

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/25/3358364

Appeal By

MR & MRS BAKER

Site Address

12 Modbury Gardens
Camden
London
NW5 3QE

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 on the appeal site and surrounding area.

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

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/25/3360083
APP/X5210/W/25/3360469

Please attach details

see 'Questionnaire Documents' section

PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section			
6.b. If any representations were received as a result of the notice, please upload copies <input checked="" type="checkbox"/> see ' Questionnaire Documents ' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input checked="" type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.b. Minor Developments			
Dwellings			<input checked="" type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other minor developments			<input type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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

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

14/03/2025

24.c. all representations received from interested parties about the original application;

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 A3 D1 D2 H3

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;

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/25/3358364

Appeal By MR & MRS BAKER

Site Address
12 Modbury Gardens
Camden
London
NW5 3QE

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: Valid Appeal 3360083.pdf
File name: APPEAL FORM 3360469.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: site notice 2024.4446.P- 1 MODBURY GARDENS, NW5 3QE-3.jpeg
File name: site notice 2024.4446.P- 1 MODBURY GARDENS, NW5 3QE-2.jpeg
File name: site notice 2024.4446.P- 1 ST ANN'S GARDENS, NW5 4ER.jpeg
File name: site notice 2024.4446.P- 1 MODBURY GARDENS, NW5 3QE.jpeg

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: 1xOBJ JC.pdf

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 letter (WR) 12 Modbury Gdns.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.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 (2017).pdf
File name: A3 - Biodiversity.pdf
File name: D1 - Design.pdf

File name:	D2 - Heritage.pdf
File name:	H3 - Protecting Existing Homes.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:	Amenity CPG January 2021.pdf
File name:	Design CPG January 2021 - chapters 1, 2, 3.pdf
File name:	Home Improvements CPG January 2021 Cover & introduction.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-gardens.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
File name:	Home Improvements CPG January 2021 Appendices.pdf
File name:	Basements CPG January 2021.pdf
File name:	Design CPG January 2021 - chapter 8.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 - Central Camden.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 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 - 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:	2004_5362_P (12 Modbury Gardens).pdf
File name:	2004_5362_P Drawings 738.101 to 103 & 201 to 204.pdf
File name:	2004_5362_P Drawing 738.000 site plan.pdf
File name:	2007_0319_P (7 Modbury Gardens).pdf
File name:	2007_0319_P Existing plans.pdf
File name:	2007_0319_P Revised Drawings.pdf
File name:	2007_0319_P Site plan.pdf
File name:	2007_3643_P (6 Modbury Gardens).pdf
File name:	2007_3643_P 100 P01 EXISTING GROUND FLOOR PLAN.pdf
File name:	2007_3643_P 100 P03 EXISTING LONG SECTION AA.pdf
File name:	2007_3643_P 100 P04 EXISTING FRONT & REAR ELEVATIONS.pdf
File name:	2007_3643_P 200 P01 PROPOSED GROUND FLOOR PLAN.pdf
File name:	2007_3643_P 200 P02 PROPOSED 1ST FLOOR PLAN.pdf
File name:	2007_3643_P 200 P03 PROPOSED MANSARD ROOF PLAN.pdf
File name:	2007_3643_P 200 P04 PROPOSED LONG SECTION AA.pdf
File name:	2007_3643_P 200 P05 PROPOSED FRONT & REAR ELEVATIONS.pdf
File name:	2007_3643_P 300 P01 PROPOSED TERRACE PLAN & SECTIONS.pdf
File name:	2007_3643_P 100 P02 EXISTING FIRST FLOOR PLAN.pdf
File name:	2007_3643_P Site plan.pdf
File name:	2012_0011_P (3 Modbury Gardens).pdf
File name:	2012_0011_P DAS.pdf
File name:	2012_0011_P BASEMENT FLOOR PLAN.pdf
File name:	2012_0011_P FIRST FLOOR PLAN.pdf
File name:	2012_0011_P FRONT ELEVATION.pdf
File name:	2012_0011_P LONG SECTION - PROPOSED.pdf
File name:	2012_0011_P LONG SECTION.pdf
File name:	2012_0011_P REAR ELEVATION.pdf
File name:	2012_0011_P SECOND FLOOR PLAN.pdf
File name:	2012_0011_P Site plan.pdf

