

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

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 by the date your statement is due.

Appeal Reference	APP/X5210/W/16/3164577
Appeal By	28 REDINGTON ROAD LLP
Site Address	28 Redington Road LONDON NW3 7RB

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** 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.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

Please explain

Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3).

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes No

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes No

5. Was a site ownership certificate submitted with the application? Yes No

6. Did you give publicity to the application in accordance with either Article 15 of Yes No

the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?

6.a. Please send a copy of the notice published

see 'Questionnaire Documents' section

6.b. Please send any representations received as a result of that notice

see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter?

Yes No



8. Please indicate the development type for the application to which the appeal relates.

Major Developments



Minor Developments



Other Developments



8.b. Minor Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other minor developments



Is the appeal site within:

9.a. A Green Belt?

Yes No



9.b. An Area of Outstanding Natural Beauty?

Yes No



10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes No



PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes No



12.a. Is the site in a Conservation Area?

Yes No



Please attach a plan of the Conservation Area

see 'Questionnaire Documents' section

12.b. Is the site adjacent to a Conservation Area?

Yes No



12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes No



13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes No



13.b. Would the proposed development affect the setting of a listed building?

Yes No



14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or

Yes No



not)?

- | | | | | |
|--|-----|-------------------------------------|----|-------------------------------------|
| 16. Is any part of the site subject to a Tree Preservation Order?
Please send a plan showing the extent of the Order and any relevant details.
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 19.b. Are any protected species likely to be affected by the proposals? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

PART 4

Environmental Impact Assessment - Schedule 1

- | | | | | |
|--|-----|--------------------------|----|-------------------------------------|
| 20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
|--|-----|--------------------------|----|-------------------------------------|

Environmental Impact Assessment - Schedule 2

- | | | | | |
|--|-----|--------------------------|----|-------------------------------------|
| 20.b.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"/> |
| 20.c.i. Have you issued a screening opinion (SO) | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

Environmental Impact Assessment - Environmental Statement (ES)

- | | | | | |
|--|-----|--------------------------|----|-------------------------------------|
| 20.d. Has the appellant supplied an environmental statement? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
|--|-----|--------------------------|----|-------------------------------------|

Environmental Impact Assessment - Publicity

- | | | | | |
|--|---------|-------------------------------------|-----|-------------------------------------|
| 20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. | Applies | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| 21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?
Please attach copies of any comments that you have received in response.
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

PART 5

- | | | | | |
|---|-----|--------------------------|----|-------------------------------------|
| 22. Do you wish to attach your statement of case? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
|---|-----|--------------------------|----|-------------------------------------|

For appeals dealt with by written representations only

- | | | | | |
|---|-----|-------------------------------------|----|--------------------------|
| 23. If this appeal is not following the written representations expedited | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
|---|-----|-------------------------------------|----|--------------------------|

procedure, do you intend to send a statement of case about this appeal?

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

24.a. a copy of the letter with which you notified people about the appeal;

see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

see 'Questionnaire Documents' section

Deadline

05/05/2017

24.c. all representations received from interested parties about the original application;

see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

24.e. any representations received as a result of a service of a site ownership notification;

24.f. 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 the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

List of policies

CS Cover, CS1,5,6,11,13,14,15,16,18&19 & DP Cover
DP2,5,6,16,17,18,19,20,21,22,23,24,25,26,27,28&29

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

24.h. 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;

see 'Questionnaire Documents' section

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

You need not attach this to the other questionnaire papers, but it should reach us by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. 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;

24.l. 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;

- 24.m. your Authority's CIL charging schedule is being/has been examined;
- 24.n. your Authority's CIL charging schedule has been/is likely to be adopted;
- 24.o. any other relevant information or correspondence you consider we should know about.
- see '[Questionnaire Documents](#)' section

For the Mayor of London cases only

- 25.a. Was it necessary to notify the Mayor of London about the application? Yes No
- 25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

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 (including dialling code)

Email

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/W/16/3164577

Appeal By 28 REDINGTON ROAD LLP

Site Address
28 Redington Road
LONDON
NW3 7RB

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: PRESS ADVERT.doc

File name: Site Notice.doc

Relates to Section: PART 2

Document Description: 6.b. Any representations received as a result of that notice.

