

## The Planning Inspectorate

### QUESTIONNAIRE (s174) ENFORCEMENT NOTICE (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. Any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

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 within 6 weeks of the 'starting date'.

Appeal Reference

APP/X5210/C/24/3354039

Appeal By

MRS SUSAN ELIZABETH BENNETT

Site Address

Flat B  
17 Nassington Road  
London  
NW3 2TX

#### PART 1

1.a. Do you agree to the written representation procedure? 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 or other public land? Yes  No

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

To assess impact of the development on the Conservation Area.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes  No

Please describe:

It is not possible to access the roof terrace.

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself? Yes  No

Please state where:

It is not clear if the garden is communal.

#### PART 2

3. Are there any related appeals currently before the Secretary of State, e.g. under s.78, 174 or 195 of the Town and Country Planning Act 1990, s20 or 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or orders under s102 of the Town and Country Planning Act 1990? If yes please provide reference number(s) Yes  No

Please provide our reference numbers:

APP/X5210/C/23/3334398

- 4.a. Has the local planning authority received the correct fee payable for the deemed planning application/ground (a) to be considered? Yes  No
- 5.a. Is the appeal site within a conservation area? Yes  No

Please give the name of the conservation area, provide a plan and indicate when the conservation area was designated.

Conservation area: South Hill Park

Designated: 2001

Plan of the conservation area:

see 'Questionnaire Documents' section

- 5.b. Is the appeal site adjacent to a conservation area? Yes  No

### PART 3

- 6.a. Does the notice relate to building, engineering, mining or other operations? Yes  No
- 6.b. Is the area of the alleged breach different from the above? Yes  No
- 6.c. Does the alleged breach create any floor space? Yes  No

Does the enforcement notice relate to a change of use of land to use for:

- 7.a. the disposal of refuse or waste materials? Yes  No
- 7.b. the deposit of materials remaining after mineral extraction? Yes  No
- 7.c. the storage of minerals in the open? Yes  No
8. If the enforcement notice relates to the erection of a building or buildings, is it accepted that their use is for purposes of agriculture on land used for agricultural purposes (not necessarily an agricultural unit as defined in the Agriculture Act (1947))? Yes  No
9. Does the enforcement notice relate to the erection/change of use of a building which is a single private dwellinghouse, as defined in Regulation 2(1) of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012? Yes  No

### PART 4

10. Has the local planning authority made a Local Development Order under sections 61A to 61C of the Town and Country Planning Act 1990 (as inserted by section 40 of the Planning and Compulsory Purchase Act 2004) in relation to the application site? Yes  No
11. Has any planning permission been granted previously in respect of the development? Yes  No

If YES, please send a copy of the permission and all relevant documents e.g. the plans accompanying the application, or any other relevant correspondence about the application

A copy of the permission and any documents necessary for its interpretation:

see 'Questionnaire Documents' section

12. Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13. Has a planning contravention notice been served?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.a. the appeal site is within 67 METRES OF A TRUNK ROAD?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.b. the appeal site is CROWN LAND (as defined in s293 of the Act)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.c. a STOP NOTICE has been served in addition to the enforcement notice?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.d. the appeal site is in or adjacent to or likely to affect a SSSI?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.e. any protected species are likely to be affected by the alleged development?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.f. the appeal site is in a Green Belt or AONB?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.g. any part of the site is subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.h. the appeal site is within 400m of an area of underground or surface mineral interest?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.i. the appeal site is within 250m of a waste landfill site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.j. does the development affect the setting of a listed building or ancient monument?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.k. has importation of waste materials been involved in the development?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
14.l. does the appeal involve persons claiming gypsy/traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

## PART 5

15. Please provide a plan of any public rights of way affected by the site.

see 'Questionnaire Documents' section

16.a. Is the appeal site subject to an ARTICLE 4 Direction?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
17. Have any development rights been restricted by means of a planning condition?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the development relate to operational development for a disabled person, as defined by s29 of the National Assistance Act 1948?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19. Will any consultation be carried out on the possibility of planning permission being granted if the appeal is confirmed as valid?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

### Environmental Impact Assessment - Schedule 1

20.a. Is the alleged development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### Environmental Impact Assessment - Schedule 2

20.b.i. Is the 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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**Environmental Impact Assessment - Environmental Statement (ES)**

20.e. Has the appellant supplied an environmental statement? Yes  No

**PART 6**

21.a. a copy of the letter with which you notified people about the appeal.

see 'Questionnaire Documents' section

21.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

the deadline you gave for their comments to be sent to us.

21.c. the planning officer's report to committee or delegated report and any other relevant document/minutes.

see 'Questionnaire Documents' section

21.d. where ground (a) (s174) has been pleaded and any fee required has been paid, a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this now, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement.

**Policies/Planning Guidance**

22.a. 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 approval/adoption, and the status of the plan. Copies of the policies should include the relevant supporting text.

