

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/20/3263246

Appeal By

MR CHI TANG

Site Address

65-69 Holmes Road
London
NW5 3AN

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 ☒

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 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 ☒ No ☐

6.a. If a press advert notice was published, please upload a copy

☒ [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 type="checkbox"/> No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to 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.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	<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. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Applies <input checked="" type="checkbox"/>	N/A	<input 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 procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>

Deadline

15/02/2021

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

☒ see 'Questionnaire Documents' section

List of policies

A1, A2, A3, A4, C1, C5, C6, CC1, CC2, CC3, CC4, CC5, D1, D2, DM1, E1, E2, GI, T1, T2, T3, T4. Kentish Town Neighbourhood Forum Neighbourhood Plan

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



☒ see 'Questionnaire Documents' section

List of policies

CPG Housing (interim), CPG 2 Housing May 2016 updated March 2018), CPG Amenity, CPG Biodiversity, CPG Employment sites and business premises, CPG Planning for health and wellbeing, CPG Public Open Space, CPG 1 Design (July 2015 updated March 2018), CPG 3 Sustainability (July 2015 updated March 2018), CPG 6 Amenity (September 2011 updated March 2018), CPG 7 Transport (September 2011), CPG 8 Planning obligations (July 2015 updated March 2018)

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;



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;	<input type="checkbox"/>
24.n. your Authority's CIL charging schedule has been/is likely to be adopted;	<input type="checkbox"/>
24.o. any other relevant information or correspondence you consider we should know about.	<input type="checkbox"/>
For the Mayor of London cases only	
25.a. Was it necessary to notify the Mayor of London about the application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
25.b. Did the Mayor of London issue a direction to refuse planning permission?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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	2020/2406/P
Completed by	Roberta Henriques
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	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/W/20/3263246

Appeal By MR CHI TANG

Site Address
65-69 Holmes Road
London
NW5 3AN

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: CNJ WEEK 24 11.06.2020.pdf

Relates to Section: PART 3

Document Description: 12.b. A plan of the Conservation Area.

File name: Inkerman Conservation Area.doc

File name: Inkerman.pdf

Relates to Section: PART 4

Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.

File name: 2020.2406.2.jpg

File name: 2020.2406.3.jpg

File name: 2020.2406.1.jpg

File name: 2020.2406.4.jpg

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: 1 x Objection Gillian Morrey (Redacted).PDF

File name: 1 x response (Redacted) 2.PDF

File name: 2 x response (Redacted).PDF

File name: 1 x response (Redacted).PDF

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

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

File name: 9x response (Redacted).PDF

File name: 5x responses (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: appeal notification letter.docx

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 application - neighbours (mailsmart).pdf

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

File name: 1 x response (Redacted) 2.PDF

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

File name:	1 x Response (Redacted) (Redacted).PDF
File name:	1 x Objection Gillian Morrey (Redacted).PDF
File name:	9x response (Redacted).PDF
File name:	2 x response (Redacted).PDF
File name:	5x responses (Redacted).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:	Officers Report.PDF
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Title, front page and introduction.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	D1 - Design - Copy.pdf
File name:	C6 - Access for all.pdf
File name:	C5 - Safety and Security.pdf
File name:	E2 - Employment Premises and Sites.pdf
File name:	C1 - Health and Wellbeing.pdf
File name:	CC4 - Air Quality.pdf
File name:	A4 - Noise and vibration.pdf
File name:	CC5 - Waste.pdf
File name:	E1 - Economic Development.pdf
File name:	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	CC3 - Water and Flooding.pdf
File name:	CC2 - Adapting to Climate Change.pdf
File name:	A2 - Open Space.pdf
File name:	A1- Managing the Impact of Development.pdf
File name:	D2 - Heritage - Copy.pdf
File name:	A3 - Biodiversity.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	T2 - Parking and Car Free Development.pdf
File name:	CC1 - Climate Change Mitigation.pdf
File name:	GI - Delivery and Location of GrowthPart-1.pdf
File name:	GI - Delivery and Location of GrowthPart-2.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Kentish Town Neighbourhood Plan (contents and introduction).pdf
File name:	Kentish Town Neighbourhood Plan (Site Specific Policies).pdf
File name:	Kentish Town Neighbourhood Plan (Projects).pdf
File name:	Kentish Town Neighbourhood Plan (plan policies).pdf
Relates to Section:	PART 5
Document Description:	24.g. Copies of extracts of any relevant policies which have been 'saved' by way of a Direction.
File name:	CPG6 Amenity 8. Construction management plans.pdf
File name:	CPG6 Amenity 10. Wind and micro-climate.pdf
File name:	CPG6 Amenity 1. Introduction - Copy.pdf
File name:	CPG6 Amenity 4. Noise and vibration.pdf
File name:	CPG6 Amenity 7. Overlooking, privacy and outlook.pdf

