

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/16/3156572
Appeal By	MR & MRS ANDREW & ALEXANDRA MAURICE
Site Address	30 Ornan Road LONDON NW3 4QB

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"/>
Construction of roof extension to create a second floor level with external terraces to the front and rear and a extending to the rear.				
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.a. Is the site within a Conservation area? Please attach a plan of the Conservation area. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. Is the site within a green belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.d. Is the site in 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	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Area or affecting a listed building?

If yes, please send a copy of the site notice and the required local advertisement.

see 'Questionnaire Documents' section

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

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 No

Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes No

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 15 of the DMPO 2015, as required for EIA development with your case file. Applies N/A
 see 'Questionnaire Documents' section

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

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;

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;
 see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

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
- 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

2016/3305/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 (including 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/16/3156572

Appeal By

MR & MRS ANDREW & ALEXANDRA MAURICE

Site Address

30 Ornan Road
LONDON
NW3 4QB

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: Fitzjohns - Netherhall CA Map.pdf

File name: Fitzjohns and Netherhall CA Appraisal.pdf

Relates to Section: PART 1

Document Description: 8. A copy of the site notice and/or the required local advertisement.

File name: Press Advert.doc

File name: Site Notice.doc

Relates to Section: PART 3

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

File name: 01 Existing-proposed basement plan (unchanged).pdf

File name: 02 Existing - proposed (unchanged) ground floor plan.pdf

File name: 03 Existing first floor plan.pdf

File name: 04 Existing roof plan.pdf

File name: 05 Existing side elevation (as seen from end terrace, wall of 26).pdf

File name: 07 Existing front elevation.pdf

File name: 08 Existing rear elevation.pdf

File name: 09 Existing section A-A.pdf

File name: 10 Existing section B-B.pdf

File name: 11A - Proposed (2nd floor) plan of extension.pdf

File name: 11B - Proposed (2nd floor) plan of extension with furnishing.pdf

File name: 12A - Proposed Roof Plan.pdf

File name: 13A - Proposed side elevation from end of villa 34.pdf

File name: 14A - Proposed side elevation from 26-28.pdf

File name: 15A - Proposed Front Elevation.pdf

File name: 16A - Proposed rear elevation.pdf

File name: 17A - Proposed section B-B.pdf

File name: 18 Proposed section A-A.pdf

File name: 20 Proposed first floor plan.pdf

File name: 21 OS site plan.pdf

File name: Planning & Design Statement.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:	1 x Comment (Redacted).pdf
File name:	1 x Comment.pdf
File name:	1 x objection (redacted).pdf
File name:	1 x Objection.docx
File name:	1 x response (1).pdf
File name:	1 x response (Redacted).pdf
File name:	1 x response.pdf
File name:	1x objection.pdf
File name:	1x response (2).pdf
File name:	2 x responses (Redacted).pdf
File name:	3x Responses (Redacted).pdf
File name:	DUPLICATE 1x Comment (Redacted).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:	30 Ornan Rd Officer Report Final.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, CS6, 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 & 5, CPG6 Ch 4-7.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.
Relates to Section:	PART 3
Document Description:	12.e. Design and Access Statement (if submitted).
File name:	12.a.i.
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front

File name: page, title and date of approval/adoption and status.
with development plan title and front page

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: page, title and date of approval/adoption and status.
with development plan title and front page

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

Completed by

Date

LPA