

## 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/24/3357535
Appeal By	MR AMIR NOORIALA
Site Address	56 Howitt Road LONDON NW3 4LJ

#### 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input type="checkbox"/>	No	<input checked="" 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?	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?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

If yes, please send a copy of the site notice and the required local advertisement.

see 'Questionnaire Documents' section

9. Is any part of the site subject to a Tree Preservation Order?

Yes

No

## 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

No

### Screening

10.c.i. Have you issued a Screening Opinion (SO)?

Yes

No

### Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?

Yes

No

### 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

N/A

11.a. the development hereby permitted shall begin not later than three years from the date of this decision.

Yes

No

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

No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans.

Yes

No

11.d. any other conditions you regard as necessary?

Yes

No

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

the box below

The fenestration details to be submitted for the Council's approval.

## PART 3

12.a.i. All the plans submitted with the application;

see 'Questionnaire Documents' section

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;

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;

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

- 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;
- 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;
- see '[Questionnaire Documents](#)' section
- 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;
- see '[Questionnaire Documents](#)' section
- 12.e. Design and Access Statement (if submitted);
- see '[Questionnaire Documents](#)' section
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);
- see '[Questionnaire Documents](#)' section
- see '[Questionnaire Documents](#)' section
- 12.g. Extracts from relevant policies which have been saved by way of a direction;
- see '[Questionnaire Documents](#)' section
- 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;
- 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.
- 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;
- 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;
- see '[Questionnaire Documents](#)' section
- 12.l. Your Authority's CIL charging schedule is being/has been examined;
- 12.m. Your Authority's CIL charging schedule has been adopted.
- 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

2024/4269/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/24/3357535

Appeal By MR AMIR NOORIALA

Site Address  
56 Howitt Road  
LONDON  
NW3 4LJ

### 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:** Belsize CAS adopted in 2003.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 10-10-24.doc

**Relates to Section:** PART 3

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

**File name:** 185\_GFA\_X0\_BP\_DR\_A\_1001 Existing basement plan.pdf

**File name:** 185\_GFA\_X0\_BP\_DR\_A\_2000 Proposed basement plan.pdf

**File name:** 185\_GFA\_X0\_BP\_DR\_A\_2030 Proposed basement, fire strategy plan.pdf

**File name:** 185\_GFA\_X0\_EL\_DR\_A\_1010 Existing elevations.pdf

**File name:** 185\_GFA\_X0\_EL\_DR\_A\_4000 Proposed elevations.pdf

**File name:** 185\_GFA\_X0\_L0\_DR\_A\_1002 Existing ground floor plan.pdf

**File name:** 185\_GFA\_X0\_L0\_DR\_A\_2001 Proposed ground floor plan.pdf

**File name:** 185\_GFA\_X0\_L0\_DR\_A\_2031 Proposed ground floor, fire strategy plan.pdf

**File name:** 185\_GFA\_X0\_L1\_DR\_A\_1003 Existing first floor plan.pdf

**File name:** 185\_GFA\_X0\_L1\_DR\_A\_2002 Proposed first floor plan.pdf

**File name:** 185\_GFA\_X0\_L1\_DR\_A\_2032 Proposed first floor, fire strategy plan.pdf

**File name:** 185\_GFA\_X0\_L2\_DR\_A\_1004 Existing second floor plan.pdf

**File name:** 185\_GFA\_X0\_L2\_DR\_A\_2003 Proposed second floor plan.pdf

**File name:** 185\_GFA\_X0\_L2\_DR\_A\_2033 Proposed second floor, fire strategy plan.pdf

**File name:** 185\_GFA\_X0\_L3\_DR\_A\_1005 Existing third floor plan.pdf

**File name:** 185\_GFA\_X0\_L3\_DR\_A\_2004 Proposed third floor plan.pdf

**File name:** 185\_GFA\_X0\_L3\_DR\_A\_2034 Proposed third floor, fire strategy plan.pdf

**File name:** 185\_GFA\_X0\_RP\_DR\_A\_1006 Existing roof plan.pdf

**File name:** 185\_GFA\_X0\_RP\_DR\_A\_2005 Proposed roof plan.pdf

**File name:** 185\_GFA\_X0\_S1\_DR\_A\_1020 Existing section 1.pdf

**File name:** 185\_GFA\_X0\_S1\_DR\_A\_3000 Proposed section 1.pdf

**File name:** 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 consideration at the time the application was decided

**File name:** Drawings list.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.

<b>File name:</b>	2024.4269.P- 63 GLENMORE ROAD, NW3 4DA-2.jpeg
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.b.i. A list of the addresses of the people who were notified of the householder planning application.
<b>File name:</b>	2024.4269.P- 56 HOWITT ROAD, NW3 4LJ.jpeg
<b>File name:</b>	2024.4269.P- 56 HOWITT ROAD, NW3 4LJ-2.jpeg
<b>File name:</b>	2024.4269.P- 63 GLENMORE ROAD, NW3 4DA.jpeg
<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>	CAAC.pdf
<b>File name:</b>	1xSupp.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 letter (HAS) 56 Howitt Road.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 and Heritage Statement.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.g.Extracts from relevant policies which have been saved by way of a direction.
<b>File name:</b>	Article 4 Direction Notice and Schedule - Belsize Conservation Area.pdf
<b>File name:</b>	Article 4 - Belsize - Fact Sheet.pdf
<b>File name:</b>	Article 4 - Belsize - map.pdf
<b>File name:</b>	Article 4 - Belsize - Area Design Guide.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>	Home Improvements CPG January 2021 Cover & introduction.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	2010_0787_P (54 Howitt Road).pdf
<b>File name:</b>	2010_0787_P DAS.pdf
<b>File name:</b>	2010_0787_P Drawings 001 & 003.pdf
<b>File name:</b>	2010_0787_P Drawings 011 & 013.pdf
<b>File name:</b>	2010_0787_P Drawings 013B.pdf
<b>File name:</b>	2010_0787_P Site Location Plan.pdf
<b>File name:</b>	2013_6138_P Decision Notice.pdf
<b>File name:</b>	2013_6138_P Members' Briefing.pdf
<b>File name:</b>	8501246 (58 Howitt Road).pdf
<b>File name:</b>	8501246 Appeal Decision.pdf
<b>File name:</b>	8501246 Drawing 1B.pdf
<b>File name:</b>	8501246 OS Extract.pdf
<b>File name:</b>	8601867 (34 Howitt Road).pdf
<b>File name:</b>	8601867 Drawings 01 and 12B.pdf
<b>File name:</b>	8702987 (32 Howitt Road).pdf
<b>File name:</b>	9005734 Appeal Decision.pdf
<b>File name:</b>	9005734 Drawings.pdf
<b>File name:</b>	PWX0002001 (44 Howitt Road).pdf
<b>File name:</b>	PWX0002001 Drawing 12 unrevised.pdf
<b>File name:</b>	PWX0002875 (44 Howitt Road).pdf
<b>File name:</b>	PWX0002875 Appeal Decision.pdf
<b>File name:</b>	PWX0002875 Drawing 12A.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.
<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 - Central Camden.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	24/01/2025 13:06:28
<b>LPA</b>	London Borough of Camden