

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/15/3135745
Appeal By	MR STEFAN ISAACS
Site Address	17 Edis Street London NW1 8LE

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Erection of ground floor rear extension and alterations to fenestration including replacement of windows and doors on rear elevation by double height glazing.				
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6. Is the site within:				
6.a. a Conservation area?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Please attach a plan of the Conservation area				
<input checked="" type="checkbox"/> see ' Questionnaire Documents ' section				
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. A green belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.d. An Area of Outstanding Natural Beauty	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

8. Did you give publicity, as required, for the site being within a conservation area or affecting a listed building? If yes, please send a copy of the site notice and the required local advertisement. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies	<input checked="" type="checkbox"/>	N/A	<input 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
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PART 3

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

2015/2469/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)

0207 974 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/15/3135745

Appeal By MR STEFAN ISAACS

Site Address
17 Edis Street
London
NW1 8LE

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: Primrose Hill Conservation Area Map.doc
- Relates to Section:** PART 1
Document Description: 8. A copy of the site notice and/or the required local advertisement.
File name: Press Advert.pdf
File name: Site Notice.doc
- Relates to Section:** PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: PLD 15 47209 Existing lower ground floor.pdf
File name: PLD 15 47210 Site location plan.pdf
File name: PLD 15 47211 Existing ground floor plan.pdf
File name: PLD 15 47212 Existing first floor plan.pdf
File name: PLD 15 47213 Existing second floor plan.pdf
File name: PLD 15 47214 Existing roof plan.pdf
File name: PLD 15 47220 Existing elevation.pdf
File name: PLD 15 47223 Existing section AA.pdf
File name: PLD 15 47224 Existing section BB.pdf
File name: PLD 15 47227 Design & Access Statement.pdf
File name: PLD 15 54611 Proposed second floor plan.pdf
File name: PLD 15 54612 Proposed roof plan.pdf
File name: PLD 15 54613 Existing street elevation.pdf
File name: PLD 15 71066 Proposed section BB.pdf
File name: PLD 15 71067 Proposed lower ground floor plan.pdf
File name: PLD 15 71068 Proposed ground floor plan.pdf
File name: PLD 15 71069 Proposed first floor plan.pdf
File name: PLD 15 71070 Proposed rear elevation.pdf
File name: PLD 15 71071 Proposed section AA.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.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: PLD 15 54801 Response x 1.pdf

File name: PLD 15 55369 2 x Comments.pdf

File name: PLD 15 58472 x1 response.pdf

File name: PLD 15 59087 1x response.pdf

File name: PLD 15 60669 1x response.pdf

File name: PLD 15 61062 1x response.pdf

File name: PLD 15 64687 Primrose Hill CAAC response.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

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: 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.pdf

Relates to Section: PART 3

Document Description: 12.e. Design and Access Statement (if submitted).

File name: PLD 15 47227 Design & 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: CPG1 Ch 2,3,4,5, CPG6 Ch 6,7.pdf

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

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: 8.

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

Completed by

Date

LPA