

The Planning Inspectorate

Questionnaire - Householder Planning appeal (Online Version)

When you have submitted this questionnaire, you must send a copy, with attachments, to the appellant/agent. Any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

Appeal Ref: APP/X5210/D/14/3000094

Appeal by: MR T UCHIDA

Site address: ELM BANK

17-19 LYNDHURST TERRACE

LONDON

NW3 5QA

GRID REFERENCE:

EASTING: 05266017

NORTHING: 01853720

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

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. Is the site within:

6.a. a Conservation area? Yes No

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

6.b. A green belt? Yes No

6.c. An Area of Outstanding Natural Beauty Yes No

7. Would the proposed development affect the setting of a listed building? Yes No

8. Did you give publicity, as required, for the site being within a conservation area or affecting a listed building? Yes No

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

9. Is any part of the site subject to a Tree Preservation Order? Yes No

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

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

10.b. Is the development within or partly within a 'sensitive area' as defined by regulation 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

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

If you have decided that the proposed development is not EIA development as defined by the EIA regulations, please send brief reasons for your opinion with your case file:

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 13 of the DMPO 2010, as required for EIA development with your case file. Applies N/A

11. Please review conditions a) - c) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 11/95:

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

LPA Complete Case File

Please note the complete case file you send should include everything you considered when making the decision at application stage and all the documents and information requested in this questionnaire. Please tick those that apply.

12.a.i. All the plans submitted with the application;

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

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 (attached)

see 'Questionnaire Documents' section (already attached)

12.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent;

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

12.b.ii. All representations received from interested parties about the application;

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

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 (attached)

see 'Questionnaire Documents' section (already attached)

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 (attached)

see 'Questionnaire Documents' section (already attached)

12.e. Design and Access Statement (if submitted);

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);

see 'Questionnaire Documents' section (attached)

see 'Questionnaire Documents' section (already attached)

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 (attached)

see 'Questionnaire Documents' section (already attached)

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.

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;

12.l. Your Authority's CIL charging schedule is being/has been examined;

12.m. Your Authority's CIL charging schedule has been/is likely to be 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.

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 (inc. dialling code)

Email

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

Questionnaire Documents

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The documents listed below were uploaded with this questionnaire form:

File Description: CONSERVATION AREA PLAN
File Name: Fitzjohns - Netherhall Conservation Area Map.pdf

File Description: CONSERVATION AREA PLAN
File Name: Fitzjohns - Netherhall Conservation Area Appraisal.pdf

File Description: PRESS ADVERT
File Name: Press notice.pdf

File Description: SITE NOTICE
File Name: Site notice.pdf

File Description: TPO Part 1
File Name: TPO Part 1.pdf

File Description: TPO Part 2
File Name: TPO Part 2.pdf

File Description: TPO Part 3
File Name: TPO Part 3.pdf

File Description: Existing and proposed section
File Name: SECTION AA-BB (existing and proposed).PDF

File Description: Existing
File Name: Existing Combine.pdf

File Description: Proposed
File Name: proposed plans combine.pdf

File Description: Sheet
File Name: DRAWING ISSUE SHEET.PDF

File Description: LIST OF PLANS
File Name: DRAWING ISSUE SHEET.PDF

File Description: APPLICATION NOTIFICATION LETTER
File Name: Appeal Notification letter.pdf

File Description: LIST OF PEOPLE NOTIFIED OF APPLICATION
File Name: correspondence list - planning.pdf

File Description: NEIGHBOUR NOTIFICATION RESPONSE
File Name: 1 X RESPONSE (Redacted).PDF

File Description: NEIGHBOUR NOTIFICATION RESPONSE
File Name: HEATH & HAMPSTEAD RESPONSE (Redacted).PDF

File Description: NEIGHBOUR NOTIFICATION RESPONSE
File Name: RESPONSE (Redacted).PDF

File Description: APPEAL NOTIFICATION LETTER
File Name: Appeal Notification letter.pdf

File Description: LIST OF PEOPLE NOTIFIED OF APPEAL
File Name: appeal correspondence.pdf

File Description: PLANNING OFFICER'S REPORT
File Name: Officer's Delegated Report.pdf

File Description: DESIGN & ACCESS STATEMENT
File Name: Design and access statement.PDF

File Description: POLICY
File Name: Statutory Development Policies part 1.pdf

File Description: POLICY
File Name: Statutory Development Policies part 2.pdf

File Description: SPG
File Name: Supplementary planning guidance part 1.pdf

File Description: SPG
File Name: Supplementary Planning Guidance part 2.pdf

The documents listed below were already attached elsewhere with this questionnaire form:

The documents listed below are to follow by post:

Completed by _____

Date

LPA

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