

## 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/25/3366350

Appeal By

... WESTROCK ...

Site Address

45 Elsworthy Road  
Camden  
NW3 3BS

#### 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/25/3364502  
APP/X5210/D/25/3364281  
APP/X5210/D/25/3361528

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 Elsworthy 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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.			
<input checked="" type="checkbox"/> 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	<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 checked="" type="checkbox"/> No	<input 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

- for the demolition works be limited to only those shown on the demolition plans to prevent any additional demolition of the existing building - to meet the requirements of policy CC1 of the Local Plan
- for the side elevation window at first floor level serving the master bathroom to be obscured - to meet the requirements of policy A1 of the Local Plan
- for the trees and hedges to be adequately protected during construction works to meet the requirements of policy A3 of the Local Plan as well as the British Standard 3998: 2010 (Recommendation for Tree Work)

### 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](#)

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 provide the date of adoption:

30/10/2010

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.

A specific Appendix or all Appendices from BIA Engineering Method Statement 2024/4331/P available on request (omitted here due to the size of the document).

**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

2025/0729/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/25/3366350

Appeal By ... WESTROCK ...

Site Address  
45 Elsworthy Road  
Camden  
NW3 3BS

### 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:** Elsworthy CA 1871.pdf

**File name:** Elsworthy CA 1894.pdf

**File name:** Elsworthy CA 1914.pdf

**File name:** Elsworthy CA 1935.pdf

**File name:** Elsworthy CA boundary.pdf

**File name:** Elsworthy CA Designation dates.pdf

**File name:** Elsworthy CA Sub Areas.pdf

**File name:** Elsworthy CA Topography.pdf

**File name:** Elsworthy CA Townscape.pdf

**File name:** Elsworthy CA Urban Grain.pdf

**File name:** Elsworthy Road CAAMS (2009).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:** Primrose Hill - listing 1001526 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 2025.0729.P- 48 AVENUE ROAD, NW8 6HS.jpeg

**File name:** site notice 2025.0729.P- 45 ELSWORTHY ROAD, NW3 3BS.jpeg

**File name:** site notice 2025.0729.P- 45 ELSWORTHY ROAD, NW3 3BS-2.jpeg

**File name:** PRESS ADVERT H&H 06-03-25.doc

**Relates to Section:** PART 3

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

**File name:** PL-001 Site Location Plan.pdf

**File name:** PL-051 Demolition Plans.pdf

**File name:** PL-052 Demolition Plans.pdf

**File name:** PL-150 Existing Plans.pdf

**File name:** PL-151 Existing Plans.pdf

**File name:** PL-152 Existing Plans.pdf

**File name:** PL-160 Existing Elevations.pdf

**File name:** PL-170 Existing Sections.pdf

**File name:** PL-199 Proposed Site Plan.pdf

**File name:** PL-200 Proposed Plans.pdf

**File name:** PL-201 Proposed Plans.pdf

**File name:** PL-202 Proposed Plans.pdf

**File name:** PL-300 Proposed Elevations.pdf

**File name:** PL-310 Proposed Sections.pdf

<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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
<b>File name:</b>	2025_0729_P Drawings.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.b.ii. All representations received from interested parties about the application.
<b>File name:</b>	CAAC.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 45 Elsworthy Rd.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>	45ER DAS (Feb 2025).pdf
<b>File name:</b>	45ER Heritage Appraisal (Feb 2025).pdf
<b>File name:</b>	45ER Planning Statement (Feb 2025).pdf
<b>File name:</b>	DAS planning hist- 2022_1537_P, 42 Elsworthy Road.pdf
<b>File name:</b>	2022_1537_P, Planning Statement.pdf
<b>File name:</b>	2022_1537_P, DAS Rev C.pdf
<b>File name:</b>	2022_1537_P, Amendments Covering Letter.pdf
<b>File name:</b>	2022_1537_P, Site location plan.pdf
<b>File name:</b>	2022_1537_P Drawings list.docx
<b>File name:</b>	2022_1537_P, 002.pdf
<b>File name:</b>	2022_1537_P, 009.pdf
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**File name:** 2010\_5687\_P, Heritage & PPS5 Statement.pdf  
**File name:** 2010\_5687\_P, Location Plan.pdf  
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<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>	A3 - Biodiversity.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	CC2 - Adapting to Climate Change.pdf
<b>File name:</b>	CC3 - Water and Flooding.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	H1 - Maximising Housing Supply.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>	Developer contributions CPG, March 2019.pdf
<b>File name:</b>	Transport CPG, January 2021.pdf
<b>File name:</b>	Trees CPG, March 2019.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Cover & introduction.pdf
<b>File name:</b>	Home Improvements CPG January 2021 Home Improvements-gardens.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>File name:</b>	Design CPG January 2021 - chapters 1, 2, 3.pdf
<b>File name:</b>	Design CPG January 2021 - chapter 9.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>	2024_4331_P basement extension.docx
<b>File name:</b>	2024_4331_P BIA Audit, Rev F1 (March 2025).pdf
<b>File name:</b>	2024_4331_P Pages from BIA Engineering Method Statement - Cover and Executive summary.pdf
<b>File name:</b>	2024_4331_P Pages from BIA Engineering Method Statement - Contents.pdf
<b>File name:</b>	2024_4331_P Pages from BIA Engineering Method Statement - ch 1 to 20.pdf
<b>File name:</b>	2024_4331_P Pages from BIA Engineering Method Statement - Appendices.pdf
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<b>File name:</b>	2024_4331_P FRA&DS.pdf
<b>File name:</b>	2024_4331_P Planning statement.pdf

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**File name:** 2024\_4331\_P Applicant's drawings schedule.pdf  
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<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.
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