

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

Appeal By

Site Address

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

Please explain

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

Please give our reference number(s) and if necessary attach details

Please attach details

see 'Questionnaire Documents' section

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)

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 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? Yes No
- 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.c. Other Developments**
- Mineral working
- Change of use
- Householder 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
Please attach a plan of the Conservation Area
 see 'Questionnaire Documents' section
- 12.b. Is the site adjacent to a Conservation Area? Yes No
- 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? Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| 13.c. If YES to 13.a or 13.b, was Historic England consulted? | Yes | <input type="checkbox"/> No | <input checked="" 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 | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|--|-----|-----------------------------|-------------------------------------|

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 | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 20.c.i. Have you issued a screening opinion (SO) | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

Environmental Impact Assessment - Environmental Statement (ES)

| | | | |
|--|-----|-----------------------------|-------------------------------------|
| 20.d. Has the appellant supplied an environmental statement? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|--|-----|-----------------------------|-------------------------------------|

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. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Applies | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> |
|--|---------|---|--------------------------|

| | | | |
|---|-----|-----------------------------|-------------------------------------|
| 21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|---|-----|-----------------------------|-------------------------------------|

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
 see '[Questionnaire Documents](#)' section

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

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

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.

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

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

2020/3067/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/W/21/3279616

Appeal By MR TIMOTHY ROWE

Site Address
45 Highgate West Hill
London
N6 6DB

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 3.a. Copies of any other appeals or matters, including our reference number(s) relating to the same site still being considered by us or the Secretary of State.
File name: Start letter.pdf

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 3287006.pdf
File name: Questionnaire.pdf

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: H+H PRESS ADVERT 06.08.2020.doc

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: response to consultation - 22 August 2020 11.41.pdf
File name: response to consultation - 22 August 2020 11.44.pdf
File name: response to consultation - 23 August 2020 19.22.pdf
File name: response to consultation - 28 August 2020.pdf
File name: response to consultation 14 April 2021 14.05.pdf

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Highgate CA Appraisal & Management Proposals.pdf
File name: CA boundaries map.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: 45 & 46 HIGHGATE WEST HILL & ATTACHED RAILINGS - listing 1379042 Historic England.pdf
File name: Building Preservation Order, 1959 - 45 & 46 Highgate West Hill, St Pancras.pdf
File name: APOTHECARY HOUSE 47 Highgate West Hill - listing 1379044 Historic England.pdf
File name: FITZROY LODGE - listing 1079224 Historic England.pdf
File name: FITZROY LODGE - listing 1378989 Historic England.pdf
File name: PAVILION AND RAILINGS TO WATER RESERVOIR - listing 1379423 Historic England.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.jpg |
| Relates to Section: | PART 5 |
| Document Description: | 22. The LPA's statement of case. |
| File name: | LPA Statement to follow by email within the timescales.docx |
| 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 45 Highgate West Hill.pdf |
| File name: | Notification of an appeal 45 Highgate West Hill - Highgate CAAC.pdf |
| File name: | Notification of an appeal 45 Highgate West Hill - Highgate Neighbourhood Forum.pdf |
| File name: | Notification of an appeal 45 Highgate West Hill - Highgate Society.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 notification distribution list - 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: | response to consultation Highgate CAAC (undated) (both applications).pdf |
| File name: | response to consultation Highgate Society -22nd February 2020.pdf |
| File name: | response to consultation Highgate Society (21st November 2020).pdf |
| File name: | response to consultation Highgate Society (undated).pdf |
| File name: | response to consultation Highgate CAAC and Highgate Neighbourhood Forum.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.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 report or 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: | A1- Managing the Impact of Development.pdf |
| File name: | A2 - Open Space.pdf |
| File name: | A3 - Biodiversity.pdf |
| File name: | D1 - Design.pdf |
| File name: | D2 - Heritage.pdf |
| File name: | T1 - Prioritising Walking, Cycling and Public Transport - Copy.pdf |
| File name: | T2 - Parking and Car Free Development.pdf |
| Relates to Section: | PART 5 |
| Document Description: | 24.f. Copies of extracts from any relevant statutory development plan |

| | |
|------------------------------|---|
| | policies. |
| File name: | Highgate Neighbourhood Plan.pdf |
| Relates to Section: | PART 5 |
| Document Description: | 24.h. Copies of 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. |
| File name: | Design CPG January 2021 - to be submitted by email (too large to upload).docx |
| File name: | Home improvements CPG January 2021 - to be submitted by email (too large to upload).docx |
| File name: | Trees CPG March 2019.pdf |
| File name: | Transport CPG January 2021.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: | Local List - cover page - Pages from Local List.pdf |
| File name: | Local List Highgate - Pages from Local List.pdf |
| File name: | 9 September 2020 letter from solicitor.pdf |
| File name: | 15th September letter from hgh.pdf |
| File name: | 25th November 2020 letter from SK Transport Planning.pdf |
| File name: | 17th December 2020 letter from hgh.pdf |
| File name: | Arboricultural Survey & Impact Assessment (19th May 2020).pdf |
| File name: | Design and Access Statement (June 2020).pdf |
| File name: | Heritage Appraisal – Proposed Outbuilding (June 2020).pdf |
| File name: | Heritage Appraisal Addendum – Application Ref 2020_3067_P (November 2020).pdf |
| File name: | Heritage Appraisal Addendum 2020_3067_P (November 2020).pdf |
| File name: | Response from Heritage Consultant to the HCAAC dated 20.04.21.pdf |
| Completed by | Not Set |
| Date | 26/01/2022 19:37:17 |
| LPA | London Borough of Camden |