

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/21/3289001

Appeal By

MR AND MRS PETERS

Site Address

10 Ferncroft Avenue
LONDON
NW3 7PH

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 ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

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 ☒ No ☐

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3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☐ No ☒

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 ☒ No ☐

This development partly includes works to the rear garden and the property's garden backs onto another garden (hence not accessible by a public path).

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☐ No ☒

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 ☐ No ☒

6.a. Is the site within a Conservation area?

Yes ☒ No ☐

Please attach a plan of the Conservation area.

☒ see 'Questionnaire Documents' section

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

Yes ☐ No ☒

6.c. Is the site within a green belt?

Yes ☐ No ☒

6.d. Is the site in an Area of Outstanding Natural Beauty?

Yes ☐ No ☒

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?

Yes ☐ No ☒

7.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 Historical Interest.

☒ see 'Questionnaire Documents' section

8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building? Yes ☒ No ☐

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 ☒

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;	<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 type="checkbox"/>
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.	<input checked="" type="checkbox"/>
✓ see 'Questionnaire Documents' section	
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;	<input type="checkbox"/>
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;	<input type="checkbox"/>
12.l. Your Authority's CIL charging schedule is being/has been examined;	<input type="checkbox"/>
12.m. Your Authority's CIL charging schedule has been adopted.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>

LPA's reference

2021/0188/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/21/3289001

Appeal By MR AND MRS PETERS

Site Address
10 Ferncroft Avenue
LONDON
NW3 7PH

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: Redington and Frognal CONSERVATION AREA STATEMENT.pdf

Relates to Section: PART 1
Document Description: 7.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.
File name: 6 AND 8, FERNCROFT AVENUE - listing 1078342 Historic England.pdf
File name: 12 AND 14, FERNCROFT AVENUE - listing1078343 Historic England.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 - H&H - 18.02.21.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: site notice - 16-02-2021.pdf

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: 126FA-00a, 001 rev3, 001a, 002 rev3, 004, 006, 007 (Superseded Landscape Package- part 1).pdf
File name: landscape package to be submitted by email (too large to upload).docx
File name: 126FA-003 & 126FA-004 & 126FA-005 (Superseded 126FA - Landscape Package-Gate).pdf
File name: 126FA-008, 009, 010, 011, 012, 013a, 013b, 013c (Superseded Landscape Package- part 2).pdf
File name: FB-AD-01 EXISTING & PROPOSED Front Door Detail.pdf
File name: FB-PA-01 Rev. I-00 Proposed FRONT BOUNDARY DESIGN.pdf
File name: FB-PA-02 Rev. I-00 Proposed REAR GARDEN DESIGN.pdf
File name: FB-PA-04 PROPOSED Front Elevation.pdf
File name: LP-00 Rev. P-00 EXISTING Location & Site Plan.pdf
File name: PA-04 Rev. P-01 PROPOSED Front & Rear Elevation.pdf
File name: SP-00 Rev. P-01 EXISTING AND PROPOSED Site Plan.pdf
File name: Covering Letter 15th January 2021.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.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 RFNF 21 February 2021.pdf
File name:	response to consultation RFNF 23 February 2021.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:	HAS Appeal notification 10 Ferncroft Avenue.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:	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 report.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:	A1 - Managing the Impact of Development.pdf
File name:	A2 - Open Space.pdf
File name:	A3 - Biodiversity.pdf
File name:	C5 - Safety and Security.pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.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:	Redington Froggnal Neighbourhood Plan (2021 to 31.12.2045).pdf
File name:	Neighbourhood Forum Constitution 1.5.14.pdf
File name:	Neighbourhood Development Plan Adoption Statement.pdf
File name:	Neighbourhood Area Boundary.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:	Design CPG January 2021 - to be submitted by email (too large to upload).docx
Relates to Section:	PART 3
Document Description:	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.
File name:	Householder Application Granted 2021_0190_P (dated 17 December 2021).pdf
File name:	Householder Application Granted 2020_0113_P (dated 4 Aug 2020).pdf
File name:	Variation or Removal of Condition(s) Granted 2021_0189_P (dated 29 Mar 2021).pdf
File name:	Approval of Details Granted 2021_0186_P (dated 29 Mar 2021).pdf
Completed by	Not Set
Date	10/01/2022 15:04:53
LPA	London Borough of Camden