

## 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/25/3360545

Appeal By

MR &amp; MRS MICHAEL JAMPEL

Site Address

69 Belsize Lane  
London  
NW3 5AU

#### 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 ☐

APP/X5210/D/25/3361021  
APP/X5210/D/25/3360359  
APP/X5210/D/24/3355049

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 ☐

Please attach a plan of the Conservation Area.

☒ see 'Questionnaire Documents' section

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	<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?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
If yes, please send a copy of the site notice and the required local advertisement.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### 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	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
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11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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11.d. any other conditions you regard as necessary?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

Details of the proposed windows will be secured via condition.

## PART 3

12.a.i. All the plans submitted with the application;	<input checked="" type="checkbox"/>
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☒ 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;	<input checked="" type="checkbox"/>
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☒ [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

2024/4627/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/25/3360545

Appeal By MR & MRS MICHAEL JAMPEL

Site Address  
69 Belsize Lane  
London  
NW3 5AU

### 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:** Belsize CAS adopted in 2003.pdf

**File name:** Belsize CA map.pdf

**Relates to Section:** PART 1

**Document Description:** 6.b. A plan of the Conservation Area.

**File name:** Fitzjohns\_Netherhall CA map.pdf

**File name:** Fitzjohns\_Netherhall -Cover.pdf

**File name:** Fitzjohns\_Netherhall -1 and 2.pdf

**File name:** Fitzjohns\_Netherhall -3.pdf

**File name:** Fitzjohns\_Netherhall -4.pdf

**File name:** Fitzjohns\_Netherhall -5.pdf

**File name:** Fitzjohns\_Netherhall -6.pdf

**File name:** Fitzjohns\_Netherhall -Annex – History of the Area.pdf

**File name:** Fitzjohns\_Netherhall -Acknowledgements & Authorship.pdf

**Relates to Section:** PART 1

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

**File name:** PRESS ADVERT H&H - 31.10.2024.doc

**File name:** site notice 2024.4627.P- 71 BELSIZE LANE, NW3 5AU-2.jpeg

**File name:** site notice 2024.4627.P- 71 BELSIZE LANE, NW3 5AU.jpeg

**Relates to Section:** PART 3

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

**File name:** Drawing 001 (D).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:** 1xOBJ AKR.pdf

**File name:** 1xSUPPRT MJ.pdf

**File name:** 1xSUPPRT MW.pdf

**File name:** 2xSUPPRT CP, DB.pdf

**File name:** CAAC.pdf

**File name:** The Belsize Society.pdf

<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	notification letter HAS 69 Belsize Lane.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	notification distribution list.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Delegated Report.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	DAS (Rev A) & FRA.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	A1 - Managing the Impact of Development (2017).pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	Amenity CPG, January 2021.pdf
<b>File name:</b>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Cover & introduction.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Appendices.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	35394 Decision Notice (the original permission for the dwellings).pdf
<b>File name:</b>	35394 Floor plans, elevations, and site plan.pdf
<b>File name:</b>	35394 OS Extract - original copy - land at rear of 33 Belsize Park.pdf
<b>File name:</b>	35394 Location plan and perspective.pdf
<b>File name:</b>	35394 Approval of the sample of elevation brick.pdf
<b>File name:</b>	2004_3751_P Decision- 63A & 63B Belsize Lane.pdf
<b>File name:</b>	2004_3751_P Drawing 001.pdf
<b>File name:</b>	2004_3751_P Drawing 100 revision D.pdf
<b>File name:</b>	2004_3751_P OS Extract.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - West Camden.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
<b>File name:</b>	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	No Neighbourhood Plan emerging.docx
<b>Completed by</b>	Not Set
<b>Date</b>	20/03/2025 19:15:39
<b>LPA</b>	London Borough of Camden