

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/21/3279447
Appeal By	MS SUSANNAH ZELKHA
Site Address	10 Ardwick Road LONDON NW2 2BX

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"/>
Development would include works to the side and rear of the building and conversion of garage.				
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?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.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				
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 type="checkbox"/>	No	<input checked="" type="checkbox"/>

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

Notwithstanding the refusal of planning permission and above Statement of Case, should the Inspector be minded to allow the appeal and grant planning permission, the Council would suggest the following planning conditions:

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. 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

3. The development hereby permitted shall be carried out in accordance with the following approved

drawings: 2011-1304: - 001 A, 002 B, 101, 102, 103

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

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;
 [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;
- 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;
 [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;
 [see 'Questionnaire Documents' section](#)
 [see 'Questionnaire Documents' section](#)
- 12.e. Design and Access Statement (if submitted);
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);
 [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;
- 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;
 [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

2021/1402/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/21/3279447

Appeal By MS SUSANNAH ZELKHA

Site Address
10 Ardwick Road
LONDON
NW2 2BX

The documents listed below were uploaded with this form:

- Relates to Section:** PART 1
Document Description: 6.b. A plan of the Conservation Area.
File name: Hampstead Conservation Area.doc
- 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: 2021_1402_P-3.jpeg
- Relates to Section:** PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: Drawings.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 - 10 Ardwick Road.docx
- Relates to Section:** PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.
File name: no response to consultation.docx
- Relates to Section:** PART 3
Document Description: 12.c. A copy of the letter with which you notified people about the appeal.
File name: Appeal notification 10 Ardwick Road.pdf
File name: Appeal notification 10 Ardwick Road Fortune Green & West Hampstead Neighbourhood Forum.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 - neighbours (mail).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: 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..docx
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:	D1 - Design - 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:	Camden Character Study June 2015 - Ch5.3 - West Hampstead-Fortune Green.pdf
File name:	Fortune Green and West Hampstead Neighbourhood Plan.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:	Amenity CPG Jan 2021.pdf
File name:	CPG Design (2021) (Design Excellence – pages 6 – 11).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
Completed by	Not Set
Date	30/09/2021 16:21:10
LPA	London Borough of Camden