

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/21/3276911
Appeal By	MR DAVID CROSSLAND
Site Address	94 South Hill Park LONDON NW3 2SN

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"/>
The development would be to the side and 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 Area or affecting a listed building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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



Details of the condition(s) and reasons you regard the condition(s) as necessary are:

the box below

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2002-A-4-010 Rev 01, 2002-A-4-020 Rev 02, 2002-A-4-030 Rev 02, 2002-A-4-040 Rev 01, 2002-A-4-050 Rev 01, 2002-A-4-060 Rev 01, 2002-A-4-070 Rev 01, 2002-A-4-110, 2002-A-4-120, 2002-A-4-130

Reason: For the avoidance of doubt and in the interest of proper planning.

3. All new external work shall be carried out in materials that resemble, as closely as possible, in colour

and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4. Prior to the first use of the enlarged upper ground floor rear roof terrace hereby approved, details of a privacy screen to prevent unacceptable overlooking into neighbouring properties shall be submitted to and approved in writing with the Local Planning Authority. The enlarged roof terrace shall not be used or accessed, other than for emergency egress, until the approved privacy screen has been fully installed and the approved privacy screen shall thereafter be retained for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

PART 3

- | | |
|---|-------------------------------------|
| 12.a.i. All the plans submitted with the application; | <input checked="" type="checkbox"/> |
| ✓ 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; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| 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; | <input type="checkbox"/> |
| 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; | <input checked="" type="checkbox"/> |
| ✓ 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; | <input checked="" type="checkbox"/> |
| ✓ 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; | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| ✓ see 'Questionnaire Documents' section | |
| 12.e. Design and Access Statement (if submitted); | <input checked="" type="checkbox"/> |
| ✓ see 'Questionnaire Documents' section | |
| 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 | |
| ✓ see 'Questionnaire Documents' section | |
| ✓ see 'Questionnaire Documents' section | |
| 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

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

2020/2175/P

Completed by

Karina Wujek

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

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/D/21/3276911

Appeal By MR DAVID CROSSLAND

Site Address
94 South Hill Park
LONDON
NW3 2SN

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: South Hill Park CA Map.pdf

File name: South Hill Park 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.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: Site Notice.jpg

Relates to Section: PART 3

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

File name: Revised Plans 2002-A-4-010 Rev.01 020 Rev.02 030 Rev.02 040 Rev.01 050 Rev.01 060 Rev.01 070 Rev.01.pdf

File name: Revised proposed elevations 2002-A-4-110 Rev.01 120 Rev.01 130 Rev.01.pdf

File name: Site and location plan 2002-A-1-010.pdf

File name: Existing plans 2002-A-2-010 020 030 040 050 006 & 070.pdf

File name: Existing elevations 2002-A-2-110 120 & 130.pdf

File name: Demolition Plans 2002-A-3-010 020 030 040 050 060 & 070.pdf

File name: Proposed Plans 2002-A-4-010 020 030 040 050 060 & 070.pdf

File name: Proposed Elevations 2002-A-4-110 120 & 130.pdf

Relates to Section: PART 3

Document Description: 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

File name: drawings considered - 94 Southill Park.docx

Relates to Section: PART 3

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

File name: Hampstead Neighbourhood Forum (15.7.2020).pdf

File name: Neighbour (20.11.2020 11.35).pdf

File name: Doctor (1.12.2020).pdf

File name: The Heath & Hampstead Society (13.11.2020 16.03).docx

File name: Neighbour (12.11.2020 10.14).docx

File name: 7x responses.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:	Neighbour Letter 94 South Hill Park 20.9.21.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 application - caac (email).pdf
File name:	appeal application - unsolicited (mailsmart).pdf
File name:	appeal application - unsolicited 2nd batch (mailsmart).pdf
File name:	appeal application - neighbours (mailsmart).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:	Officer report.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:	no committee minutes or report.docx
Relates to Section:	PART 3
Document Description:	12.e. Design and Access Statement (if submitted).
File name:	Stanesby Architecture Design and Access Statement (2020).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:	Camden Local Plan - cover and introduction.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:	C6 - Access for all.pdf
File name:	D1 - Design - Copy.pdf
File name:	D2 - Heritage - Copy.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:	South Hill Park CA Appraisal.pdf
File name:	South Hill Park CA Map.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:	Pages from Design CPG Jan 2021 (part 4).pdf
File name:	Access for All CPG March 2019.pdf
File name:	Amenity CPG Jan 2021.pdf
File name:	Pages from Design CPG Jan 2021 (part 2).pdf
File name:	Pages from Design CPG Jan 2021 (part 3).pdf
File name:	Appendix 5 Home Improvements CPGv2.pdf
File name:	Appendix 12 Design CPGv2.pdf
File name:	Pages from Home Improvements CPG Jan 2021 (part 2).pdf

File name:	Pages from Home Improvements CPG Jan 2021 (part 1).pdf
File name:	Pages from Design CPG Jan 2021 (part 1).pdf
Completed by	Not Set
Date	29/09/2021 12:44:44
LPA	London Borough of Camden