

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/25/3360469
Appeal By	MR RICHARD JENKINS
Site Address	48 Mazenod Avenue, 2nd Floor Flat London Camden NW6 4LR

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 Neighbourhood Plan 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 ☒

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

Yes ☒ No ☐

and Conservation Areas) Regulations 1990?

6.a. If a press advert notice was published, please upload a copy

☒ see 'Questionnaire Documents' section

6.b. If any representations were received as a result of the notice, please upload copies

☒ 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.b. Minor Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other minor 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



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



13.b. Would the proposed development affect the setting of a listed building?

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

Yes ☐ No



Purchase Act 2004) relating to the application site?

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

17/04/2025

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](#)

☒ [see 'Questionnaire Documents' section](#)

List of policies

A1 D1

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](#)

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/25/3360469

Appeal By MR RICHARD JENKINS

Site Address
48 Mazenod Avenue, 2nd Floor Flat
London
Camden
NW6 4LR

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: site notice 2024.4207.P- 48 MAZENOD AVENUE, NW6 4LR-2.jpeg
File name: site notice 2024.4207.P- 48 MAZENOD AVENUE, NW6 4LR-3.jpeg
File name: site notice 2024.4207.P- 48 MAZENOD AVENUE, NW6 4LR.jpeg

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: Flat A-B 50 Mazenod Ave, 1 x Response.pdf
File name: Flat C 50 Mazenod Ave, 1 x Response.pdf
File name: GF Flat 48 Mazenod Ave, 1 x Response.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) 2nd fl, 48 Mazenod Ave.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: D1 - Design.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: KNF Area application dated 18 January 2016.pdf
File name: KNF Area boundary including borough boundary.pdf
File name: KNF Forum application dated 23 October 2015.pdf

File name:	KNF Kilburn Neighbourhood Forum Area (including minor correction).pdf
File name:	KNF Constitution.pdf
File name:	KNF redesignated for another 5 years on 28 January 2022.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:	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 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 - West Camden.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:	2024_1046_P Decision.pdf
File name:	2024_1046_P DAS.pdf
File name:	2024_1046_P Location plan.pdf
File name:	2024_1046_P Proposed 1st floor plan.pdf
File name:	2024_1046_P Proposed 2nd floor plan.pdf
File name:	2024_1046_P Proposed block plan.pdf
File name:	2024_1046_P Proposed front elevation.pdf
File name:	2024_1046_P Proposed ground floor plan.pdf
File name:	2024_1046_P Proposed rear elevation.pdf
File name:	2024_1046_P Proposed roof plan.pdf
File name:	2024_1046_P Proposed sections AA.pdf
File name:	2024_1046_P Proposed sections BB.pdf
File name:	2024_1046_P Proposed side elevation N.pdf
File name:	2024_1046_P Proposed side elevation S.pdf
File name:	2006_4980_P (Top Floor Flat, 34 Mazenod Avenue).pdf
File name:	2006_4980_P Delegated Report.pdf
File name:	2006_4980_P Existing plans.pdf
File name:	2006_4980_P OS Extract.pdf
File name:	2006_4980_P Proposed plans.pdf
File name:	2013_8240_P (2nd Floor Flat, 32 Mazenod Avenue).pdf
File name:	2013_8240_P Drawing 1.pdf
File name:	2013_8240_P Drawing 2C.pdf
File name:	2013_8240_P Drawing 3.pdf
File name:	2013_8240_P Drawing 4.pdf
File name:	2013_8240_P Drawing 5.pdf
File name:	2013_8240_P Drawing 6.pdf
File name:	2013_8240_P Drawing 7B.pdf
File name:	2013_8240_P Drawing 8C.pdf
File name:	2013_8240_P Drawing 9A.pdf

File name: 2013_8240_P Drawing 10B.pdf
File name: 2013_8240_P Drawing 11A.pdf
File name: 2013_8240_P Drawing 12B.pdf
File name: 2013_8240_P OS Extract.pdf
File name: 2011_6134_P (Top Floor Flat, 28 Mazenod Avenue).pdf
File name: 2011_6134_P Delegated Report.pdf
File name: 2011_6134_P Drawing MA 11D.pdf
File name: 2011_6134_P Drawing MA 12A.pdf
File name: 2011_6134_P Drawing MA 13.pdf
File name: 2011_6134_P Drawing MA 20.pdf
File name: 2011_6134_P OS Extract.pdf
File name: 2004_0986_P (Flat C, 50 Mazenod Avenue).pdf
File name: 2004_0986_P Drawings.pdf

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Date 20/03/2025 16:12:46

LPA London Borough of Camden