File name: (Redfrog Assoc submission) Bat recordings prepared by The Ecology Network.PDF

File name: Energy and Sustainability Statement-Rev C.PDF

File name: 1 x Comment.PDF

File name: 1 x response - 28RR Comment on BIA Audit Reply.PDF

File name: 1 x response - Red Frog Neighbourhood Forum.PDF

File name: JCA-RR-PR-010 Lower ground floor.PDF

File name: 1 x response (Redacted).....PDF

File name: 1 x response (Redacted)..PDF

File name: 1 x response (Redacted)--.PDF

File name: 1 x response (The Conservation Studio rebuttal of heritage statement on behalf of Redington Froggnal Neighbourhood Forum).PDF

File name: 1 x response Ashmount Management Company Ltd.PDF

File name: 1 x response (Redacted).....PDF

File name: 1x response - Report for No.26 prepared by Eldreds-geo G1615-RP-01-E1.PDF

File name: 1x response - Report for No.30 prepared by Eldreds-geoG1615-RP-02-E1(2).PDF

File name: 2 x responses (Redacted).PDF

File name: 4 x Comments (Redacted).PDF

File name: 1 x response.PDF

File name: 1 x response---.PDF

File name: Redfog Assn objection 1.9.16 (revised).PDF

File name: Red Frog Neighbourhood Forum.PDF

File name: Reptile survey.PDF

File name: 1 x Comment (Redacted)-.PDF

File name: The Conservation Studio rebuttal (revised) - 1 September 16 (Redacted).PDF

File name: Victorian Society response.PDF

File name: (Redfrog Assoc submission) Appraisal prepared by Dr. Andrew Parish (Redacted).PDF

File name: Sketch vehicle crossover entry.PDF

File name: Ashmount Management Company Ltd - attachment 3.PDF

File name: Response from CAAC.PDF

File name: (Redfrog Assoc submission) The Value of Different Tree Species for Invertebrates and Lichens.PDF

File name: 6 x Comments (Redacted).PDF
File name: The Conservation Studio rebuttal (revised) - 1 September 16.PDF
File name: (Redfrog Assoc submission) Appraisal prepared by Dr. Andrew Parish.PDF
File name: (Redfrog Assoc submission) Appraisal prepared by Harriet Devlin Birmingham City University.PDF
File name: 1 x response Redfog Assn objection 31.8.16.PDF
File name: 1 x response..PDF
File name: Ashmount Management Company Ltd - Light report part 3.PDF
File name: (Redfrog Assoc submission) AECOM - Contribution of Trees.PDF
File name: Ashmount Management Company Ltd - Light report part 1.PDF
File name: 1 x response (Redacted)-.PDF
File name: Ashmount Management Company Ltd - Light report part 2.PDF
File name: Ashmount Management Company Ltd attachement 1.PDF
File name: 1 x response (Redacted).PDF

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Redington Frognal Conservation Area.pdf
File name: Redington and Frognal.pdf
File name: Redington Frognal Conservation Area.doc

Relates to Section: PART 3
Document Description: 16. A plan showing the extent of the Order and any relevant details.
File name: C847 2009.pdf
File name: H5 1964.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: 1 x response (Redacted)..PDF
File name: 1 x response (Redacted)--.PDF
File name: 1 x response (The Conservation Studio rebuttal of heritage statement on behalf of Redington Frognal Neighbourhood Forum).PDF
File name: 1 x response Ashmount Management Company Ltd.PDF
File name: 1 x response Redfog Assn objection 31.8.16.PDF
File name: 1 x response.PDF
File name: 1x response - Report for No.30 prepared by Eldreds-geoG1615-RP-02-E1(2).PDF
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File name: 4 x Comments (Redacted).PDF
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File name: Ashmount Management Company Ltd - Light report part 2.PDF

File name: (Redfrog Assoc submission) Appraisal prepared by Dr. Andrew Parish.PDF

File name: Ashmount Management Company Ltd - Light report part 3.PDF

Relates to Section: PART 5

Document Description: 24.a. A copy of the letter with which you notified people about the appeal.

File name: Notification of an Appeal.doc

Relates to Section: PART 5

Document Description: 24.b. A document containing a list of the people you notified of the appeal.

File name: appealcorrespondence.pdf

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

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File name: 1 x response - Red Frog Neighbourhood Forum.PDF

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File name: 1 x response (Redacted).....PDF

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: CS1,5,6,11,13,14,15,16,18&19.pdf

Relates to Section: PART 5
Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.
File name: DP2,5,6,16,17,18,19,20,21,22,23,24,25,26,27,28&29.pdf

Relates to Section: PART 5
Document Description: 24.h. Copies of 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.

File name: CPG6 - Chapters 6,7 & 8.pdf
File name: CPG3 - Chapters 11 & 13.pdf
File name: CPG8 - Chapters 5,7 & 10.pdf
File name: CPG7 - Chapters 5,6 & 9.pdf
File name: CPG2 - Chapter 4.pdf
File name: CPG1 - Chapters 2,3 & 6.pdf
File name: CPG4 - Chapters 2 & 3.pdf

Relates to Section: PART 5
Document Description: 24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name: Camden Local Plan Submission Draft 2016 - Part 2.pdf
File name: Camden Local Plan Submission Draft 2016 - Part 1.pdf

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

Completed by	Not Set
Date	07/04/2017 13:48:35
LPA	London Borough of Camden