

## 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/24/3355049
Appeal By	MR AND MRS ALEXANDER AND KATHRYN BAYERS
Site Address	No 2, Daleham Gardens Camden London NW3 5DA

#### 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 APP/X5210/D/24/3352621 APP/X5210/D/24/3351907				
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 the impact on the 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
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? 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.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 checked="" type="checkbox"/> No	<input type="checkbox"/>
If yes, please send a copy of the site notice and the required local advertisement. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a plan showing the extent of the Order and any relevant details. <input checked="" type="checkbox"/> 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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**Screening**

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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**Environmental Statement (ES)**

10.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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**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. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
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11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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11.d. any other conditions you regard as necessary?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Details of the condition(s) and reasons you regard the condition(s) as necessary are:  
 the box below

The specifications including of the windows to be submitted for the Council's further approval.

**PART 3**

12.a.i. All the plans submitted with the application; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
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; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
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;	<input type="checkbox"/>
12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
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; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
12.e. Design and Access Statement (if submitted); <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
12.g. Extracts from relevant policies which have been saved by way of a direction;	<input type="checkbox"/>
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; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>
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;	<input type="checkbox"/>
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; <input checked="" type="checkbox"/> see ' <a href="#">Questionnaire Documents</a> ' section	<input checked="" type="checkbox"/>
12.l. Your Authority's CIL charging schedule is being/has been examined;	<input type="checkbox"/>
12.m. Your Authority's CIL charging schedule has been adopted.	<input type="checkbox"/>

**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

2024/1164/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/24/3355049

Appeal By

MR AND MRS ALEXANDER AND KATHRYN BAYERS

Site Address

No 2, Daleham Gardens  
Camden  
London  
NW3 5DA

### 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:** Fitzjohns\_Netherhall -Cover.pdf

**File name:** Fitzjohns\_Netherhall -1 and 2.pdf

**File name:** Fitzjohns\_Netherhall -3.pdf

**File name:** Fitzjohns\_Netherhall -4.pdf

**File name:** Fitzjohns\_Netherhall -5.pdf

**File name:** Fitzjohns\_Netherhall -6.pdf

**File name:** Fitzjohns\_Netherhall -Annex – History of the Area.pdf

**File name:** Fitzjohns\_Netherhall -Acknowledgements & Authorship.pdf

**Relates to Section:** PART 1

**Document Description:** 6.b. A plan of the Conservation Area.

**File name:** Belsize CAS (2002).pdf

**File name:** Belsize Conservation Area.doc

**File name:** CONSERVATION AREAS BOUNDARY.docx

**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 - 09.05.2024.doc

**Relates to Section:** PART 1

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

**File name:** H24 1957.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:** 2024.1164.P- 2-28 DALEHAM GARDENS, NW3-2.jpeg

**File name:** 2024.1164.P- 2-28 DALEHAM GARDENS, NW3.jpeg

**Relates to Section:** PART 3

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

**File name:** GA 100 to 104, 200 to 203, 300.pdf

**File name:** GA 110 to 114, 210 to 213, 310.pdf

**File name:** GA002.pdf

**File name:** GA001 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

<b>File name:</b>	consideration at the time the application was decided Documents listed in Decision Notice.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.b.ii. All representations received from interested parties about the application.
<b>File name:</b>	The Belsize Society.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	Notification (HAS) 2 Daleham Gardens.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	Notification distribution list.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Delegated Report.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	DAS.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 4.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 5.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 6.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 7.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 8.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 9.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Cover & introduction.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Home Improvements-gardens.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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 - 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 - Central Camden.pdf
- File name:** Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf

**Completed by**

Not Set

**Date**

02/12/2024 16:26:18

**LPA**

London Borough of Camden