

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/25/3360359

Appeal By

MR KEREM CEVAHIR

Site Address

30 Chalcot Road
Camden
LONDON
NW1 8LN

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 ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

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 ☒ No ☐

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3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☐ No ☒

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 ☒ No ☐

To assess the impact on the Conservation Area.

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☐ No ☒

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 ☐ No ☒

6.a. Is the site within a Conservation area?

Yes ☒ No ☐

Please attach a plan of the Conservation area.

☒ see 'Questionnaire Documents' section

6.b. Is the site adjacent to a Conservation Area?

Yes ☐ No ☒

6.c. Is the site within a green belt?

Yes ☐ No ☒

6.d. Is the site in an Area of Outstanding Natural Beauty?

Yes ☐ No ☒

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?

Yes ☐ No ☒

7.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 Historical Interest.

☒ see 'Questionnaire Documents' section

8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building? Yes ☒ No ☐

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; ☐

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; ☐

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

☒ 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

2024/4195/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/25/3360359

Appeal By MR KEREM CEVAHIR

Site Address
30 Chalcot Road
Camden
LONDON
NW1 8LN

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: Primrose Hill CAS (2000).pdf

File name: Primrose Hill CA map.pdf

Relates to Section: PART 1

Document Description: 7.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

File name: 12, 13 & 14 Chalcot Square - listing 1258096 Historic England.pdf

Relates to Section: PART 1

Document Description: 8. A copy of the site notice and/or the required local advertisement.

File name: site notice 2024.4195.P- 27A CHALCOT ROAD, NW1 8LN.jpeg

File name: site notice 2024.4195.P- 27A CHALCOT ROAD, NW1 8LN-2.jpeg

File name: site notice 2024.4195.P- 14 CHALCOT SQUARE, NW1 8YA.jpeg

File name: site notice 2024.4195.P- 27A CHALCOT ROAD, NW1 8LN-3.jpeg

File name: PRESS ADVERT ADVERT CNJ 07-10-24.doc

Relates to Section: PART 3

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

File name: Location Plan 001.pdf

File name: Block Plan 002.pdf

File name: Existing Plans.pdf

File name: Existing Rear Elevation.pdf

File name: Existing Section B-B.pdf

File name: Proposed Floor Plans.pdf

File name: Proposed Rear First Floor Extension Elevation.pdf

File name: Proposed Section First Floor Extension.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.ii. All representations received from interested parties about the application.

File name: 1xCMMNT YP.pdf

File name: 1xOBJ SJ.pdf

File name: CAAC.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 30 Chalcot Rd.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 letter 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:	Planning and heritage 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:	A1 - Managing the Impact of Development (2017).pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.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:	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
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:	2003_0875_P DN, 24 Fitzroy Road.pdf
File name:	2003_0875_P Report (Members' Briefing).pdf
File name:	2003_0875_P Site location plan.pdf
File name:	2005_5560_P DN, 14 Chalcot Square.pdf
File name:	2005_5563_L DN, 14 Chalcot Square.pdf
File name:	2005_5560_P & 2005_5563_L Report (Members' Briefing).pdf
File name:	2005_5560_P Location plan.pdf
File name:	PEX0100465 DN, 28A Chalcot Road.pdf
File name:	PEX0100465 Appeal Decision.pdf
File name:	PEX0100465 Drawings 00 2259 P1 & P2.pdf
File name:	PEX0100465 OS Extract.pdf

