

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/21/3284957

Appeal By

EUSTON ONE LIMITED

Site Address

17-37 William Road
LONDON
NW1 3ER

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

Please give our reference number(s)

APP/X5210/W/21/3272799

Please attach details

see '[Questionnaire Documents](#)' section

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 Yes No

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?

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

see 'Questionnaire Documents' section

6.b. If any representations were received as a result of the notice, please upload copies

see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter?

Yes No

8. Please indicate the development type for the application to which the appeal relates.

Major Developments

Minor Developments

Other Developments

8.b. Minor Developments

Dwellings

Offices/R and D/light industry

General industry/storage/warehousing

Retail and services

Traveller caravan pitches

All other minor developments

Is the appeal site within:

9.a. A Green Belt?

Yes No

9.b. An Area of Outstanding Natural Beauty?

Yes No

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 No

PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes No

12.a. Is the site in a Conservation Area?

Yes No

12.b. Is the site adjacent to a Conservation Area?

Yes No

Please attach a plan of the Conservation Area.

see 'Questionnaire Documents' section

12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes No

13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes No

13.b. Would the proposed development affect the setting of a listed building?

Yes No

Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest

see 'Questionnaire Documents' section

13.c. If YES to 13.a or 13.b, was Historic England consulted? Please attach a copy of any comments <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input 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.
 see 'Questionnaire Documents' section

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 inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

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

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
 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

G1 Delivery and location of growth H1 Maximising housing supply H6 Housing choice and mix H9 Student Housing C1 Health and wellbeing C5 Safety and security C6 Access for all E1 Economic development E2 Employment premises and sites A1 Managing the impact of development A2 Open space A3 Biodiversity A4 Noise and vibration A5 Basements D1 Design D2 Heritage CC1 Climate change mitigation CC2 Adapting to climate change CC3 Water and flooding CC4 Air quality CC5 Waste T1 Prioritising walking, cycling and public transport T2 Parking and car-free development T3 Transport infrastructure T4 Sustainable movement of goods and materials DM1 Delivery and monitoring

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;

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.

see 'Questionnaire Documents' section

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

see 'Questionnaire Documents' section

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/21/3284957

Appeal By EUSTON ONE LIMITED

Site Address
17-37 William Road
LONDON
NW1 3ER

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 3272799.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: NEW ADVERT READVERTISE 2010 v1.pdf

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: No response to press ad.docx

Relates to Section: PART 3
Document Description: 12.b. A plan of the Conservation Area.
File name: Bloomsbury Conservation Area Appraisal and Management Strategy (18 April 2011).pdf
File name: Fitzroy Square Conservation Area Appraisal and Management Strategy (16 March 2010).pdf
File name: Regent's Park Conservation Area Appraisal and Management Strategy (11 July 2011).pdf
File name: Site Allocations 2020 - 03 Knowledge Quarter.pdf

Relates to Section: PART 3
Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.
File name: LORD NELSON PUBLIC HOUSE, Non Civil Parish - 1378806 _ Historic England.pdf
File name: NUMBER 50 AND ATTACHED RAILINGS, Non Civil Parish - 1378808 _ Historic England.pdf
File name: NUMBER 52 AND ATTACHED RAILINGS, Non Civil Parish - 1378809 _ Historic England.pdf

Relates to Section: PART 3
Document Description: 13.c. A copy of comments from Historic England.
File name: Historic England - response to consultation 17.12.2020.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: site notice.jpeg

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 17-37 William Road.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 application - neighbours.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	6 x Responses to consultation.pdf
File name:	response to consultation - Regent s Park Estate Tenants Residents Association (undated).pdf
File name:	Natural England - response to consultation 15.12.2020.pdf
File name:	Thames Water - response to consultation 11.12.2020.pdf
File name:	Design out crime - response to consultation 9.12.2020.pdf
File name:	TFL response to consultation 3.12.2020.pdf
File name:	Crossrail response to consultation 3.12.2020.pdf
File name:	Sport England - response to consultation 1.12.2020.pdf
File name:	response to consultation - resident - 2.1.2021.pdf
File name:	response to consultation - resident 2.1.2021 attachment.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:	Officer report - Final.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:	No Committee minutes.docx
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Camden Local Plan - cover and introduction.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
File name:	T3 - Transport Infrastructure.pdf
File name:	T2 - Parking and Car Free Development - Copy.pdf
File name:	T1 - Prioritising Walking, Cycling and Public Transport.pdf
File name:	H9 - Student Housing.pdf
File name:	H6 - Housing Choice and Mix.pdf
File name:	H1 - Maximising Housing Supply.pdf
File name:	GI - Delivery and Location of GrowthPart-2.pdf
File name:	GI - Delivery and Location of GrowthPart-1.pdf
File name:	E2 - Employment Premises and Sites.pdf
File name:	E1 - Economic Development.pdf
File name:	DM1 - Delivering and Monitoring.pdf
File name:	D2 - Heritage.pdf
File name:	D1 - Design.pdf
File name:	CC5 - Waste.pdf
File name:	CC4 - Air Quality.pdf
File name:	CC3 - Water and Flooding.pdf
File name:	CC2 - Adapting to Climate Change.pdf

