

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/24/3355892

Appeal By

QUINTET INVESTMENTS LIMITED

Site Address

1 Lymington Road
London
NW6 1HX

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, incl. on the Conservation Area and the Neighbourhood Area.

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

Please describe

Proximity of B510.

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

Please give our reference number(s)

APP/X5210/W/24/3353060

Please attach details

see 'Questionnaire Documents' section

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 and Conservation Areas) Regulations 1990? Yes No
- 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
Please attach a plan of the Conservation Area
 see 'Questionnaire Documents' section
- 12.b. Is the site adjacent to a Conservation Area? Yes No
- 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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 Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. 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"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

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

03/01/2025

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](#)

List of policies

A1 Managing the impact of development A2 Open space A3 Biodiversity D1 Design D2 Heritage DM1 Delivery and monitoring G1 Delivery and location of growth H1 Maximising housing supply T1 Prioritising walking, cycling and public transport T2 Parking and car free development

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.

[see 'Questionnaire Documents' section](#)

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.

[see 'Questionnaire Documents' section](#)

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

2024/0531/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/24/3355892

Appeal By QUINTET INVESTMENTS LIMITED

Site Address
1 Lymington Road
London
NW6 1HX

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.b. Copies of any other appeals or matters, including our reference number(s) which are adjacent or close to the site still being considered by us or the Secretary of State.
File name: Start letter 3353060.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: PRESS ADVERT H&H 21-03-24.doc

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: West End Green CA, direct link to docs&maps.docx
File name: West End Green Conservation Area A&MS (2011).pdf
File name: West End Green CA boundary.pdf
File name: West End Green CA designation dates.pdf
File name: West End Green CA Topography.pdf
File name: West End Green CA Townscape.pdf
File name: West End Green CA Urban Grain.pdf
File name: West End Green CA tree cover and green spaces.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: 2024.0531P- 1 LYMINGTON ROAD, NW6 1HX.jpeg
File name: 2024.0531.P- 168 WEST END LANE, NW6 1SD.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 (WR) 1 Lymington 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: 1xOBJ SH (24th Apr).pdf
File name: 2xOBJ SH (28th Mar) and DW.pdf
File name: 1xOBJ KC.pdf
File name: 1xOBJ PN.pdf
File name: 1xOBJ VB.pdf

File name:	2xOBJ TG_AG & VP.pdf
File name:	1xOBJ VL.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.
File name:	Delegated Report.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Camden Local Plan - cover and introduction.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A1 - Managing the Impact of Development.pdf
File name:	A2 - Open Space.pdf
File name:	A3 - Biodiversity.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.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 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	FG&WH Neighbourhood Plan (Adopted Sept 2015).pdf
File name:	The 2019 Forum re-designation application -Redacted.pdf
File name:	The 2019 Forum re-designation application - Area boundary.pdf
File name:	FG&WH Neighbourhood Plan, Adoption_Publication Statement.pdf
File name:	FG&WH Neighbourhood Plan, Consultation Statement.pdf
File name:	FG&WH Neighbourhood Plan, Statement of Basic Conditions.pdf
File name:	FG&WH Neighbourhood Plan, SEA.pdf
Relates to Section:	PART 5
Document Description:	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.
File name:	Amenity CPG January 2021.pdf
File name:	Biodiversity CPG March 2018.pdf
File name:	Developer contributions CPG March 2019.pdf
File name:	Housing CPG January 2021.pdf
File name:	Transport 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

Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Pages from London Plan 2021 - Introducing the Plan.pdf
File name:	Pages from the_london_plan_2021 - policies GG (Ch 1).pdf
File name:	Pages from the_london_plan_2021 - policies D (Ch 3).pdf
File name:	Pages from the_london_plan_2021 - policies H (Ch 4).pdf
File name:	Pages from the_london_plan_2021 - policies T (Ch 10).pdf
File name:	Pages from the_london_plan_2021 - policy M1 (Ch 12).pdf
File name:	Pages from London Plan (2021) Glossary.pdf
File name:	Pages from London Plan (2021) Definitions.pdf
Relates to Section:	PART 5
Document Description:	24.l. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) 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 - West 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 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 - 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 - Photo Copyright Schedule.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	2023_3119_P Decision.pdf
File name:	2023_3119_P Cover Letter.pdf
File name:	2023_3119_P 2312_EX_001.pdf
File name:	2023_3119_P 2312_EX_100, 110, 200, 300, 310, 320, 330.pdf
File name:	2023_3119_P 2312_EX_120.pdf
File name:	2023_3119_P 2312_PA_002.pdf
File name:	2023_3119_P 2312_PA_100, 110, 120, 200, 300, 310, 320, 330.pdf
File name:	2023_3119_P 2312_PA_100A, 120A, 130, 200A, 330A.pdf
File name:	2023_3119_P 2312_PA_130.pdf
File name:	2023_3119_P 2312_PA_400.pdf
File name:	2023_3119_P Arboricultural Survey.pdf
File name:	2023_3119_P DAS.pdf
File name:	2023_3894_P Certificate of Lawfulness.pdf
File name:	2023_3894_P 2312_EX_100 & 2312_EX_110.pdf
File name:	2023_3894_P 2312_EX-120.pdf
File name:	2023_3894_P Block Plan 2312_PA_002.pdf
File name:	2024_0621_P Approval of Details.pdf
File name:	2024_0621_P 2312_PA_600.pdf
File name:	2024_0621_P 2312_PA_610.pdf
File name:	2024_0621_P Bauder System Summary.pdf
File name:	2024_0621_P Bauder Technical Data Sheet Revision V3.pdf

File name:	2024_0621_P Bauder Vegetation Guide.pdf
File name:	2024_0621_P Cover Letter.pdf
Completed by	Not Set
Date	02/12/2024 11:27:51
LPA	London Borough of Camden