File name: CPG6 Amenity 5. Artificial light.pdf
File name: CPG6_Amenity Cover.pdf
File name: CPG6_Amenity ALL.pdf
File name: CPG6 Amenity 3. Contaminated land.pdf
File name: CPG6 Amenity 11. Open space, outdoor sport and recreation facilities.pdf
File name: CPG6 Amenity 6. Daylight and sunlight.pdf
File name: CPG6 Amenity 12. Planning for healthy communities.pdf
File name: CPG6 Amenity 2. Air quality.pdf
File name: CPG6 Amenity 9. Access for all.pdf
File name: CPG 7 Transport 7. Vehicle access.pdf
File name: CPG 7 Transport 6. On-site car parking.pdf
File name: CPG 7 Transport 10. Minicab offices.pdf
File name: CPG 7 Transport 4. Delivery and servicing management plans.pdf
File name: CPG 7 Transport 5. Car free and car capped development.pdf
File name: CPG 7 Transport 8. Streets and public spaces.pdf
File name: CPG 7 Transport 1. Introduction 5.pdf
File name: CPG 7 Transport 2. Assessing transport capacity 7.pdf
File name: CPG 7 Transport Cover, contents and index.pdf
File name: CPG 7 Transport 9. Cycling facilities.pdf
File name: CPG7_Transport ALL.pdf
File name: CPG 8 Planning obligations 11. Provision of public open space.pdf
File name: CPG 8 Planning obligations 10. Transport.pdf
File name: CPG 8 Planning obligations 2. Background 7.pdf
File name: CPG 8 Planning obligations 7. Sustainability.pdf
File name: CPG 8 Planning obligations 4. Community facilities.pdf
File name: CPG 8 Planning obligations 8. Employment and business support.pdf
File name: CPG 8 Planning obligations 9. Provision of flexible shops and business space.pdf
File name: CPG 8 Planning obligations 1. Introduction 5.pdf
File name: CPG 8 Planning obligations 3. Amenity.pdf
File name: CPG8_Planning_Obligations[1].pdf
File name: CPG 8 Planning obligations 5. Design.pdf
File name: CPG 8 Planning obligations Cover, contents and index.pdf
File name: CPG1 - Chapter 9 - Designing safer environments.pdf
File name: CPG1 - Chapter 11 - Building services equipment.pdf
File name: CPG1 - Chapter 10 - Recycling and Waste Storage.pdf
File name: CPG1 - Chapter 8 - Advertisements, signs and hoardings.pdf
File name: CPG1 - Chapter 2 - Design Excellence.pdf
File name: CPG1 - Chapter 5 - Roofs, terraces and balconies.pdf
File name: Pages from CPG1 - Chapter 2 - Design Excellence.pdf
File name: CPG1 - Chapter 1 - Introduction.pdf
File name: CPG1 - Chapter 3 - Heritage.pdf
File name: CPG1 - Chapter 6 - Landscape design and trees.pdf
File name: CPG1 - Chapter 4 - Extensions, alterations and conservatories.pdf
File name: CPG1 - Chapter 12 - Artworks, statues and memorials.pdf
File name: CPG1 - Chapter 7 - Shopfronts.pdf
File name: CPG1 - Design Cover.pdf
File name: CPG1 (combined).pdf
File name: CPG1 - Design ALL.pdf
File name: CPG3 - Chapter 12 - Adapting to climate change.pdf
File name: CPG3 - Chapter 1 - Introduction.pdf
File name: CPG3 - Chapter 7 - Water efficiency.pdf
File name: CPG3 - Chapter 4 - Energy efficiency, existing buildings.pdf
File name: CPG3 - Chapter 3 - Energy efficiency, new buildings.pdf
File name: CPG3 - Chapter 2 - The energy hierarchy.pdf
File name: cpg 3 sustainability all.pdf
File name: CPG3 - Chapter 13 - Biodiversity.pdf
File name: CPG3 - Chapter 14 - Local food growing.pdf

File name:	CPG3 - Sustainability Cover.pdf
File name:	CPG3 - Chapter 5 - Decentralised energy and combined heat and power.pdf
File name:	CPG3 - Chapter 8 - Sustainable use of materials.pdf
File name:	CPG3 - Chapter 11 - Flooding.pdf
File name:	CPG3 - Chapter 9 - Substainability assessment tools.pdf
File name:	CPG3 - Chapter 10 - Brown roofs, green roofs and green walls.pdf
File name:	CPG3 - Chapter 6 - Renewable energy.pdf
File name:	CPG2 Housing 2016 - as amended March 2019.pdf
File name:	CPG Employment sites and business premises March 2018.pdf
File name:	CPG Public open space March 2018.pdf
File name:	CPG Planning for health and wellbeing March 2018.pdf
File name:	Interim Housing CPG as amended 2019.pdf
File name:	CPG Biodiversity_UPDATED MAY2018.pdf
File name:	CPG Amenity March 2018.pdf
File name:	CPG 7 Transport 3. Travel plans.pdf
Completed by	Not Set
Date	15/01/2021 13:00:57
LPA	London Borough of Camden