

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/22/3302064

Appeal By

HONG LI LIMITED

Site Address

306 Kilburn High Road
LONDON
NW6 2DB

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 ☐

APP/X5210/W/22/3294967 (the same Neighbourhood Area)

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 ☐

To assess impact on the character and appearance of the host building and wider area. To assess impact on the Kilburn Neighbourhood Forum area (re-designated for five years on 28 January 2022). To assess impact on environmental sustainability.

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 ☒

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 ☒

8. Did you give publicity, as required, for the site being within a Conservation

Yes ☐ No ☒

Area or affecting a listed building?			
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"/>
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. <input checked="" type="checkbox"/> 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?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 3			
12.a.i. All the plans submitted with the application; <input checked="" type="checkbox"/> 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; <input checked="" type="checkbox"/> 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 householder planning application and a list of the addresses to which it was sent if applicable;	<input type="checkbox"/>		
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	<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		

☒ 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 provide the date of adoption:

30/10/2020

13. Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm that they will follow under separate email.

Application fee paid, for application 2021/6303/P, receipt available on request.

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

2021/6303/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/22/3302064

Appeal By HONG LI LIMITED

Site Address
306 Kilburn High Road
LONDON
NW6 2DB

The documents listed below were uploaded with this form:

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: 2021_6303_P.jpeg

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: 2021-306KHR-FP-1 to 7 (all 7 sheets are revision 1.0).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: 2021-306KHR-FP-1 to 7 (all 7 sheets are revision 1.0).pdf
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: No representations.docx

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 to KNF - 306 Kilburn High Rd.pdf
File name: Appeal notification 306 KHR.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 notification distribution list.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: Report.pdf
File name: Pages from Local List - intro.pdf
File name: Pages from Local List - 308 Kilburn High Road.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 or minutes.docx

Relates to Section: PART 3

Document Description:	12.e. Design and Access Statement (if submitted).
File name:	DAS by OPS Chartered Surveyors (29 Dec21).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:	CC1 - Climate Change Mitigation.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:	Application for Forum designation (23.10.15).pdf
File name:	KN Area (map).pdf
File name:	KNF Area (map).pdf
File name:	KNP Area designation (18.1.16).pdf
File name:	KNPF Application for re-designation (29.6.21).pdf
File name:	KNPF Constitution (adopted 23.3.15).pdf
File name:	Re-designation 28.1.22-28.1.2027 (link).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:	Amenity CPG January 2021.pdf
File name:	Home Improvements CPG January 2021 Page 001.png
File name:	Design CPG January 2021 Page 001.png
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:	2019_2211_P Decision Notice.pdf
File name:	2019_2211_P Legal Agreement.pdf
File name:	2019_2211_P HMO MANAGEMENT & SUPERVISION PLAN .pdf
File name:	2019_2211_P Existing and Proposed Plans.pdf
File name:	2019_2211_P DAS.pdf
Completed by	Not Set
Date	11/08/2022 09:39:39
LPA	London Borough of Camden