

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/21/3288156
Appeal By	MRS ANNA MARIA PORCELUZZI
Site Address	18 Roderick Road LONDON NW3 2NL

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
APP/X5210/D/21/3284658				
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 appeal concerns the rear of the property, which backs onto another garden. There is no public access.				
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. ✓ see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
9. Is any part of the site subject to a Tree Preservation Order? Please attach a plan showing the extent of the Order and any relevant details. ✓ see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
--	-----	--------------------------	----	-------------------------------------

Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
---	-----	--------------------------	----	-------------------------------------

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
--	-----	--------------------------	----	-------------------------------------

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. ✓ see 'Questionnaire Documents' section	Applies	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
11.d. any other conditions you regard as necessary? Details of the condition(s) and reasons you regard the condition(s) as necessary are: ✓ see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

PART 3

12.a.i. All the plans submitted with the application; ✓ see 'Questionnaire Documents' section				<input checked="" type="checkbox"/>
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				<input checked="" type="checkbox"/>
12.b.i. A copy of the letter/site notice with which you notified interested parties about the				<input type="checkbox"/>

- 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);
- [see 'Questionnaire Documents' section](#)
- 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

2019/1137/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/21/3288156

Appeal By MRS ANNA MARIA PORCELUZZI

Site Address
18 Roderick Road
LONDON
NW3 2NL

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: Mansfield Conservation Area Appraisal & Management Strategy (adopted 4 December 2008).pdf
File name: CA listed building map.pdf
File name: CA designation map.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 - 04.0419.doc

Relates to Section: PART 1
Document Description: 9. A plan showing the extent of the Order and any relevant details.
File name: TPO to be submitted by email as soon as possible.docx

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 2
Document Description: 11.d. Any other conditions you regard as necessary.
File name: Comment on any additional conditions to be confirmed by planning officer..docx

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: proposed - Rear Elevation (Amended).pdf
File name: proposed - Second Floor Plan (Amended).pdf
File name: Existing Second floor plan.pdf
File name: AMVP(04)101 existing Rear Elevation.pdf
File name: AMV(04)050 existing Long Section.pdf
File name: AMVP(04)100 existing Front Elevation.pdf
File name: AMVP(04)010 existing Ground and 1st Floor Plans.pdf
File name: AMVP(04)011 - 2nd & Attic Floor Plans & Roof Plan.pdf
File name: 001 - Block Plan.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 listed in decision notice.docx

Relates to Section:	PART 3
Document Description:	12.b.ii. All representations received from interested parties about the application.
File name:	response to consultation - Mansfield CAAC (12 April 2019).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:	Appeal notification - 18 Roderick Road .pdf
File name:	Appeal notification - 18 Roderick Road Mansfield CAAC.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.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:	Officers 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.e. Design and Access Statement (if submitted).
File name:	Planning and Heritage Statement (February 2019).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:	A1 - Managing the Impact of Development.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
File name:	DM1 - Delivering and Monitoring.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:	No neighbourhood plan.docx
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 January 2021.pdf
File name:	Home Improvements CPG January 2021 to be submitted by email.docx
File name:	Design CPG January 2021 to be submitted by email.docx
Completed by	Not Set

Date

10/12/2021 14:46:37

LPA

London Borough of Camden