

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/25/3359493

Appeal By

MR TODD BERMAN

Site Address

Stables Building in the land to the rear of Hampstead Police Station
26 Rosslyn Hill
LONDON
NW3 1PD
Grid Ref Easting: 526883.0
Grid Ref Northing: 185539.0

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 Conservation Area and the Neighbourhood 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

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

APP/X5210/Y/25/3359497

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

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
- 6.a. If a press advert notice was published, please upload a copy
 see 'Questionnaire Documents' section
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.c. Other Developments**
- Mineral working
- Change of use
- Householder 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
Please attach a plan of the Conservation Area
 see 'Questionnaire Documents' section
- 12.b. Is the site adjacent to a Conservation Area? Yes No
- 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 extension of a Grade I / II* / II listed building? Yes No
- Grade I
- Grade II*
- Grade II
- Date of the listing

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.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

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

25/03/2025

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](#)

[see 'Questionnaire Documents' section](#)

List of policies

A1 CC1 CC2 CC3 CC5 D1 D2 DM1 H1 H2 H4 H6 H7 T1 T2

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.

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

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;

Please provide the date of adoption:

30/10/2010

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

2024/4338/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/W/25/3359493
Appeal By	MR TODD BERMAN
Site Address	Stables Building in the land to the rear of Hampstead Police Station 26 Rosslyn Hill LONDON NW3 1PD Grid Ref Easting: 526883.0 Grid Ref Northing: 185539.0

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: Start letter - 18 Feb 2025.pdf
- Relates to Section:** PART 2
Document Description: 6.a. A copy of the notice published.
File name: PRESS ADVERT H&H - 28.11.2024.doc
File name: site notice 2024.4338.P & 2024.4871.L- 55 DOWNSHIRE HILL, NW3 1PA.jpeg
File name: site notice 2024.4338.P & 2024.4871.L- 55 DOWNSHIRE HILL, NW3 1PA-2.jpeg
- Relates to Section:** PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Hampstead CAS (2001).pdf
File name: Streetscape Audit.pdf
- Relates to Section:** PART 3
Document Description: 13.a. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
File name: Former Police Station and Courthouse - listing 1130397 Historic England.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: 3 AND 3A, HAMPSTEAD HILL GARDENS - listing 1378699 Historic England.pdf
File name: 22 AND 24, ROSSLYN HILL - listing 1330383 Historic England.pdf
File name: NUMBERS 50 AND 51 DOWNSHIRE HILL - listing 1078269 Historic England.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 (WR) r_o 26 Rosslyn Hill.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.c. Copies of all representations received from interested parties about the original application.
File name:	1 x Response JE.pdf
File name:	1 x Response JH.pdf
File name:	1 x Response JL&CL.pdf
File name:	1 x Response PW.pdf
File name:	1 x Response RD&KD.pdf
File name:	1 x Response SG&NL.pdf
File name:	1 x Response TB&MLB.pdf
File name:	4 x Responses RT VH JH NA.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:	2024_4338_P & 2024_4871_L 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:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	CC3 - Water and Flooding.pdf
File name:	CC5 - Waste.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	H2 - Maximising the Supply of Self-Contained Housing from Mixed-Use Schemes.pdf
File name:	H4 - Maximising the Supply of Affordable Housing.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	H7 - Large and Small Homes.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	DM1 - Delivering and Monitoring.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan Introduction.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch3.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch4.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch5.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch6.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch7.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch8.pdf
File name:	HNF HNP 2018-2033 Hampstead Neighbourhood Plan - ch9.pdf
File name:	HNF HNP 2018-2033 Consultation Statement.pdf
File name:	HNF HNP 2018-2033 Basic Conditions Statement.pdf
File name:	HNF HNP 2018-2033 Modification 1.pdf
File name:	HNF HNP 2018-2033 Modification 2.pdf
Relates to Section:	PART 5
Document Description:	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.

File name: Design CPG January 2021 - chapters 1, 2, 3.pdf
File name: Design CPG January 2021 - chapter 5.pdf
File name: Design CPG January 2021 - chapter 8.pdf
File name: Design CPG January 2021 - chapter 9.pdf
File name: Amenity CPG January 2021.pdf
File name: Developer contributions CPG March 2019.pdf
File name: Energy efficiency CPG January 2021.pdf
File name: Housing CPG January 2021.pdf
File name: Transport CPG January 2021.pdf

Relates to Section: PART 5

Document Description: 24.I. 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 2024 North Camden.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 DM.pdf
File name: Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 1.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 2.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 3.pdf
File name: Pages from Draft New Camden Local Plan - Appendix 4.pdf

Relates to Section: PART 5

Document Description: 24.I. An explanation of any substantive changes in the progress of the emerging plan if any Neighbourhood Plan is relevant to this appeal.

File name: HNF HNP 2025-2040 Basic conditions statement.pdf
File name: HNF HNP 2025-2040 Consultation statement.pdf
File name: HNF HNP 2025-2040 Area map.pdf
File name: HNF HNP 2025-2040 Equalities Impact Assessment.pdf
File name: HNF HNP 2025-2040 SEA Screening Opinion.pdf
File name: HNF HNP 2025-2040 Statement of Representation Procedure.pdf
File name: HNF HNP 2025-2040 Statement on modifications.pdf
File name: HNF HNP 2025-2040 Appendix 1.pdf
File name: HNF HNP 2025-2040 Appendix 2 (1),.pdf
File name: HNF HNP 2025-2040 Appendix 2 (1)map1 to 3 pdf.pdf
File name: HNF HNP 2025-2040 Appendix 2 (1)map4 to 6.pdf
File name: HNF HNP 2025-2040 Appendix 2 (2).pdf
File name: HNF HNP 2025-2040 Appendix 2 (3).pdf
File name: HNF HNP 2025-2040 Appendix 3.pdf
File name: HNF HNP 2025-2040 Appendix 4.pdf
File name: HNF HNP 2025-2040 Appendix 5.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 1.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 2.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 3.pdf
File name: HNF HNP 2025-2040 Appendix 6 Part 4.pdf

File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch 1 & 2.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch3.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch4.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch5.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch6.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch7.pdf
File name: HNF HNP Hampstead Neighbourhood Plan 2025-2040 - Ch8.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: 2022_0329_P 26 Rosslyn Hill.pdf

File name: 2024_0222_P & 2024_1090_L MB Pack.pdf

File name: 2024_0222_P Decision 53-54 Downshire Hill.pdf

File name: 2024_1078_P (Decision pending) 1. and 2. Hampstead Police Station - Committee Pack.pdf

File name: 2024_1090_L Decision 53-54 Downshire Hill.pdf

Completed by

Not Set

Date

25/02/2025 20:25:14

LPA

London Borough of Camden