List of policies

see 'Questionnaire Documents' section

22.b. extracts of any relevant policies which have been 'saved' by way of a Direction.

22.c. 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.

List of supplementary planning guidance

see 'Questionnaire Documents' section

22.d. 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.

22.e. 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;

Date the DPD/Neighbourhood Plan is likely to be adopted:

see 'Questionnaire Documents' section

22.f. 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

22.g. your Authority's CIL charging schedule is being/has been examined;

22.h. your Authority's CIL charging schedule has been/is likely to be adopted.

22.i. any other relevant information or correspondence you consider we should know about.

see 'Questionnaire Documents' section

## PART 7

23. A true copy of the Enforcement Notice

see 'Questionnaire Documents' section

25. A list of those served with the Notice

see 'Questionnaire Documents' section

26. Do you wish to attach your statement of case? 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

Completed by

On behalf of

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/C/24/3354039

Appeal By MRS SUSAN ELIZABETH BENNETT

Site Address  
Flat B  
17 Nassington Road  
London  
NW3 2TX

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 2  
**Document Description:** 5.a. Plan of the Conservation Area.  
**File name:** South Hill Park CAS (2001).pdf

**Relates to Section:** PART 4  
**Document Description:** 11. A copy of the permission and any documents necessary for its interpretation.  
**File name:** 2024\_0039\_P Decision.pdf  
**File name:** 2024\_0039\_P P76.NAS\_PL 07.pdf  
**File name:** 2024\_0039\_P P76.NAS\_PL 09.pdf  
**File name:** 2024\_0039\_P P76.NAS\_PL 08.pdf  
**File name:** 2024\_0039\_P P76.NAS\_01.pdf  
**File name:** 2024\_0039\_P P76.NAS\_PL 02.pdf  
**File name:** 2024\_0039\_P P76.NAS\_PL 03.pdf  
**File name:** 2024\_0039\_P P76.NAS\_PL 04.pdf  
**File name:** 2024\_0039\_P DAS.pdf

**Relates to Section:** PART 5  
**Document Description:** 15. A plan of any public rights of way affected by the site.  
**File name:** Public rights of way not affected.docx

**Relates to Section:** PART 6  
**Document Description:** 21.a. A copy of the letter with which you notified people about the appeal.  
**File name:** notification - enforcement appeal 17B Nassington Road.pdf

**Relates to Section:** PART 6  
**Document Description:** 21.b. A list of the people you notified and the deadline you gave for their comments to be sent to us.  
**File name:** notification distribution list.pdf

**Relates to Section:** PART 6  
**Document Description:** 21.c. the planning officer's report to committee or delegated report and any other relevant document/minutes.  
**File name:** 2024\_0039\_P Committee Pack.pdf

**Relates to Section:** PART 6  
**Document Description:** 22.a. 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  
**File name:** D1 - Design.pdf  
**File name:** D2 - Heritage.pdf  
**File name:** A1 - Managing the Impact of Development.pdf

**Relates to Section:** PART 6  
**Document Description:** 22.c. 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.  
**File name:** Design CPG January 2021 - chapters 1, 2, 3.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  
**File name:** Amenity CPG January 2021.pdf

**Relates to Section:** PART 6  
**Document Description:** 22.e. An explanation of the Council's policy position in respect of this appeal upon its adoption if any Development Plan Document (DPD) or Neighbourhood Plan is relevant to this appeal.  
**File name:** HNF HNP 2018-2033 Modification 2.pdf  
**File name:** HNF HNP 2018-2033 Modification 1.pdf  
**File name:** HNF HNP 2018-2033 Hampstead Neighbourhood Plan Introduction.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 Consultation Statement.pdf  
**File name:** HNF HNP 2018-2033 Appendices Views.pdf  
**File name:** HNF HNP 2018-2033 Appendices Trees.pdf  
**File name:** HNF HNP 2018-2033 Appendices Justification.pdf  
**File name:** HNF HNP 2018-2033 Appendices Heritage Assets.pdf  
**File name:** HNF HNP 2018-2033 Appendices foreword.pdf  
**File name:** HNF HNP 2018-2033 Appendices Character Areas.pdf  
**File name:** HNF HNP 2018-2033 Appendices Character Area A.pdf  
**File name:** HNF HNP 2018-2033 Appendices Character Area B.pdf  
**File name:** HNF HNP 2018-2033 Appendices Biodiversity.pdf  
**File name:** HNF HNP 2018-2033 Adoption Statement.pdf

**Relates to Section:** PART 6  
**Document Description:** 22.f. 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 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 - Photo Copyright Schedule.pdf  
**File name:** HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch 1 & 2.pdf  
**File name:** HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch3.pdf  
**File name:** HNF HNP 2025-2040 Statement on modifications.pdf  
**File name:** HNF HNP 2025-2040 Statement of Representation Procedure.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 Consultation statement.pdf  
**File name:** HNF HNP 2025-2040 Basic conditions statement.pdf  
**File name:** HNF HNP 2025-2040 Area map.pdf  
**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 2 (2).pdf  
**File name:** HNF HNP 2025-2040 Appendix 2 (3).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

**Relates to Section:** PART 6  
**Document Description:** 22.i. Any other relevant information or correspondence you consider we should know about.

