

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/25/3364281

Appeal By

MR P BOGOMOLOV

Site Address

10a Oakhill Avenue
Camden
London
NW3 7RE

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 ☒

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 Redington/Froggnal (CA as well as Neighbourhood).

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 ☐
 Please attach a plan showing the extent of the Order and any relevant details.
☒ see 'Questionnaire Documents' section

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:

☒ see 'Questionnaire Documents' section

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](#)
- ☒ [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](#)
- 12.l. Your Authority's CIL charging schedule is being/has been examined; ☐
- 12.m. Your Authority's CIL charging schedule has been adopted. ☐
13. Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm that they will follow under separate email.

Legal agreement - to follow.

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

2024/1045/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/25/3364281

Appeal By MR P BOGOMOLOV

Site Address
10a Oakhill Avenue
Camden
London
NW3 7RE

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: R_F CA CA&MP (2022) Cover, Introduction, Background.pdf
File name: R_F CA CA&MP (2022) Chapter 3.pdf
File name: R_F CA CA&MP (2022) Chapter 4.pdf
File name: R_F CA CA&MP (2022) Chapters 5, 6, 7.pdf
File name: R_F CA CA&MP (2022) Annex – History of The Area.pdf
File name: R_F CA CA&MP (2022) Acknowledgements and Authorship.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: 21 and 23 Oakhill Avenue - listing 1322078 Historic England.pdf
File name: 25 and 26 Heath Drive- listing 1378822 Historic England.pdf
File name: 25 and 27 Oakhill Avenue - listing 1322079 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: PRESS ADVERT H&H - 27.06.2024.docx
File name: 2024.1045.P- site notice (1).jpg
File name: 2024.1045.P- site notice (2).jpg
File name: 2024.1045.P- site notice (3).jpg

Relates to Section: PART 1
Document Description: 9. A plan showing the extent of the Order and any relevant details.
File name: H5 1956.pdf
File name: Pages from H5 1956 - trees T41 & T43.pdf
File name: T41 English Oak - location.docx
File name: T43 English Oak - location.docx

Relates to Section: PART 2
Document Description: 11.d. Any other conditions you regard as necessary.
File name: Suggested conditions - 10A Oakhill Ave.docx

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: 89-000 Location Plan.pdf
File name: 89-001.pdf
File name: 89-002.pdf
File name: 99-000.pdf
File name: 99-001.pdf
File name: 99-002.pdf

File name:	99-003.pdf
File name:	99-004.pdf
File name:	99-005.pdf
File name:	99-006.pdf
File name:	99-007.pdf
File name:	99-008.pdf
File name:	99-009.pdf
File name:	99-010.pdf
File name:	99-030.pdf
File name:	99-031.pdf
File name:	99-032.pdf
File name:	99-033.pdf
File name:	39-200A.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:	Drawing Nos.docx
Relates to Section:	PART 3
Document Description:	12.b.ii. All representations received from interested parties about the application.
File name:	RFNF (21 July 2024).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 (HAS) 10A Oakhill Avenue.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 (HAS) 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:	Householder Application Refused.pdf
File name:	Delegated Report.pdf
Relates to Section:	PART 3
Document Description:	12.e. Design and Access Statement (if submitted).
File name:	Application - Planning, Design & Heritage Statement.pdf
File name:	Application - Drainage Strategy, rev P01.pdf
File name:	Application - Daylight & Sunlight.pdf
File name:	Application - BIA, rev P01.pdf
File name:	Application - Arboricultural Impact Assessment, rev 01a.pdf
File name:	Application - Cover Letter.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:	A3 - Biodiversity.pdf
File name:	A4 - Noise and vibration.pdf
File name:	A5 Basements.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:	CC4 - Air Quality.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
File name:	G1 - Delivery and Location of Growth -Pages 1-6.pdf
File name:	G1 - Delivery and Location of Growth -Pages 7-11.pdf
File name:	G1 - Delivery and Location of Growth -Pages 12-18.pdf
File name:	G1 - Delivery and Location of Growth -Pages 19-23.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:	R_F NP 2021 to 31.12.2045 (2021) Ch 1 to 3.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 cover.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 (BGI) Biodiversity & Green Infrastructure.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 (SD) Sustainability.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Ch 4 (UD) Underground Development.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Glossary.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Map 1 (a).pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Map 1 (b).pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.1 Heritage Assets.pdf
File name:	Pages from R_F NP 2021 to 31.12.2045 (2021) Annex 6.1 Heritage Assets - Oakhill Avenue.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.2 Planting.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.3 Design principles.pdf
File name:	R_F NP 2021 to 31.12.2045 (2021) Annex 6.4 Evidence base.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:	Basements CPG, January 2021.pdf
File name:	Developer contributions CPG, March 2019.pdf
File name:	Energy efficiency and adaptation CPG, January 2021.pdf
File name:	Transport CPG, January 2021.pdf
File name:	Trees CPG, March 2019.pdf
File name:	Design CPG January 2021 - chapters 1, 2, 3.pdf
File name:	Design CPG January 2021 - chapter 8.pdf
File name:	Design CPG January 2021 - chapter 9.pdf
File name:	Home Improvements CPG January 2021 Cover & introduction.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-gardens.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
File name:	Home Improvements CPG January 2021 Appendices.pdf

