

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (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.

| | |
|------------------|---|
| Appeal Reference | APP/X5210/D/20/3256159 |
| Appeal By | MR JUSTIN RANDALL |
| Site Address | 6 Rosecroft Avenue LONDON NW3 7QB |

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 checked="" type="checkbox"/> | No | <input 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 type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 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 Area or affecting a listed building? If yes, please send a copy of the site notice and the required local advertisement. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

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;



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| 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | <input checked="" type="checkbox"/> |
| 12.e. Design and Access Statement (if submitted); | <input type="checkbox"/> |
| 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); <input checked="" type="checkbox"/> see 'Questionnaire Documents' section <input checked="" type="checkbox"/> see 'Questionnaire Documents' section <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | <input checked="" type="checkbox"/> |
| 12.g. Extracts from relevant policies which have been saved by way of a direction; | <input type="checkbox"/> |
| 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; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | <input checked="" type="checkbox"/> |
| 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. | <input type="checkbox"/> |
| 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; | <input type="checkbox"/> |
| 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; | <input type="checkbox"/> |
| 12.l. Your Authority's CIL charging schedule is being/has been examined; | <input type="checkbox"/> |
| 12.m. Your Authority's CIL charging schedule has been adopted. | <input type="checkbox"/> |
| Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire. | |

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| LPA Details | |
| I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. <input checked="" type="checkbox"/> | |
| LPA's reference | <input type="text" value="2019/6383/P"/> |
| Completed by | <input type="text" value="Roberta Henriques"/> |
| On behalf of | <input type="text" value="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 | <input type="text" value="Roberta Henriques"/> |

Phone no (including dialling code)

0207 974 2047

Email

planningappeals@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/20/3256159

Appeal By MR JUSTIN RANDALL

Site Address
6 Rosecroft Avenue
LONDON
NW3 7QB

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: Redington Frognal Conservation Area.pdf

File name: Redington and Frognal.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.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: 2019.6383.a.JPG

File name: 2019.6383.b.JPG

Relates to Section: PART 3

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

File name: Location map.pdf.PDF

File name: 06.961.100 Pre-Existing Street Elevation.pdf.PDF

File name: Proposed garden plan.PDF

File name: PRE Existing garden plan.PDF

File name: 06.961.101 Existing Street Elevation.pdf.PDF

File name: Existing FRONT GARDEN MASTER PLAN Rev E 22.03.19.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: APP - HouseHolder Notification neighbour.docx

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: appeal app - letters in & unsol (mailsmart).pdf

File name: appeal app - consultees (mailsmart).pdf

File name: appeal application - neighbours (mailsmart).pdf

Relates to Section: PART 3

Document Description: 12.b.ii. All representations received from interested parties about the application.

File name: 1 x response (Redacted).PDF

Relates to Section: PART 3

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|------------------------------|---|
| 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: | Officer Report.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: | D1 - Design - Copy.pdf |
| File name: | CC2 - Adapting to Climate Change.pdf |
| File name: | T2 - Parking and Car Free Development - Copy.pdf |
| File name: | D2 - Heritage - Copy.pdf |
| File name: | T1 - Prioritising Walking, Cycling and Public Transport.pdf |
| File name: | CC1 - Climate Change Mitigation.pdf |
| File name: | A1- Managing the Impact of Development.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: | D1 - Design - Copy.pdf |
| File name: | D2 - Heritage - Copy.pdf |
| File name: | T2 - Parking and Car Free Development - Copy.pdf |
| File name: | CC2 - Adapting to Climate Change.pdf |
| File name: | T1 - Prioritising Walking, Cycling and Public Transport.pdf |
| File name: | CC1 - Climate Change Mitigation.pdf |
| File name: | A1- Managing the Impact of Development.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: | Redfrog NP Submission draft May 2020.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: | CPG Amenity March 2018.pdf |
| File name: | Altering and extending your home CPG.pdf |
| Completed by | <input type="text" value="Not Set"/> |
| Date | <input type="text" value="03/09/2020 10:52:30"/> |
| LPA | <input type="text" value="London Borough of Camden"/> |