

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/24/3351907 |
| Appeal By | MR NIKIT KOTHARI |
| Site Address | 134 Belsize Road Camden London NW6 4BG |

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 checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| APP/X5210/D/24/3348927 | | | | |
| 3. Can the Inspector see the relevant parts of the appeal site from public land? | Yes | <input checked="" type="checkbox"/> | No | <input 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 South Hampstead Conservation Area. | | | | |
| 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 checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Proximity of B509. | | | | |
| 6.a. Is the site within a Conservation area? Please attach a plan of the Conservation area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Yes | <input checked="" type="checkbox"/> | No | <input 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 | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

extension of a listed building?

7.b. Would the proposed development affect the setting of a listed building? Yes No

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

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

Flood Risk Assessment to be submitted to the Council for approval.
The details of proposed materials to be submitted to the Council for 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](#)

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

2023/3916/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/24/3351907

Appeal By MR NIKIT KOTHARI

Site Address
134 Belsize Road
Camden
London
NW6 4BG

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: South Hampstead CAMS (2011).pdf

File name: South Hampstead CA Urban Grain.pdf

File name: South Hampstead CA Tree Character.pdf

File name: South Hampstead CA Townscape.pdf

File name: South Hampstead CA Topography.pdf

File name: South Hampstead CA Designation date.pdf

File name: South Hampstead CA Character Area.pdf

File name: South Hampstead CA map.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 - 23.11.2023.doc

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: 2023.3916.P - 132 Belsize Road NW6 4BG.jpeg

File name: 2023.3916.P - 132 Belsize Road NW6 4BG-2.jpeg

File name: 2023.3916.P - 142 Goldhurst Ter NW6 3HP.jpeg

File name: 2023.3916.P - 205 Goldhurst Ter NW6 3ER.jpeg

Relates to Section: PART 3

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

File name: 01-R1 Existing Floor Plans.pdf

File name: 02-R1 Existing Elevations.pdf

File name: 03-R1 Proposed Lower Ground Floor Plan.pdf

File name: 04-R1 Proposed Upper Ground Floor Plan.pdf

File name: 05-R1 Proposed 1st & 2nd Floor Plan.pdf

File name: 06-R1 Proposed Elevations and Schematic Section.pdf

File name: 03-R2 Revised LGF Plan.pdf

File name: 04-R2 Revised UGF Plan.pdf

File name: 06-R2 Revised Front LG extension & Internal alteration.pdf

File name: Location Plan.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: | 1xSUPP AR.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) 134 Belsize Road.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: | 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 |
| File name: | D2 - Heritage.pdf |
| File name: | CC1 - Climate Change Mitigation.pdf |
| File name: | CC2 - Adapting to climate change.pdf |
| File name: | CC3 - Water and Flooding.pdf |
| File name: | DM1 - Delivering and Monitoring.pdf |
| File name: | G1 - Delivery and Location of Growth -Pages 1-6.pdf |
| File name: | G1 - Delivery and Location of Growth -Pages 7-11.pdf |
| File name: | G1 - Delivery and Location of Growth -Pages 12-18.pdf |
| File name: | G1 - Delivery and Location of Growth -Pages 19-23.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: | Housing CPG 2021.pdf |
| File name: | Water and Flooding CPG 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: 2023_0536_P Decision.pdf
File name: 2023_0536_P Site location plan.pdf
File name: 2023_0536_P Drawing 01 dated 5-1-23.pdf
File name: 2023_0536_P Drawing 02 dated 5-1-23.pdf
File name: 2023_0536_P Drawing 03 dated 5-1-23.pdf
File name: 2023_0655_P Decision.pdf
File name: 2023_0655_P DAS.pdf
File name: 2023_0655_P Drawing 01 dated 4-5-23.pdf
File name: 2023_0655_P Drawing 02 dated 4-5-23.pdf
File name: 2023_0655_P Drawing 03 dated 4-5-23.pdf
File name: 2023_0655_P Drawing 04 R1 dated 4-5-23.pdf
File name: 2023_0655_P Site location plan.pdf
File name: 2023_5135_P Decision.pdf
File name: 2023_5135_P DAS.pdf
File name: 2023_5135_P Drawing 01 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 02 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 03 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 04 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 05 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 06 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 07 dated 23-11-23.pdf
File name: 2023_5135_P Drawing 07 R1 dated 11-03-24.pdf
File name: 2023_5135_P Location Plan.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 North Camden.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 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 - Chapter 9 policies IE.pdf

Completed by

Not Set

Date

14/11/2024 14:50:32

LPA

London Borough of Camden