

## 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/22/3290259

Appeal By

C/O D2H LPD LTD

Site Address

5 Belsize Park Mews  
LONDON  
NW3 5BL

#### 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 ☐

The proposal includes the rear of the property which cannot be assessed from any public footpath.

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 ☐

One of the responses to consultation mentions the property "has been in disrepair". It may be that the property is not occupied. In the appeal form it is noted that the Appellant does not live there. However, I am not not aware of any specific health and safety issues to list here.

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	<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.			
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/> No	<input checked="" 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"/>
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### Screening

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

10.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### 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	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
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☒ see 'Questionnaire Documents' section

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"/>
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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"/>
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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"/>
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11.d. any other conditions you regard as necessary?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

The Officer will submit within five days of the Start Letter.

## PART 3

12.a.i. All the plans submitted with the application;	<input checked="" type="checkbox"/>
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☒ see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly	<input checked="" type="checkbox"/>
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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); ☒

☒ [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. ☒

☒ [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; ☐

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

2021/3864/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/22/3290259

Appeal By C/O D2H LPD LTD

Site Address  
5 Belsize Park Mews  
LONDON  
NW3 5BL

### 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:** Belsize CA Statement.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 - 30.09.21.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.jpeg

**Relates to Section:** PART 3

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

**File name:** Revised drawings register.pdf

**File name:** proposed - 1005(PLA)110A, 111A, 112A, 113A, 210A, 211A, 212A, 310A, 311A and 312.pdf

**File name:** existing - 1005(EXI)001A, 002A, 100A, 101A, 102A, 200A, 201A, 300A, 301A, 302.pdf

**File name:** Drawing register (submitted with application).pdf

**File name:** Existing - 1005(PLA) 100, 101, 102, 200, 201, 300 and 301.pdf

**File name:** 1005(PLA)113 (proposed 2nd fl.) 210 (prop. front elevation) 211 (prop. rear elevation).pdf

**File name:** 1005(PLA) 212 (view from 5 Belsize Crescent) 310 (prop. section CC) 311 (prop. section CC).pdf

**File name:** 1005(PLA) 110 (proposed GF) 111 (prop. 1st fl.) 112 (prop. 2nd fl.).pdf

**File name:** 1005 (PLA) 002 BLOCK PLAN.pdf

**File name:** 1005 (PLA) 001 LOCATION PLAN.pdf

**File name:** 3D images.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 01 October 2021 15.03 Belsize CAAC.pdf

**File name:** response to consultation 09 October 2021 16.42.pdf

<b>File name:</b>	response to consultation 19 October 2021 14.15.pdf
<b>File name:</b>	response to consultation 21 October 2021 08.28.pdf
<b>File name:</b>	response to consultation 26 09 2021 14.25.pdf
<b>File name:</b>	response to consultation 26 October 2021 12.43.pdf
<b>File name:</b>	response to consultation 27 09 2021 12.49.pdf
<b>File name:</b>	responses to consultation 21OCT(08.28)12OCT(17.30)24OCT(19.21)24OCT(21.13)12OCT(14.07)09OCT(16.26).pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	HAS Appeal notification 5 Belsize Park Mews.pdf
<b>File name:</b>	HAS Appeal notification 5 Belsize Park Mews -Belsize CAAC.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	appeal application - distribution of appeal notification.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Officer report.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	No committee minutes.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	Daylight, sunlight and overshadowing to neighbouring properties -report by BVP (August 2021).pdf
<b>File name:</b>	Heritage Statement by D2H (August 2021).pdf
<b>File name:</b>	Planning Statement by D2H (August 2021).pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	A1- Managing the Impact of Development.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	D2 - Heritage.pdf
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	T2 - Parking and Car Free Development - Copy.pdf
<b>File name:</b>	T4 - Sustainable Movement of Goods and Materials.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	No neighbourhood plan.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Design CPG January 2021 - to be submitted by email (too large to upload).docx
<b>File name:</b>	Home improvements CPG January 2021 - to be submitted by email (too large to upload).docx
<b>File name:</b>	Transport CPG January 2021 - to be submitted by email (too large to upload).docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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.
<b>File name:</b>	decision issued 15 Jan 1960 rebuilding of 11, 12, 13, 14 Belsize Park Mews as houses with garages.pdf
<b>File name:</b>	decision issued 17 June 1960 rebuilding of 8, 9, 10 Belsize Park Mews as houses with garages.pdf
<b>File name:</b>	decision issued 15 May 1961 rebuilding of 2, 3, 4, 5 and 6, 15, 16, 17 Belsize Park Mews as houses with garages.pdf
<b>File name:</b>	Application Form 2021_0706_P withdrawn.pdf
<b>File name:</b>	Planning Heritage Design and Access Statement (for 2021_0706_P).pdf
<b>File name:</b>	Daylight and sunlight report (for 2021_0706_P).pdf
<b>File name:</b>	DRAWING REGISTER (for 2021_0706_P).PDF
<b>File name:</b>	Location Plan (for 2021_0706_P).pdf
<b>File name:</b>	Existing Drawings 1005(EXI) 100-300 (for 2021_0706_P).pdf
<b>File name:</b>	Proposed Drawings 1005(PLA) 100-300 (for 2021_0706_P).pdf
<b>File name:</b>	revised DRAWING REGISTER (for 2021_0706_P).pdf
<b>File name:</b>	Revised proposed plans (for 2021_0706_P).pdf
<b>File name:</b>	site photos (for 2021_0706_P).pdf
<b>Completed by</b>	Not Set
<b>Date</b>	19/01/2022 13:32:07
<b>LPA</b>	London Borough of Camden