File name: 2013_0355_P (7 Modbury Gardens).pdf
File name: 2013_0355_P Appeal Decision.pdf
File name: 2013_0355_P DAS.pdf
File name: 2013_0355_P Site plan.pdf
File name: 2013_0355_P CROSS SECTION B-B.pdf
File name: 2013_0355_P EAST ELEVATION.pdf
File name: 2013_0355_P FIRST FLOOR PLAN -PROPOSED.pdf
File name: 2013_0355_P FIRST FLOOR PLAN.pdf
File name: 2013_0355_P GROUND FLOOR PLAN -PROPOSED.pdf
File name: 2013_0355_P GROUND FLOOR PLAN.pdf
File name: 2013_0355_P LONG SECTION A-A -PROPOSED.pdf
File name: 2013_0355_P LONG SECTION A-A.pdf
File name: 2013_0355_P NORTH & SOUTH ELEVATION.pdf
File name: 2013_0355_P NORTH AND SOUTH ELEVATION -PROPOSED.pdf
File name: 2013_0355_P REAR VIEW PHOTOGRAPHS.pdf
File name: 2013_0355_P ROOF TOP PLAN.pdf
File name: 2013_0355_P ROOF TOP VIEW PLAN.pdf
File name: 2013_0355_P SECOND FLOOR PLAN.pdf
File name: 2013_0355_P SECTION B-B.pdf
File name: 2013_0355_P STREET VIEW PHOTOGRAPHS.pdf
File name: 2013_0355_P UPPER GROUND FLOOR PLAN.pdf
File name: 2013_0355_P WEST & SOUTH WEST VIEW PHOTOGRAPHS.pdf
File name: 2013_0355_P WEST VIEW.pdf
File name: 2014_1994_P (7 Modbury Gardens).pdf
File name: 2014_1994_P Appeal Decision.pdf
File name: 2014_1994_P DAS.pdf
File name: 2014_1994_P CROSS SECTION BB -proposed.pdf
File name: 2014_1994_P CROSS SECTION BB.pdf
File name: 2014_1994_P EAST ELEVATIONS -proposed.pdf
File name: 2014_1994_P EAST ELEVATIONS.pdf
File name: 2014_1994_P END OF TERRACE SIDE AND REAR PHOTOS.pdf
File name: 2014_1994_P FIRST FLOOR -proposed.pdf
File name: 2014_1994_P FIRST FLOOR.pdf
File name: 2014_1994_P GROUND FLOOR -proposed.pdf
File name: 2014_1994_P GROUND FLOOR.pdf
File name: 2014_1994_P LOFT FLOOR -proposed.pdf
File name: 2014_1994_P LONG SECTION AA -proposed.pdf
File name: 2014_1994_P LONG SECTION AA.pdf
File name: 2014_1994_P MODBURY STREET PHOTOS.pdf
File name: 2014_1994_P NORTH AND SOUTH ELEVATIONS -proposed.pdf
File name: 2014_1994_P NORTH AND SOUTH ELEVATIONS.pdf
File name: 2014_1994_P REAR LOCATION OF EXTENSION PHOTOS.pdf
File name: 2014_1994_P ROOF PLAN -proposed.pdf
File name: 2014_1994_P ROOF PLAN.pdf
File name: 2014_1994_P SECOND FLOOR.pdf
File name: 2014_1994_P Site plan.pdf
File name: 2014_1994_P SOUTH WEST SIDE VIEW FROM COMMON.pdf
File name: 2014_1994_P WEST ELEVATIONS -proposed.pdf
File name: 2014_1994_P WEST ELEVATIONS.pdf
File name: 2014_7270_P (5 Modbury Gardens).pdf
File name: 2014_7270_P DAS.pdf
File name: 2014_7270_P Daylight and Sunlight Assessment.pdf
File name: 2014_7270_P First floor plan.pdf
File name: 2014_7270_P Front elevation.pdf
File name: 2014_7270_P Lower ground floor plan.pdf
File name: 2014_7270_P Proposed First Floor Plan (Rev B).pdf
File name: 2014_7270_P Proposed Flank Elevation (Rev C).pdf
File name: 2014_7270_P Proposed Lower Ground Floor Plan (Rev B).pdf

