

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER 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 Reference

APP/X5210/D/15/3130167

Appeal By

MR ALAN BROWN

Site Address

35 Rudall Crescent
LONDON
NW3 1RR

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 ☐

Additions and alterations including installation of folding doors to the full width of garage door opening, alteration of ground floor front window to three panel folding doors; replacement of front and rear windows and doors and side light with aluminium frame, along with enlargement of waste and recycle store and installation of new velux rooflight to the rear elevation.

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 ☐

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. A green belt?

Yes ☐ No ☒

6.d. 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	<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 checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section				
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"/>
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"/>
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"/>
11.d. any other conditions you regard as necessary?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

PART 3

12.a.i. All the plans submitted with the application;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 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 type="checkbox"/>
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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
12.b.ii. All representations received from interested parties about the application;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/>

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

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. ☐

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 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.

CPG1 - Design

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

2015/1167/P

Completed by

Geri Gohin

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

Geri Gohin

Phone no (inc. dialling code)

020 7974 2047

Email

planning.appeals@camden.gov.uk

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/D/15/3130167

Appeal By MR ALAN BROWN

Site Address
35 Rudall Crescent
LONDON
NW3 1RR

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: Hampstead Conservation Area Map.pdf
File name: Hampstead Conservation Area Appraisal.pdf
File name: Article 4 Direction Notice and Schedules - Hampstead Conservation Area[1].pdf
File name: Hampstead Conservation Area Design Guide[1].pdf
File name: Hampstead map[1].pdf
File name: Notification letter to residents Hampstead Conservation Area[1].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.doc
File name: Press advert.pdf

Relates to Section: PART 2
Document Description: 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.
File name: Site notice.doc
File name: Press advert.pdf

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: Bin store elevation proposed 1164.05.11(A).pdf
File name: Design and Access Statement.pdf
File name: Existing First Floor Plans 1064.01.02.pdf
File name: Existing Front Elevations 1164.03.02.pdf
File name: Existing Ground Floor Plans 1064.01.01.pdf
File name: Existing Rear Elevation 1164.03.01.pdf
File name: Existing Roof Plans 1164.01.04.pdf
File name: Existing Second Floor Plans 1064.01.03.pdf
File name: Existing Section AA 1164.02.01.pdf
File name: Existing Site Plan 1164.01.05.pdf
File name: Existing Street Elevation i 1164.03.04.pdf
File name: Existing Street Elevations 1164.03.03(A).pdf
File name: Proposed First Floor Plans 1164.01.12(A).pdf
File name: Proposed Front Elevation 1164.03.12(A).pdf
File name: Proposed Ground Floor Plans 1164.01.11(B).pdf
File name: Proposed Rear Elevation 1164.03.11(B).pdf
File name: Proposed Roof Plans 1164.01.14(A).pdf
File name: Proposed Second Floor Plans 1164.01.13(A).pdf

File name:	Proposed Section AA 1164.02.11(A).pdf
File name:	Proposed Site Plan 1164.01.15(B).pdf
File name:	Proposed Street Elevation 1164.03.13(A).pdf
File name:	Proposed Street Elevation i 1164.03.14.pdf
File name:	Site Location Plan 1064.01.00.pdf
Relates to Section:	PART 3
Document Description:	12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name:	Planning application consultation letter.pdf
Relates to Section:	PART 3
Document Description:	12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name:	correspondence list - planning.pdf
Relates to Section:	PART 3
Document Description:	12.b.ii. All representations received from interested parties about the application.
File name:	Consultation responses.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 of an appeal letter.pdf
File name:	appeal correspondence 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:	Delegated report.doc
File name:	Decision notice.doc
Relates to Section:	PART 3
Document Description:	12.e. Design and Access Statement (if submitted).
File name:	Design and Access Statement.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:	CS5, CS14, DP24-26.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:	CPG6 Chapters 6 & 7.pdf

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

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:	12.c.

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

Completed by

Not Set

Date

12/08/2015 15:26:17

LPA

London Borough of Camden