

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/18/3199644

Appeal By

MR D TSANGARI

Site Address

181 - 183 York Way and
282A Camden Road
LONDON
N7 9LN
Grid Ref Easting: 05298600
Grid Ref Northing: 01849350

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

Construction of roof extension and 3 storey rear extension to provide 5 x 1 bedroom self-contained flats and external alterations including the formation of steps to corner retail unit, provision of 2 new windows to 1st & 2nd floor corner elevation to replace existing blank window features, construction of boundary wall at corner and along Camden Road frontage in place of existing car parking spaces and associated removal of 4 car parking spaces/hardstanding.

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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6. Did you give publicity to the application in accordance with either Article 15 of 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?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
6.b. If any representations were received as a result of the notice, please upload copies <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			<input type="checkbox"/>
Minor Developments			<input checked="" type="checkbox"/>
Other Developments			<input type="checkbox"/>
8.b. Minor Developments			
Dwellings			<input checked="" type="checkbox"/>
Offices/R and D/light industry			<input type="checkbox"/>
General industry/storage/warehousing			<input type="checkbox"/>
Retail and services			<input type="checkbox"/>
Traveller caravan pitches			<input type="checkbox"/>
All other minor developments			<input type="checkbox"/>
Is the appeal site within:			
9.a. A Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.a. Is the site in 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			
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" 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 ☐ No ☒

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 ☐ No ☒

20.c.i. Have you issued a screening opinion (SO)

Yes ☐ No ☒

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?

Yes ☐ No ☒

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 ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes ☒ No ☐

Please attach copies of any comments that you have received in response.

☒ see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case?

Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☒ No ☐

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

10/08/2018

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; ☒

☒ see 'Questionnaire Documents' section

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

A1, A3, A4, C5, C6, CC1, CC2, CC3, CC4, CC5, D1, D2, D3, DM1, H1, H3, H4, H6, G1, H7, T1, T2, T3, T4

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; ☐

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted 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/18/3199644
Appeal By	MR D TSANGARI
Site Address	181 - 183 York Way and 282A Camden Road LONDON N7 9LN Grid Ref Easting: 05298600 Grid Ref Northing: 01849350

The documents listed below were uploaded with this form:

Relates to Section:	PART 1
Document Description:	3.b. Copies of any other appeals or matters, including our reference number(s) which are adjacent or close to the site still being considered by us or the Secretary of State.
File name:	Start letter (AR13) - Geri Gohin - 19 Apr 2018.pdf
Relates to Section:	PART 2
Document Description:	6.a. A copy of the notice published.
File name:	site notice.JPG
File name:	Press advert.pdf
Relates to Section:	PART 2
Document Description:	6.b. Any representations received as a result of that notice.
File name:	x2 responses.pdf
File name:	1 x Response (Redacted) (1).PDF
File name:	CAAC objection (Redacted).pdf
Relates to Section:	PART 3
Document Description:	12.a. A plan of the Conservation Area.
File name:	Camden Square.pdf
File name:	Camden Square CA Map.pdf
Relates to Section:	PART 4
Document Description:	21. Copies of any comments that you have received in response.
File name:	x2 responses.pdf
File name:	1 x Response (Redacted) (1).PDF
File name:	CAAC objection (Redacted).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 letter (without any names and addresses).pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	appeal correspondence list.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	1 x Response (Redacted) (1).PDF

