

QUESTIONNAIRE (Online Version)

ENFORCEMENT AND LISTED BUILDING/CONSERVATION AREA ENFORCEMENT NOTICE

Appeal Ref:	APP/X5210/C/13/2209480		
Appeal By:	Mr K Shakib		
Address	29 Lyndhurst Road LONDON		
Postcode	NW3 5PB	Grid Reference: Easting	5266720
		Northing	1852270

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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 within 6 weeks of the 'starting date'.

1 Do you agree to the written representations procedure?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<i>(An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).</i>		
Note: If the written procedure is agreed the Inspector will visit the site <u>unaccompanied</u> 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.		
If NO,		
Do you wish to be heard by an Inspector at	a) a local inquiry? or	<input type="checkbox"/>
	b) a hearing?	<input type="checkbox"/>
c) How long do you expect an inquiry would last?	<input type="text"/>	
d) How many witnesses do you intend to call?	<input type="text"/>	
e) What are the preferred Inquiry/Hearing dates you have agreed with the appellant/agent? (2 dates should be provided, or more if possible.)	<input type="text"/>	
2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
If the answer to 2b is YES, please explain:		
<input type="text"/>		
<i>Continued...</i>		

- c. Are there any known health and safety issues that would affect the conduct of the site inspection?

☐ YES ☒ NO

☒ Document provided

Please describe:

- d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself?

☐ YES ☒ NO

If YES, please state where:

- 3 Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.

Name

Phone

- 4 (a) Has the local planning authority received the correct fee payable for the deemed planning application/ground (a) to be considered?

☐ YES ☒ NO

b(i). If NO, is the appeal fee exempt?

☐ YES ☒ NO

b(ii). If YES, please state why the appeal is fee exempt.

- 5 (a) Is the appeal site within a conservation area?

☒ YES ☐ NO

- (b) Does the appeal relate to a Conservation Area Enforcement Notice?

☒ YES ☐ NO

If the answer to 5a or 5b is YES, please give the name of the Conservation Area, provide a plan and indicate when the Conservation Area was designated.

☒ Document provided

Conservation Area

Designated

- 6 Does this appeal relate to a listed building enforcement?

☐ YES ☒ NO

If YES, please enclose a copy of the listing of the building or premises specified in the enforcement notice to which the appeal relates.

☐ Document provided

Questions 7- 9 relate to Listed Building Enforcement Notice appeals only

- 7 Has payment been made of a grant for this building under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

☐ YES ☐ NO

If YES please give details

- 8 Has any listed building consent been granted previously in respect of the works?

☐ YES ☐ NO

If YES, please send a copy of that consent and any documents necessary for its interpretation, e.g. plans accompanying the application or any other relevant correspondence about the application.

☐ Document provided

- 9 Are there any related appeals currently before the Secretary of State, e.g. under s78 or s174 of the Town & Country Planning Act 1990, or under s20 or s39 of the Listed Buildings Act 1990?