File name:	CC1 - Climate Change Mitigation.pdf
File name:	C6 - Access for all.pdf
File name:	C5 - Safety and Security.pdf
File name:	C1 - Health and Wellbeing.pdf
File name:	A5 Basements.pdf
File name:	A4 - Noise and vibration.pdf
File name:	A3 - Biodiversity.pdf
File name:	A2 - Open Space.pdf
File name:	A1 - Managing the Impact of Development.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	no neighbourhood plan.docx
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	CPG Water and Flooding March 2019.pdf
File name:	CPG Transport March 2019.pdf
File name:	CPG Student Housing 2019.pdf
File name:	CPG Public open space March 2018.pdf
File name:	CPG Planning for health and wellbeing March 2018.pdf
File name:	CPG Housing March 2019.pdf
File name:	CPG Energy Efficiency and Adaptation March 2019.pdf
File name:	CPG Employment sites and business premises March 2018.pdf
File name:	CPG Developer contributions (Planning Obligations) March 2019.pdf
File name:	CPG Design March 2019.pdf
File name:	CPG Biodiversity May 2018.pdf
File name:	CPG Basements March 2018.pdf
File name:	CPG Amenity March 2018.pdf
File name:	CPG Air Quality 2019.pdf
File name:	CPG Access for All March 2019.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:	Draft Statement of Common Ground.pdf
File name:	Statement of Case on behalf of Appellant.pdf
File name:	Whole Life Cycle Carbon Assessment.pdf
File name:	Circular Economy Statement - July 2021.pdf
File name:	Air Quality Assessment (November 2020) Air Quality Consultants.pdf
File name:	Basement Impact Assessment (November 2020) CGL.pdf
File name:	BREEAM Pre-Assessment (November 2020) Vitec.pdf
File name:	Construction Management Plan (November 2020) CA.pdf
File name:	Daylight Sunlight Assessment (November 2020) Point2.pdf
File name:	Delivery and Servicing Management Plan (November 2020) CA.pdf
File name:	Employment and Training Strategy (November 2020) Storey Consulting.pdf
File name:	Written Employment Land Statement (November 2020) Grant Mills Wood.pdf
File name:	Energy and Sustainability Statement (November 2020) Vitec.pdf
File name:	Environmental Noise Assessment (November 2020) Hann Tucker Associates.pdf
File name:	External Building Fabric Noise Assessment (November 2020) Hann Tucker Associates.pdf
File name:	Fire Strategy (November 2020) JGA.pdf
File name:	Flood Risk Assessment & Drainage Strategy & SuDS Assessment (November 2020) Iesis.pdf
File name:	Framework Commercial Travel Plan (November 2020) CA.pdf
File name:	Health Impact Assessment (November 2020) WSP.pdf

File name: Affordable Student Housing Statement (November 2020) DP9.pdf
File name: Plant Noise Assessment (November 2020) Hann Tucker Associates.pdf
File name: Statement of Community Involvement (November 2020) Kanda.pdf
File name: Student Travel Plan (November 2020) CA.pdf
File name: Wind Assessment (November 2020) Thornton Tomassetti.pdf
File name: BIA Audit Request Parts DE.pdf
File name: BIA Audit Request Parts ABC.pdf
File name: Fire Statement (16 April 2021) Jensen Hughes.pdf
File name: Ground Conditions response (4 May 2021) CGL.pdf
File name: Statement of Community Involvement Appendix (June 2021) Kanda.pdf
File name: SuDS Maintenance and Management Plan (May 2021) Iesis.pdf
File name: Flood Risk Assessment Addendum No.1 (19 May 2021) (1st Issue) Iesis.pdf

Relates to Section: PART 5
Document Description: 25.a. A copy of the notification to the Mayor of London about the application.
File name: Mayor of London (20 September 2021).pdf
File name: Mayor of London (20 September 2021) cont..pdf

Completed by

Date

LPA