**File name:** 8701079 Consent for conversion of 19 Nassington Rd into 5 flats.pdf  
**File name:** 8701079 Site plan.pdf  
**File name:** 8701079 Drawings.pdf  
**File name:** 2005\_1422\_P Decision, 11 Nassington Rd.pdf  
**File name:** 2005\_1422\_P Drawings.pdf  
**File name:** 2007\_1827\_P Decision, 21A Nassington Rd.pdf  
**File name:** 2007\_1827\_P DAS.pdf  
**File name:** 2013\_2358\_P Decision, 17A Nassington Rd.pdf  
**File name:** 2013\_2358\_P Site location plan.pdf  
**File name:** 2013\_2358\_P Drawing 013, proposed ground floor.pdf  
**File name:** 2013\_2358\_P Drawing 014 D, proposed ground floor.pdf  
**File name:** 2013\_2358\_P Drawing 014, existing GF.pdf  
**File name:** 2013\_2358\_P Drawing 015 A, proposed first floor.pdf  
**File name:** 2013\_2358\_P Drawing 016 C, proposed rear elevation.pdf  
**File name:** 2013\_2358\_P Design Process, Appearance & Access.pdf  
**File name:** 2016\_1295\_P Decision, 17A Nassington Rd.pdf  
**File name:** 2016\_1295\_P WK-2460-30-B Proposed Section.pdf  
**File name:** 2016\_1295\_P WK-2460-26-A Proposed Side Elevation.pdf  
**File name:** 2016\_1295\_P WK-2460-25-A Proposed Rear Elevation.pdf  
**File name:** 2016\_1295\_P WK-2460-20-B & 21-B Proposed LG & UG plans.pdf  
**File name:** 2016\_1295\_P WK-2460-16-A Existing Side Elevation.pdf  
**File name:** 2016\_1295\_P WK-2460-15-A Existing Rear Elevation.pdf  
**File name:** 2016\_1295\_P WK-2460-10-B & 11-B Existing plans.pdf  
**File name:** 2016\_1295\_P WK-2460-01-A Site Location Plan.pdf  
**File name:** 2016\_1295\_P DAS.pdf  
**File name:** 2016\_4675\_P Grant of Non Material Amendments, 17A Nassington Rd.pdf  
**File name:** 2016\_4675\_P WK-2460-26 rev.B Proposed Side Elevation.pdf  
**File name:** 2016\_4675\_P WK-2460-SK04 rev.A Proposed Lower Ground Floor.pdf  
**File name:** 2016\_4675\_P WK-2460-SK05 rev.A Proposed Section CC.pdf  
**File name:** 2019\_2316\_P Decision, 9 Nassington Rd.pdf  
**File name:** 2019\_2316\_P Proposed drawings (Revised).pdf  
**File name:** 2021\_3774\_P Application Form -withdrawn, 17B Nassington Rd.pdf  
**File name:** 2021\_3774\_P DAS.pdf  
**File name:** EN23\_0772 17A Nassington Road, Enforcement Notice without schedule of addresses.pdf  
**File name:** Start Letter - linked appeals 3334398 and 3334399.pdf  
**File name:** 2024\_4862\_P (not yet decided) DAS, Flat 2-3, 21 Nassington Rd.pdf  
**File name:** 2024\_4862\_P 251-C-100.pdf  
**File name:** 2024\_4862\_P 251-C-101.pdf  
**File name:** 2024\_4862\_P 251-C-102.pdf  
**File name:** 2024\_4862\_P 251-C-103.pdf  
**File name:** 2024\_4862\_P 251-C-201c.pdf



<b>File name:</b>	2024_4862_P 251-C-202b.pdf
<b>File name:</b>	2024_4862_P 251-C-203a.pdf
<b>File name:</b>	2024_4862_P 251-C-204a.pdf
<b>File name:</b>	2024_4862_P Location Plan.pdf
<b>Relates to Section:</b>	PART 7
<b>Document Description:</b>	23. A true copy of the Enforcement Notice.
<b>File name:</b>	EN23_0499 Enforcement Notice - 17b Nassington Road - without schedule of addresses.pdf
<b>Relates to Section:</b>	PART 7
<b>Document Description:</b>	25. A list of those served with the Notice.
<b>File name:</b>	EN - with schedule of addresses.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	27/11/2024 11:48:03
<b>LPA</b>	London Borough of Camden