☐ YES ☐ NO

**The Listed Building Enforcement Notice appeal section is now finished.
Please go on to question 26.**

- 10 (a) If the notice relates to building, engineering, mining or other operations, please state the area of the site shown in the notice plan, in hectares. (hectares)
- (b) Please state the area of the alleged breach, if different from the above, in hectares. (hectares)
- (c) Please state, if applicable, the amount of gross floor space created by the alleged breach, in square metres. (sq.metres)
- 11 Does the enforcement notice relate to a change of use of land to use for:-
- (a) the disposal of refuse or waste materials? ☐ YES ☒ NO
- (b) the deposit of materials remaining after mineral extraction? ☐ YES ☒ NO
- (c) the storage of minerals in the open? ☐ YES ☒ NO
- If answering YES to any of these questions please state the **site area** and, if different, the **area of the alleged breach**.
- Site Area Area of alleged breach
- 12 If the enforcement notice relates to the erection of a building or buildings, is it accepted that their use is for purposes of agriculture on land used for agricultural purposes (not necessarily an agricultural unit as defined in the Agriculture Act (1947)? ☐ YES ☒ NO
- 13 Does the enforcement notice relate to the erection/change of use of a building which is a single private dwellinghouse, as defined in Regulation 2(1) of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989? ☐ YES ☒ NO
- 14 Has the local planning authority made a Local Development Order under sections 61A to 61C of the Town and Country Planning Act 1990 (as inserted by section 40 of the Planning and Compulsory Purchase Act 2004) in relation to the application site? ☐ YES ☒ NO
☐ Document provided
- 15 Has any planning permission been granted previously in respect of the development? ☐ YES ☒ NO
If YES, please send a copy of the permission and all relevant documents e.g. the plans accompanying the application, or any other relevant correspondence about the application. ☐ Document provided
- 16 Has the appellant applied for planning permission and paid the appropriate fee for the same development as in the enforcement notice? ☐ YES ☒ NO
If YES, please provide
- (a) the date of the relevant application
- (b) the date of the Council's decision (if any)
- (c) a copy of the decision ☐ Document provided
- (d) the reference number
- 17 Has a planning contravention notice been served? ☐ YES ☒ NO
If YES, please send a copy of the PCN and the reply. ☐ Document provided
- 18 **Please state whether:-**
- (a) the appeal site is within 67 METRES OF A TRUNK ROAD? ☐ YES ☒ NO
If YES, please state which one:

- (b) the appeal site is CROWN LAND (as defined in s293 of the Act)?
If YES, please provide a copy of the consent form. ☐ YES ☒ NO
☐ Document provided
- (c) a STOP NOTICE has been served in addition to the enforcement notice?
If YES, please send a copy to us. ☐ YES ☒ NO
☐ Document provided
- (d) the appeal site is in or adjacent to or likely to affect a SSSI
If YES, please send English Nature's comments. ☐ YES ☒ NO
☐ Document provided
- (e) any protected species are likely to be affected by the alleged development?
If YES, please send details. ☐ YES ☒ NO
☐ Document provided
- (f) the appeal site is in a Green Belt or AONB?
If YES, please state which one (name) ☐ YES ☒ NO
- (g) any part of the site is subject to a Tree Preservation Order?
If YES, please enclose a plan showing the extent of the order and any relevant details. ☐ YES ☒ NO
☐ Document provided
- (h) the appeal site is within 400m of an area of underground or surface mineral interest?
If YES, please provide a plan showing the location of the interest and appeal site. ☐ YES ☒ NO
☐ Document provided
- (i) is the appeal site within 250m of a waste landfill site? ☐ YES ☒ NO
- (j) Does the development affect the setting of a listed building or ancient monument? ☐ YES ☒ NO
- (k) Has importation of waste materials been involved in the development? ☐ YES ☒ NO
- (l) Does the appeal involve persons claiming gypsy status, whether or not this is accepted by the planning authority? ☐ YES ☒ NO
- 19 Please provide a plan of any public rights of way affected by the site. ☐ Document provided
- 20 Please state our reference numbers for any related cases (e.g. appeals under s78 or orders under s102 of the Town & Country Planning Act 1990) currently before the Secretary of State.
Ref No(s):
- 21 Is the appeal site subject to an ARTICLE 4 Direction?
If YES, please send relevant Article 4 Direction.
What permitted development rights are affected by the Direction?
 ☐ YES ☒ NO
☐ Document provided
- 22 Have any development rights been restricted by means of a planning condition?
If YES, please send relevant permission. ☐ YES ☒ NO
☐ Document provided
- 23 Does the development relate to operational development for a disabled person, as defined by s29 of the National Assistance Act 1948?
If YES, please state which schedule and section.

24

Schedule 1

- (a) Is the alleged development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999?

☐ YES ☒ NO

Under which description of development? i.e. Nos 1-20

Schedule 2

- (b) Is the alleged development within a 'sensitive area' as defined by Regulation 2?

☐ YES ☒ NO

Under which description of development? i.e. Nos 1-13

Is the applicable threshold/criteria in Column 2 exceeded/met?

☐ YES ☐ NO

- (c) Is the development within or partly within a 'sensitive area' as defined by regulation 2 of the Town and Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?

☐ YES ☒ NO

☐ Document provided

Please give details:

Screening

- (d) (i) Have you adopted a screening opinion (SO) under Regulation 25(2)?
 (ii) If YES, please enclose a copy of the Screening Opinion (SO) that was placed on the planning register, and any other related correspondence.

