

## 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/24/3354417

Appeal By

URBAN INNOVATION COMPANY (UIC) LTD

Site Address

Pavement outside of 27 Chalk Farm Road  
London  
NW1 8AG  
Grid Ref Easting: 528261  
Grid Ref Northing: 184385

#### 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 the impact of the development.

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

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

Please give our reference number(s) and if necessary attach details

APP/X5210/H/24/3354419

Please attach details

[see 'Questionnaire Documents' section](#)

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)

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
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
- 12.b. Is the site adjacent to a Conservation Area? Yes  No
- Please attach a plan of the Conservation Area.  
 see 'Questionnaire Documents' section
- 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  Yes  No

extension of a Grade I / II\* / II listed building?

13.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 Historic Interest

see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted? Yes  No

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes  No

15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? Yes  No

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

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  No

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes  No

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  No

19.b. Are any protected species likely to be affected by the proposals? Yes  No

#### 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

14/01/2025

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](#)

List of policies

A1 C5 C6 D1 D2 D4 T1 G1

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;

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

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/W/24/3354417

Appeal By URBAN INNOVATION COMPANY (UIC) LTD

Site Address  
Pavement outside of 27 Chalk Farm Road  
London  
NW1 8AG  
Grid Ref Easting: 528261  
Grid Ref Northing: 184385

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

**Relates to Section:** PART 1  
**Document Description:** 3.a. Copies of any other appeals or matters, including our reference number(s) relating to the same site still being considered by us or the Secretary of State.  
**File name:** Valid Appeal 3354417 3354419.pdf

**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 3354410 & 3354409.pdf

**Relates to Section:** PART 3  
**Document Description:** 12.b. A plan of the Conservation Area.  
**File name:** Regent's Canal CAAMS (2008).pdf  
**File name:** Regent's Canal CA 1875 -1877.pdf  
**File name:** Regent's Canal CA 1914 map.pdf  
**File name:** Regent's Canal CA 1935 map.pdf  
**File name:** Regent's Canal Topography.pdf  
**File name:** Regent's Canal Townscape Appraisal.pdf  
**File name:** Regent's Canal Urban Grain.pdf

**Relates to Section:** PART 3  
**Document Description:** 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.  
**File name:** STABLES YARD - listing 1258100 Historic England.pdf  
**File name:** STANLEY SIDINGS - listing 1258101 Historic England.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:** 2024.3312.P- 27-28 CHALK FARM ROAD, NW1 8AG-2.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) kiosk o\_s 27 Chalk Farm 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

<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.c. Copies of all representations received from interested parties about the original application.
<b>File name:</b>	1xOBJ to advert JB.pdf
<b>File name:</b>	FG&WH NDF.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Officer report - 2024 3312 P & 2024 3452 A.pdf
<b>File name:</b>	Officer report - Appendices (A-H).pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	C5 - Safety and Security.pdf
<b>File name:</b>	C6 - Access for all.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	D4 - Advertisements.pdf
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 1-6.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 7-11.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 12-18.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth -Pages 19-23.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 7.pdf
<b>File name:</b>	Advertisements CPG March 2018.pdf
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	Camden Streetscape Design Manual -Front Cover.pdf
<b>File name:</b>	Camden Streetscape Design Manual - Introduction.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.1 Local Character.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.2 Carriageway Details.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.3 Footway Details.pdf
<b>File name:</b>	Camden Streetscape Design Manual -ch.4 Street Furniture.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Index.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Appendix.pdf
<b>File name:</b>	Camden Streetscape Design Manual -Back Cover.pdf
<b>File name:</b>	Pages from London Plan 2021 - Introducing the Plan.pdf
<b>File name:</b>	Pages from the_london_plan_2021 - policies D (Ch 3).pdf
<b>File name:</b>	Pages from the_london_plan_2021 - policies T (Ch 10).pdf
<b>File name:</b>	Pages from London Plan (2021) Glossary.pdf

<b>File name:</b>	Pages from London Plan (2021) Definitions.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 14 policies T.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Central Camden.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	Professional Lighting Guide 05.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 INTRODUCTION.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART A.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART B.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART C.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART D.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E CONTENTS.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Carriageways.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Crossings.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Footway amenities.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E High quality footways.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Kerbside activity.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Safety & functionality.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Street environment.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART E Transport interchanges.pdf
<b>File name:</b>	TfL streetscape guidance -4th edition-2022-revision-2 PART F & end.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	17/12/2024 14:02:35
<b>LPA</b>	London Borough of Camden