File name: 2014_7270_P Proposed Raised Ground Floor Plan (Rev B).pdf
File name: 2014_7270_P Proposed rear elevation (Rev B).pdf
File name: 2014_7270_P Proposed Section AA (Rev B).pdf
File name: 2014_7270_P Raised ground floor plan.pdf
File name: 2014_7270_P Rear elevation.pdf
File name: 2014_7270_P Roof plan.pdf
File name: 2014_7270_P Roof plan -proposed.pdf
File name: 2014_7270_P Second floor plan.pdf
File name: 2014_7270_P Section A.pdf
File name: 2014_7270_P Site location plan.pdf
File name: 2014_7270_P Site photos.pdf
File name: 2017_7044_P (6 Modbury Gardens).pdf
File name: 2017_7044_P Drawing 001 location plan.pdf
File name: 2017_7044_P Drawing 201 existing.pdf
File name: 2017_7044_P Drawings 100, 101 and 200 existing.pdf
File name: 2017_7044_P Drawings 100A, 101, 200A and 300A.pdf
File name: 2021_2089_P (3 Modbury Gardens).pdf
File name: 2021_2089_P DAS.pdf
File name: 2021_2089_P Drawing 001.pdf
File name: 2021_2089_P Drawing 002.pdf
File name: 2021_2089_P Drawing 005.pdf
File name: 2021_2089_P Drawing 010.pdf
File name: 2021_2089_P Drawing 011.pdf
File name: 2021_2089_P Drawing 080A.pdf
File name: 2021_2089_P Drawing 081A.pdf
File name: 2021_2089_P Drawing 099.pdf
File name: 2021_2089_P Drawing 100F.pdf
File name: 2021_2089_P Drawing 101F.pdf
File name: 2021_2089_P Drawing 102B.pdf
File name: 2021_2089_P Drawing 105A.pdf
File name: 2022_3519_P (1 Modbury Gardens).pdf
File name: 2022_3519_P DAS.pdf
File name: 2022_3519_P Daylight & sunlight.pdf
File name: 2022_3519_P Drawing A-1.20 PL6.pdf
File name: 2022_3519_P Drawing A-2.01 PL6.pdf
File name: 2022_3519_P Drawing A-2.02 PL6.pdf
File name: 2022_3519_P Drawing Register.pdf
File name: 2022_3519_P Drawings A-1.01 to .03 & .20 to .22 (all PL5).pdf
File name: 2022_3519_P Fire safety statement.pdf
File name: 2022_3519_P Site location plan.pdf
File name: 2024_4001_P (2 Modbury Gardens).pdf
File name: 2024_4001_P Block plan.pdf
File name: 2024_4001_P DAS revision A.pdf
File name: 2024_4001_P Fire safety strategy.pdf
File name: 2024_4001_P Location plan.pdf
File name: 2024_4001_P Drawing PL100.jpg
File name: 2024_4001_P Drawing PL101A.jpg
File name: 14504 (13 Modbury Gardens).pdf
File name: 18288 (13 Modbury Gardens).pdf
File name: 19252 (13 Modbury Gardens).pdf
File name: PEX0200312 (9 Modbury Gardens).pdf

Completed by

Not Set

Date

14/02/2025 10:51:01

LPA

London Borough of Camden