☐ YES ☒ NO

☐ Document provided

If you decided that the development is not unauthorised EIA development as defined by the EIA Regulations please attach brief reasons for you opinion.

- (iii) If YES, Did the SO state that the development is unauthorised EIA development as defined by the EIA Regulations?

☐ YES ☐ NO

- (iv) Was a regulation 25 notice served with copies of the enforcement notice?

☐ YES ☐ NO
Environmental Statement (ES)

- (e) Has the appellant supplied an environmental statement?

☐ YES ☒ NO

Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999 and Circular 2/99.

☐ Document provided

- 25 Will any consultation be carried out on the possibility of planning permission being granted if the appeal is confirmed as valid?

☐ YES ☒ NO

If YES, please state the name(s) and address(es) of any consultees.

☐ Document provided

26 Copies of the following documents must, if appropriate, be attached to this questionnaire;

- (a) a copy of the letter in which you notified people of the appeal; ☒ Applies
- (b) a list of the people you notified; and the deadline you gave for their comments to be sent to us ☒ Applies

13 Jan 2013

27 Copies of the following documents must, if appropriate, be attached to this questionnaire;

- (a) 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 approval/adoption, and the status of the plan. Copies of the policies should include the relevant supporting text. ☒ Applies

List of policies

CS1,5,13,14,15 - DP23,24,25,26,27

- (b) Extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction. ☐ Applies

List of policies

- (c) 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. ☐ Applies

- (d) Extracts from any supplementary planning document, together with a statement of the consultation undertaken, the representations received and your response to those representations, together with a copy of the final statement of sustainability appraisal. In the case of emerging documents, please state what stage they have reached. ☒ Applies

CPG 1 Chapters 1-5

- (e) Any other relevant information or correspondence you consider we should know about. ☐ Applies

28 Council's Reference: EN12/0993 & 2013/2891/P

☒ I confirm that a copy of this appeal questionnaire form and any relevant documents have been sent to the appellant or agent.

Signature George McKenzie

on behalf of London Borough of Camden

Date of despatch 16 December 2013

Please advise the case officer of any changes in circumstances occurring after the submission of the questionnaire.

ESSENTIAL SUPPORTING DOCUMENTS

The following documents must all be sent with your questionnaire or follow by post.

- | | | |
|----|--|---|
| 29 | A true copy of the Enforcement Notice | <input checked="" type="checkbox"/> Document provided |
| 30 | The Enforcement Notice Plan | <input checked="" type="checkbox"/> Document provided |
| 31 | A list of those served with the Notice | <input checked="" type="checkbox"/> Document provided |

STATEMENT

Do you wish to attach your statement of case?

☐ YES ☒ NO
☐ Document provided

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Appeal by:	Mr K Shakib
Site Address:	29 Lyndhurst Road LONDON NW3 5PB

The following documents should be sent to us within 2 weeks of the 'starting date' (unless otherwise specified)

Description	No. Sent
<p>*****</p> <p>* The Documents Listed Below Will Follow By Post *</p> <p>*****</p> <p>** 5. A plan of the Conservation Area</p> <p>** 26a. A copy of the notification letter</p> <p>** 26b. A list of the people you notified</p> <p>** 27a. Development Plan Policy</p> <p>** 27d. Extracts from supplementary planning document</p> <p>** 29. A true copy of the Enforcement Notice</p> <p>** 30. The Enforcement Notice Plan</p> <p>** 31. A list of those served with the Notice</p>	

Completed By	George McKenzie	Date	16 December 2013
LPA	London Borough of Camden		

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

Question 2b (Continued)

1. The unauthorised installation of windows and doors to the front and rear and roof elevations

2. The erection of 4 upper level dormers on the rear roof slope

Variation of condition 6 (development built in accordance with approved plans) as a minor material amendments to planning permission ref 2011/0174/P dated 09/03/2011 (the remodelling of 2 semi-detached properties with extensions to front, rear & basement), namely to change the rear garden landscaping by introducing a retaining wall and basement level courtyard terraces, increase in size of upper rear dormer windows, alterations to fenestrations and doors to front and rear façade and installation of new binstores and gates at the front.(Retrospective)