File name:	CAAC objection (Redacted).pdf
File name:	x2 responses.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Planning Report - Refusal.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A1 - Managing the Impact of Development.pdf
File name:	A4 - Noise and vibration.pdf
File name:	C5 - Safety and Security.pdf
File name:	C6 - Access for All.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	CC3 - Water and Flooding.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	A3 - Biodiversity.pdf
File name:	CC4 - Air Quality.pdf
File name:	CC5 - Waste.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	D3 - Shopfronts.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	GI - Delivery and Location of Growth (pages 19-24).pdf
File name:	Delivery and Location of Growth pages 1-6.pdf
File name:	Delivery and Location of Growth pages 7-12.pdf
File name:	H3 - Protecting Existing Homes.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	H4 - Maximising the Supply of Affordable Housing.pdf
File name:	H7 - Large and Small Homes.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T4 - Sustainable Movement of Goods and Materials.pdf
File name:	GI - Delivery and Location of Growth pages 13-18.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	A1 - Managing the Impact of Development.pdf
File name:	A3 - Biodiversity.pdf
File name:	C5 - Safety and Security.pdf
File name:	A4 - Noise and vibration.pdf
File name:	C6 - Access for All.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	CC3 - Water and Flooding.pdf
File name:	CC5 - Waste.pdf
File name:	CC4 - Air Quality.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	D3 - Shopfronts.pdf
File name:	Delivery and Location of Growth pages 1-6.pdf
File name:	Delivery and Location of Growth pages 7-12.pdf
File name:	GI - Delivery and Location of Growth (pages 19-24).pdf
File name:	GI - Delivery and Location of Growth pages 13-18.pdf

File name:	H1 - Maximising Housing Supply.pdf
File name:	H3 - Protecting Existing Homes.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	H4 - Maximising the Supply of Affordable Housing.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	H7 - Large and Small Homes.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	T4 - Sustainable Movement of Goods and Materials.pdf
File name:	DM1 - Delivering and Monitoring.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 Amenity 7. Overlooking, Privacy and Outlook.pdf
File name:	CPG6 Amenity 6. Daylight and Sunlight.pdf
File name:	CPG6 Amenity 4. Noise and Vibration.pdf
File name:	CPG1 - Chapter 10 - Recycling and Waste Storage.pdf
File name:	CPG1 - Chapter 2 - Design Excellence.pdf
File name:	CPG1 - Chapter 5 - Roofs, terraces and balconies.pdf
File name:	CPG1 - Chapter 4 - Extensions, alterations and conservatories.pdf
File name:	CPG1 - Chapter 6 - Landscape design and trees.pdf
File name:	CPG1 - Chapter 3 - Heritage.pdf
File name:	CPG2 - Chapter 4 - Residential development standards - Copy.pdf
File name:	CPG2 - Chapter 2 - Affordable housing and housing in mixed use development - Copy.pdf
File name:	CPG2 - Chapter 5 - Lifetime Homes and Wheelchair Housing - Copy.pdf
File name:	CPG8 - Chapter 9 - Provision of flexible shops and business space.pdf
File name:	CPG8 - Chapter 7 - Sustainability.pdf
File name:	CPG8 - Chapter 8 - Employment and business support.pdf
File name:	CPG8 - Chapter 5 - Design.pdf
File name:	CPG8 - Chapter 6 - Affordable Housing and housing in mixed-use development.pdf
File name:	CPG3 - Chapter 12 - Adapting to climate change.pdf
File name:	CPG3 - Chapter 7 - Water efficiency.pdf
File name:	CPG3 - Chapter 4 - Energy efficiency, existing buildings.pdf
File name:	CPG3 - Chapter 2 - The energy hierarchy.pdf
File name:	CPG3 - Chapter 8 - Sustainable use of materials.pdf
File name:	CPG3 - Chapter 3 - Energy efficiency, new buildings.pdf
File name:	CPG3 - Chapter 6 - Renewable energy.pdf
File name:	CPG3 - Chapter 13 - Biodiversity.pdf
File name:	CPG7 Transport 5. Car Free and Car Capped Development.pdf
File name:	CPG7 Transport 9. Cycling Facilities.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:	CPG2 Housing (CPG 2018).pdf
File name:	CPG8 Planning obligations (CPG 2018).pdf
File name:	CPG - Amenity 2018 (stand alone).pdf
File name:	CPG6 Amenity (CPG 2018).pdf
File name:	CPG1 design (CPG 2018).pdf
File name:	CPG3 Sustainability.pdf
File name:	CPG7 Transport (not revised).pdf
Completed by	Not Set

Date

19/07/2018 14:05:13

LPA

London Borough of Camden