2040 Appendix 5.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 1.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 2.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 3.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 4.pdf
File name: HNF HNP 2025-2040 Statement on modifications.pdf
File name: HNF HNP 2025-2040 Basic conditions statement.pdf
File name: HNF HNP 2025-2040 Consultation statement.pdf
File name: HNF HNP 2025-2040 SEA Screening Opinion.pdf
File name: HNF HNP 2025-2040 Equalities Impact Assessment.pdf
File name: HNF HNP 2025-2040 Area map.pdf
File name: HNF HNP 2025-2040 Statement of Representation Procedure.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Intro etc.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch3.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch4.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch5.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch6.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch7.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch8.pdf

Completed by

Not Set

Date

29/10/2024 13:06:34

LPA

London Borough of Camden