

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/25/3359338
Appeal By	MR ASHLEY DONOFF
Site Address	9 Briary Close LONDON NW3 3JZ

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
APP/X5210/C/25/3359336				
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/C/24/3355390 APP/X5210/W/24/3353075				
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 property and the terrace.				
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
Proximity of B509.				
6.a. Is the site within a Conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" 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?	Yes	<input type="checkbox"/> No	<input checked="" 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 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

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;

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;
 see 'Questionnaire Documents' section

<p>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;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<p>12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>12.e. Design and Access Statement (if submitted);</p>	<input type="checkbox"/>
<p>12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<p>12.g. Extracts from relevant policies which have been saved by way of a direction;</p>	<input type="checkbox"/>
<p>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;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>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.</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/>
<p>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;</p>	<input type="checkbox"/>
<p>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;</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p> <p><input checked="" type="checkbox"/> see 'Questionnaire Documents' section</p>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<p>12.l. Your Authority's CIL charging schedule is being/has been examined;</p>	<input type="checkbox"/>
<p>12.m. Your Authority's CIL charging schedule has been adopted.</p>	<input type="checkbox"/>
<p>Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.</p>	

LPA Details	
<p>I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. <input checked="" type="checkbox"/></p>	
<p>LPA's reference</p>	<div style="border: 1px solid #ccc; display: inline-block; padding: 2px 10px;">2024/3724/P</div>

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/25/3359338

Appeal By MR ASHLEY DONOFF

Site Address
9 Briary Close
LONDON
NW3 3JZ

The documents listed below were uploaded with this form:

- Relates to Section:** PART 1
Document Description: 8. A copy of the site notice and/or the required local advertisement.
File name: site notice 2024.3724.P- 11-22 BRIARY CLOSE, NW3.jpeg
File name: site notice 2024.3724.P- 11-22 BRIARY CLOSE, NW3-2.jpeg
- Relates to Section:** PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: 2024_3724_P Site Plan.PDF
File name: 2024_3724_P Dwg 135 rev 01.pdf
File name: 2024_3724_P Dwg 134 rev 10.pdf
File name: 2024_3724_P Dwg 125.pdf
File name: 2024_3724_P Dwg 124 rev 03.pdf
File name: 2024_3724_P Plant noise assessment, rev 2.pdf
File name: 2024_3724_P Planning statement.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 and supporting documents list.docx
- Relates to Section:** PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.
File name: 1xSUPPRT YP.pdf
File name: 1xSUPPRT RS (1st).pdf
File name: 1xSUPPRT RS.pdf
File name: 1xSUPPRT AJ.pdf
File name: 1xOBJ BM.pdf
File name: 1xOBJ BM photos.pdf
File name: 1xOBJ BM photo 9BC side view from Adelaide Road 11.12.2023.jpg
File name: 1xOBJ BM photo 9BC rear - flues on 30.10.2023.jpg
- 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 (WR) 9 Briary Cl.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

File name:	application and any other relevant documents/minutes. 2024_3724_P Delegated Report.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:	A1 - Managing the Impact of Development (2017).pdf
File name:	A4 - Noise and vibration.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	D1 - Design.pdf
File name:	DM1 - Delivering and Monitoring.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:	Amenity CPG January 2021.pdf
File name:	Energy efficiency and adaptation CPG January 2021.pdf
File name:	Design CPG January 2021 - chapter 9.pdf
File name:	Home Improvements CPG January 2021 Appendices.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-gardens.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-materials, extensions, alterations.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:	2020_5246_P Prior approval granted.pdf
File name:	2020_5246_P Dwg 112 rev 03.pdf
File name:	2020_5246_P Dwg 111 rev 03.pdf
File name:	2020_5246_P Dwg 110 rev 05.pdf
File name:	2020_5246_P Dwg 101 rev 01.pdf
File name:	2020_5246_P Dwg 100.pdf
File name:	2020_5246_P Daylight & Sunlight Report (11 Nov 2020).pdf
File name:	2021_3827_P Prior approval granted.pdf
File name:	2021_3827_P Site plan.pdf
File name:	2021_3827_P Dwg 112 rev 04.pdf
File name:	2021_3827_P Dwg 111 rev 04.pdf
File name:	2021_3827_P Dwg 110 rev 06.pdf
File name:	2021_3827_P Dwg 101 rev 01.pdf
File name:	2021_3827_P Daylight & Sunlight Report (11 Nov 2020).pdf
File name:	2021_4062_P Consent for extension.pdf
File name:	2021_4062_P Dwg 100.pdf
File name:	2021_4062_P Dwg 102.pdf
File name:	2021_4062_P Dwg 110 rev 01.pdf
File name:	2021_4062_P Dwg 111 rev 01.pdf
File name:	2021_4062_P Dwg 112 rev 01.pdf

File name: 2021_4062_P Site Plan.pdf
File name: 2022_0830_P Certificate.pdf
File name: 2022_0830_P Dwg 100 rev 01.pdf
File name: 2022_0830_P Dwg 101 rev 02.pdf
File name: 2022_0830_P Dwg 140 rev 02.pdf
File name: 2022_0830_P Dwg 141 rev 02.pdf
File name: 2022_0830_P Site Plan.pdf
File name: 2022_0830_P Specifications.pdf
File name: 2022_2231_P Certificate.pdf
File name: 2022_2231_P Dwg 100 rev 02.pdf
File name: 2022_2231_P Dwg 101 rev 03.pdf
File name: 2022_2231_P Dwg 150.pdf
File name: 2022_2231_P Dwg 151.pdf
File name: 2022_2231_P Site Plan.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 8 policies CC.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
File name: Pages from Draft New Camden Local Plan - Central Camden.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: No Neighbourhood Plan emerging.docx

Completed by

Date

LPA