

## 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/21/3289155

Appeal By

MR VIVEK RATTAN

Site Address

56 Hillway  
LONDON  
N6 6EP

#### 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 type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 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"/>            |
| To assess the impact on the character and appearance of the building and the CA as well as the overlooking issue (as per Decision Notice).   |     |                                     |    |                                     |
| 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?<br>Please attach a plan of the Conservation area.<br><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   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

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

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;

☒

☒ 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

2021/2253/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/21/3289155

Appeal By MR VIVEK RATTAN

Site Address  
56 Hillway  
LONDON  
N6 6EP

### 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:** Holly Lodge Estate Conservation Area Appraisal and Management Strategy (6 Dec 2012).pdf  
**File name:** Holly Lodge Estate CA Urban Grain.pdf  
**File name:** Holly Lodge Estate CA Townscape.pdf  
**File name:** Holly Lodge Estate CA Topography.pdf  
**File name:** Holly Lodge Estate CA map.pdf  
**File name:** Holly Lodge Estate CA Landscape features.pdf  
**File name:** Holly Lodge Estate CA Designated Area.pdf  
**File name:** Holly Lodge Estate CA Character Areas.pdf  
**File name:** CCS Residential typologies Pages from Camden Character Study June 2015.pdf  
**File name:** CCS Residential development 1900-1939 Pages from Camden Character Study June 2015.pdf  
**File name:** CCS Cover page and Contents - Pages from Camden Character Study June 2015.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 - 17.06.21.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.pdf

**Relates to Section:** PART 3  
**Document Description:** 12.a.i. All the plans submitted with the application  
**File name:** 2002-PL-001 SITE LOCATION PLAN.pdf  
**File name:** 2002-PL-002 SITE LAYOUT.pdf  
**File name:** 2002-PL-003 EXISTING ROOF PLAN.pdf  
**File name:** 2002-PL-004 EXISTING NORTH ELEVATION.pdf  
**File name:** 2002-PL-005 EXISTING EAST ELEVATION.pdf  
**File name:** 2002-PL-006 EXISTING SOUTH ELEVATION.pdf  
**File name:** 2002-PL-007 EXISTING CONTEXTUAL EAST ELEVATION.pdf  
**File name:** 2002-PL-008 EXISTING PART SECTION.pdf  
**File name:** 2002-PL-009 PROPOSED ROOF PLAN.pdf  
**File name:** 2002-PL-010 PROPOSED NORTH ELEVATION.pdf  
**File name:** 2002-PL-011 PROPOSED EAST ELEVATION.pdf  
**File name:** 2002-PL-012 PROPOSED SOUTH ELEVATION.pdf

<b>File name:</b>	2002-PL-013 PROPOSED CONTEXTUAL EAST ELEVATION.pdf
<b>File name:</b>	2002-PL-014 PROPOSED PART SECTION.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	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
<b>File name:</b>	Drawing list.docx
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.b.ii. All representations received from interested parties about the application.
<b>File name:</b>	Attachement to CAAC response to consultation 05 Jul 2021.pdf
<b>File name:</b>	CAAC response to consultation 05 Jul 2021.pdf
<b>File name:</b>	responses to consultation 09.07.2021 (13.54 & 10.44).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 56 Hillway.pdf
<b>File name:</b>	HAS Appeal notification 56 Hillway - Holly Lodge CAAC.pdf
<b>File name:</b>	HAS Appeal notification 56 Hillway - Highgate Neighbourhood Forum.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 notification distribution list - neighbours.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 Delegated 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 report or 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>	Design Statement 2002-DS01.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>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>	Highgate Neighbourhood Plan (May 2017).pdf
<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>	Altering and extending your home CPG March 2019.pdf
<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>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>	8600737 Decision Notice dated 3 July 1986.pdf
<b>File name:</b>	8600737 drawing EE-4004.pdf
<b>File name:</b>	9101139 Decision Notice dated 9 December 1991.pdf
<b>File name:</b>	9101139 Drawings 824-02 & 824-01.pdf
<b>File name:</b>	OS Extract.pdf
<b>File name:</b>	P9603015R3 batch of drawings incl. approved 09 and 08 and 01.pdf
<b>File name:</b>	P9603015R3 Decision Notice dated 6 May 1998.pdf
<b>File name:</b>	PEX0300239 drawings 08-P2 and 09-P2.pdf
<b>File name:</b>	PEX0300239 Decision Notice dated 11 June 2003.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	11/02/2022 14:20:21
<b>LPA</b>	London Borough of Camden