

## 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/22/3311706

Appeal By

MR EDOUARD DUMAS

Site Address

16 Leighton Place  
Kentish Town  
London  
NW5 2QL

#### 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/D/22/3299176

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 adjacent neighbours. To assess impact on the Neighbourhood. To assess impact on the adjacent CA.

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 ☐

Please attach a plan of the Conservation Area.

☒ see 'Questionnaire Documents' section

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	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.			
<input checked="" type="checkbox"/> 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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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.	Applies	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------	-----------------------------------------	--------------------------

☒ 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"/>
---------------------------------------------------------------------------------------------------------------	-----	----------------------------------------	--------------------------

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

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

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	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------------	-------------------------------------

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 provide the date of adoption:

30/10/2020

**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

2022/1006/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/22/3311706

Appeal By MR EDOUARD DUMAS

Site Address  
16 Leighton Place  
Kentish Town  
London  
NW5 2QL

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 1

**Document Description:** 6.b. A plan of the Conservation Area.

**File name:** Kentish Town CAAMS (2011).pdf

**File name:** Map (CA).pdf

**File name:** Map (Character Areas).pdf

**File name:** Map (Designation dates).pdf

**File name:** Map (Topography).pdf

**File name:** Map (Urban Grain).pdf

**File name:** Pages from Local List - 3-17 (odd) and 18 Leighton Place.pdf

**File name:** Pages from Local List - Kentish Town.pdf

**File name:** Pages from Local List - intro.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:** 66, 68, 70 Leighton Road 1379293 Historic England.pdf

**File name:** 64 Leighton Road 1379292 Historic England.pdf

**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:** 2022\_1006\_P.jpeg

**File name:** 2022\_1006\_P-2.jpeg

**File name:** 2022\_1006\_P-3.jpeg

**Relates to Section:** PART 3

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

**File name:** 2104-P-001P2.pdf

**File name:** 2104-P-110P2 superceded.pdf

**File name:** 2104-P-110P3, 111P3, 112 P3, 113 P3, 120P3, 121 P3, 122P3.pdf

**File name:** 2104-P-111P2 superceded.pdf

**File name:** 2104-P-112P2 superceded.pdf

**File name:** 2104-P-113P2 superceded.pdf

**File name:** 2104-P-120P2 superceded.pdf

**File name:** 2104-P-121P2 superceded.pdf

**File name:** 2104-P-122P2 superceded.pdf

**File name:** 2104-P-OS MAP.pdf

**Relates to Section:** PART 3

**Document Description:** 12.a.ii. A list of the plans submitted with the application, stating each

<b>File name:</b>	reference number and clearly indicating which of these plans was under consideration at the time the application was decided drawings.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>	no representations.docx
<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>	Appeal notification 16 Leighton Pl -Kentish Town Neighbourhood Forum.pdf
<b>File name:</b>	Appeal notification 16 Leighton Pl.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.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>	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 documents.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 and Access Statement (March 2022 ).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>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>	KTNP (2016) (Introduction).pdf
<b>File name:</b>	KTNP (Appendices).pdf
<b>File name:</b>	KTNP (General Development Policies).pdf
<b>File name:</b>	KTNP (Site Specific Policies).pdf
<b>File name:</b>	Strategic Environmental Assessment - non-technical summary.pdf
<b>File name:</b>	Strategic Environmental Assessment.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>	Design CPG and Home Improvements CPG.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>	2022.4833.P Decision Notice.pdf
<b>File name:</b>	2022.4833.P KTNF Response (no objection) (Redacted).pdf
<b>File name:</b>	2022.4833.P Application Form.pdf
<b>File name:</b>	2022.4833.P DAS.pdf
<b>File name:</b>	2022.4833.P 2104-P - 122 - Existing and Proposed Section AA.pdf
<b>File name:</b>	2022.4833.P 2104-P-120- Existing and PROPOSED FRONT ELEVATION.pdf
<b>File name:</b>	2022.4833.P 2104-P-121- Existing and PROPOSED REAR ELEVATION.pdf
<b>File name:</b>	2022.4833.P 2104-P-113 Existing and Proposed roof plan.pdf
<b>File name:</b>	2022.4833.P 2104-P-111-Existing and PROPOSED Ground FLOOR PLAN.pdf
<b>File name:</b>	2022.4833.P 2104-P-111-Existing and PROPOSED FIRST FLOOR PLAN (1).pdf
<b>File name:</b>	2022.4833.P 2104-P-112- Existing and PROPOSED SECOND FLOOR PLAN.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	26/01/2023 17:04:09
<b>LPA</b>	London Borough of Camden