

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/24/3356632
Appeal By	MRS ANNA KOFIELD
Site Address	46 Hollycroft Avenue London NW3 7QJ

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/24/3352043 APP/X5210/D/24/3351172				
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 streetscene, the Conservation Area, and the Neighbourhood 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?	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 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? If yes, please send a copy of the site notice and the required local advertisement. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9. Is any part of the site subject to a Tree Preservation Order? Please attach a plan showing the extent of the Order and any relevant details. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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.	Applies <input type="checkbox"/> N/A <input checked="" 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 type="checkbox"/> No <input checked="" 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

-details of the proposed canopy prior to the commencement of works
-tree protection and landscaping compliance details prior to the commencement of works

PART 3

12.a.i. All the plans submitted with the application; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	<input checked="" type="checkbox"/>
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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"/>
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<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
<input checked="" type="checkbox"/> 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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
12.e. Design and Access Statement (if submitted);	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
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"/>
<input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 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;	<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"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
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

2024/4025/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/24/3356632

Appeal By MRS ANNA KOFIELD

Site Address
46 Hollycroft Avenue
London
NW3 7QJ

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: Redington_Frognal Conservation Area Map.pdf
File name: R_F CA CA&MP (2022) Cover, Introduction, Background.pdf
File name: R_F CA CA&MP (2022) Chapter 3.pdf
File name: R_F CA CA&MP (2022) Chapter 4.pdf
File name: R_F CA CA&MP (2022) Chapters 5, 6, 7.pdf
File name: R_F CA CA&MP (2022) Annex – History of The Area.pdf
File name: R_F CA CA&MP (2022) Acknowledgements and Authorship.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 - 26.09.2024.doc

Relates to Section: PART 1
Document Description: 9. A plan showing the extent of the Order and any relevant details.
File name: A copy of the TPO to follow, a TPO map.docx

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: 046-MK-E0100.pdf
File name: 046-MK-E0122.pdf
File name: 046-MK-E0141.pdf
File name: 046-MK-E0163.pdf
File name: 046-MK-P0122.pdf
File name: 046-MK-P0141.pdf
File name: 046-MK-P0163.pdf
File name: Arboricultural Report, Revision 1.pdf
File name: Planting Schedule.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: Application documents.docx

Relates to Section: PART 3
Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name: 2024.4025.P- 46 HOLLYCROFT AVENUE, NW3 7QN-3 1.jpeg
File name: 2024.4025.P- 46 HOLLYCROFT AVENUE, NW3 7QN-2 1.jpeg
File name: 2024.4025.P- 46 HOLLYCROFT AVENUE, NW3 7QN 1.jpeg

Relates to Section:	PART 3
Document Description:	12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name:	Consultees.docx
Relates to Section:	PART 3
Document Description:	12.b.ii. All representations received from interested parties about the application.
File name:	R_F NF.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 letter HAS 46 Hollycroft Avenue.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:	Design and Access Statement.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:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	A1 - Managing the Impact of Development.pdf
File name:	A3 - Biodiversity.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:	R_F NP 2021 to 31.12.2045 (2021) Ch 1 to 3.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 cover.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 Sustainability.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 (BGI) Biodiversity & Green Infrastructure.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 (BGI) Local Green Spaces.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 Community Facilities.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 Finchley Road.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 Underground Development.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 Kidderpore Reservoir.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 5 Site allocations.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Map 1 (a).pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Map 1 (b).pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Glossary.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.1 Heritage Assets.pdf

File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.2 Planting.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.3 Design principles.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.4 Evidence base.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:	Pages from London Plan 2021 - Introducing the Plan.pdf
File name:	Pages from London Plan 2021 - HC1.pdf
File name:	Pages from London Plan (2021) Glossary.pdf
File name:	Pages from London Plan (2021) Definitions.pdf
File name:	Amenity CPG January 2021.pdf
File name:	Biodiversity CPG March 2018.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:	2024_1727_P Decision notice.pdf
File name:	2024_1727_P Delegated report.pdf
File name:	2024_1727_P proposed short sections 046-MK-P0163.pdf
File name:	2024_1727_P proposed ground floor 046-MK-P0122.pdf
File name:	2024_1727_P proposed front elevation 046-MK-P0141.pdf
File name:	2024_1727_P Existing short sections 046-MK-E0163.pdf
File name:	2024_1727_P Existing ground floor plan 046-MK-E0122.pdf
File name:	2024_1727_P Existing front elevations046-MK-E0141.pdf
File name:	2024_1727_P 046 11.01 Design and Access Statement.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 - 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 2024 North Camden.pdf
File name:	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
Completed by	Not Set
Date	07/01/2025 17:21:00

LPA

London Borough of Camden