File name: 2010_1968_P DN, 29A Chalcot Road.pdf
File name: 2011_3811_P DN, Flat A 30 Chalcot Road.pdf
File name: 2014_0551_P DN, 27 Chalcot Road.pdf
File name: 2015_7019_P DN, 26 Chalcot Road.pdf
File name: 2018_6299_P DN, Flats B and C 28 Chalcot Road.pdf
File name: 2019_3937_P DN, Flats B and C 28 Chalcot Road.pdf
File name: 2019_3937_P Dwg CHA28-EX-GA- 01.pdf
File name: 2019_3937_P Dwg CHA28-EX-GA- 02.pdf
File name: 2019_3937_P Dwg CHA28-EX-GA- 03.pdf
File name: 2019_3937_P Dwg CHA28-EX-GA-04.pdf
File name: 2019_3937_P Dwg CHA28-PL-GA- 01.pdf
File name: 2019_3937_P Dwg CHA28-PL-GA- 02.pdf
File name: 2019_3937_P Dwg CHA28-PL-GA- 03.pdf
File name: 2019_3937_P Dwg CHA28-PL-GA- 04.pdf
File name: 2019_3937_P Location plan.pdf
File name: 2022_3883_P DN, 29A Chalcot Road.pdf
File name: 2022_3883_P Dwg 001 Rev F.pdf
File name: 2022_3883_P Dwg 003 Rev E,.pdf
File name: 2022_3883_P Dwg 004 Rev E.pdf
File name: 2022_3883_P Dwg 005 Rev C.pdf
File name: 2022_3883_P Dwg 100A.pdf
File name: 2022_3883_P Dwg 200.pdf
File name: 2022_3883_P Dwg 201.pdf
File name: 2022_3883_P OS Extract.PDF
File name: 2024_0035_P DN, 30 Chalcot Road.pdf
File name: 2024_0035_P Design & Access & Heritage Statement R1.pdf
File name: 2024_0035_P Dwg 001.pdf
File name: 2024_0035_P Dwg 002.pdf
File name: 2024_0035_P Dwg 003.pdf
File name: 2024_0035_P Dwg 004.pdf
File name: 2024_0035_P Dwg 005.pdf
File name: 2024_0035_P Dwg 006.pdf
File name: 2024_0035_P Dwg 007.pdf
File name: 2024_0035_P Dwg 008.pdf
File name: 2024_0035_P Dwg 009.pdf
File name: 2024_0035_P Dwg 010.pdf
File name: 2024_0035_P Dwg 011.pdf
File name: 2024_0035_P Dwg 012.pdf
File name: 2024_0035_P Dwg 013.pdf
File name: 2024_0035_P Dwg 014.pdf
File name: 2024_0035_P Dwg 015 R1.pdf
File name: 2024_0035_P Dwg 016 R1.pdf
File name: 2024_0035_P Dwg 017 R1.pdf
File name: 2024_0035_P Dwg 018 R1.pdf
File name: 2024_0035_P Dwg 019 R1 (roof).pdf
File name: 2024_0035_P Dwg 019 R1.pdf
File name: 2024_0035_P Dwg 021 R1.pdf
File name: 2024_0035_P Dwg 022 R1.pdf
File name: 2024_0035_P Dwg 023 R1.pdf
File name: 2024_0035_P Dwg 024 R1.pdf
File name: 2024_0035_P Dwg 025 R1.pdf
File name: 2024_0035_P Dwg 026 R1.pdf
File name: 2024_2751_P DN, 30 Chalcot Road.pdf
File name: 2024_2751_P Drawing AE_1_6.pdf
File name: 2024_2751_P Drawing AP_0_0 Rev 01.pdf
File name: 2024_2751_P Drawing AP_-1_5 Rev 02.pdf
File name: 2024_2751_P Drawing AP_1_5 Rev 06.pdf
File name: 2024_2751_P Drawing AP_2_5 Rev 02.pdf

File name:	2024_2751_P Drawing AP_3_5 Rev 01.pdf
File name:	2024_2751_P Planning and Heritage Statement.pdf
File name:	2024_2752_P DN, 30 Chalcot Road.pdf
File name:	2024_2752_P Dwg 001.pdf
File name:	2024_2752_P Dwg 002.pdf
File name:	2024_2752_P Dwg 003.pdf
File name:	2024_2752_P Dwg 007.pdf
File name:	2024_2752_P Dwg 009.pdf
File name:	2024_2752_P Dwg 014.pdf
File name:	2024_2752_P Dwg AE_1_6 Rev 00.pdf
File name:	2024_2752_P Dwg AE_1_6 Rev 02.pdf
File name:	2024_2752_P Dwg AP_3_5 Rev 01.pdf
File name:	2024_2752_P NIA (Oct 2024).pdf
File name:	2024_2752_P Overheating Assessment (Nov 2024).pdf
File name:	2024_2752_P Planning and Heritage Statement.pdf
File name:	9200366 DN, 30 Chalcot Road.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 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 - Central Camden.pdf
File name:	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.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	Not Set
Date	17/03/2025 13:14:58
LPA	London Borough of Camden