File name:	Pages from London Plan 2021 - Introducing the Plan.pdf
File name:	Pages from the_london_plan_2021 - policies D (Ch 3).pdf
File name:	Pages from the_london_plan_2021 -policies SI (Ch 9) pp1-30.pdf
File name:	Pages from the_london_plan_2021 - policies SI (Ch 9) pp32-66.pdf
File name:	Pages from London Plan (2021) Definitions.pdf
File name:	Pages from London Plan (2021) ANNEX 3 Glossary.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:	2021_4165_P Decision, consent for rear ext.pdf
File name:	2021_4165_P Approved scheme (all drawings dated August 2021).pdf
File name:	2020_0766_P Decision, consent for rear ext.pdf
File name:	2020_0766_P Approved scheme (all drawings dated February 2020).pdf
File name:	2019_4977_P Certificate (Proposed) Granted.pdf
File name:	2019_4977_P Scheme drawings.pdf
File name:	2015_1628_P Variation or Removal of Condition(s) Granted 2014_1037_P.pdf
File name:	2015_1628_P Structural Designers' letter dated 17 Dec 2015.pdf
File name:	2015_1628_P Slope Stability & Ground Movement Assessment.pdf
File name:	2015_1628_P Factual Ground Investigation Report.pdf
File name:	2015_1628_P Interim BIA Screening Report (Land Stability).pdf
File name:	2015_1628_P BIA (Surface Water & Groundwater).pdf
File name:	2015_1628_P Revised approved plans.docx
File name:	2015_1628_P 99-001.pdf
File name:	2015_1628_P 99-010 revision B.pdf
File name:	2015_1628_P 99-011 revision B.pdf
File name:	2015_1628_P 99-012.pdf
File name:	2015_1628_P 99-013.pdf
File name:	2015_1628_P 99-014.pdf
File name:	2015_1628_P 99-015.pdf
File name:	2015_1628_P 99-200.pdf
File name:	2015_1628_P 99-201.pdf
File name:	2015_1628_P 99-300 (street context).pdf
File name:	2015_1628_P 99-300.pdf
File name:	2015_1628_P 99-302.pdf
File name:	2015_1628_P 99-303.pdf
File name:	2015_1628_P 99-304.pdf
File name:	2015_1628_P 99-305 (street context).pdf
File name:	2015_1628_P 99-305.pdf
File name:	2015_1628_P 99-307 (street context).pdf
File name:	2015_1628_P 99-308.pdf
File name:	2014_1037_P Decision - new building consent.pdf
File name:	2014_1037_P Structural Feasibility Report.pdf
File name:	2014_1037_P Energy Strategy Report.pdf
File name:	2014_1037_P Daylight, sunlight & overshadowing.pdf
File name:	2014_1037_P DAS (part 1).pdf
File name:	2014_1037_P DAS (part 2 of 2).pdf
File name:	2014_1037_P BIA Surface Water & Groundwater.pdf
File name:	2014_1037_P BIA Land Stability.pdf
File name:	2014_1037_P BIA hydrology & hydrogeology.pdf
File name:	2014_1037_P BIA hydrology & hydrogeology, sheets.pdf
File name:	2014_1037_P AIA tree report.pdf
File name:	2014_1037_P Committee report.pdf
File name:	2014_1037_P Revised approved plans.docx
File name:	2014_1037_P OHA-PL-PR-01 C.pdf
File name:	2014_1037_P OHA-PL-PR-02 G.pdf
File name:	2014_1037_P OHA-PL-PR-03 K.pdf

File name:	2014_1037_P OHA-PL-PR-04 K.pdf
File name:	2014_1037_P OHA-PL-PR-05 G.pdf
File name:	2014_1037_P OHA-PL-PR-06 H.pdf
File name:	2014_1037_P OHA-PL-PR-08 B.pdf
File name:	2014_1037_P OHA-PL-PR-10 C.pdf
File name:	2014_1037_P OHA-PL-PR-12 E.pdf
File name:	2014_1037_P OHA-PL-PR-13.pdf
File name:	2014_1037_P OHA-PL-PR-20 G.pdf
File name:	2014_1037_P OHA-PL-PR-21 C.pdf
File name:	2014_1037_P OHA-PL-PR-22 D.pdf
File name:	2014_1037_P OHA-PL-PR-23 C.pdf
File name:	2014_1037_P OHA-PL-PR-24 A.pdf
File name:	2014_1037_P OHA-PL-PR-25 B.pdf
File name:	2014_1037_P OHA-PL-PR-26 A.pdf
File name:	2014_1037_P OHA-PL-PR-40 A.pdf
File name:	2013_3956_C Refusal.pdf
File name:	2013_3477_P Refusal.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 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 - Photo Copyright Schedule.pdf
Completed by	Not Set
Date	29/04/2025 16:41:58
LPA	London Borough of Camden