

## 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

APP/X5210/W/22/3304589

Appeal By

ROOFOODS LTD T/A DELIVEROO EDITIONS

Site Address

Unit to the rear of 115 -119 Finchley Road  
LONDON  
NW3 6HY

#### 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

To assess impact on the neighbouring amenity. To assess environmental impacts. To assess impact on transport.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☒ No ☐

Please describe

Proximity of A41

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 ☒

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 ☒

#### 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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section				
6.b. If any representations were received as a result of the notice, please upload copies <input checked="" type="checkbox"/> see 'Questionnaire Documents' section				
7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<b>8. Please indicate the development type for the application to which the appeal relates.</b>				
Major Developments				<input type="checkbox"/>
Minor Developments				<input type="checkbox"/>
Other Developments				<input checked="" type="checkbox"/>
<b>8.c. Other Developments</b>				
Mineral working				<input type="checkbox"/>
Change of use				<input checked="" type="checkbox"/>
Householder developments				<input type="checkbox"/>
<b>Is the appeal site within:</b>				
9.a. A Green Belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

PART 3				
11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
13.b. Would the proposed development affect the setting of a listed building?	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

☐ No

☒

### 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

☐ No

☒

20.c.i. Have you issued a screening opinion (SO)

Yes

☐ No

☒

### Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?

Yes

☒ No

☐

Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

☒ see 'Questionnaire Documents' section

### 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.

Applies ☒ N/A

☐

☒ see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes

☐ No

☒

**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

☒

### For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes

☒ No

☐

**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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
Deadline	09/03/2023
24.c. all representations received from interested parties about the original application;	<input type="checkbox"/>
24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
24.e. any representations received as a result of a service of a site ownership notification;	<input type="checkbox"/>
24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);	<input checked="" type="checkbox"/>
<i>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.</i>	
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
List of policies	A1, A4, C5, C6, CC1, CC2, CC4, CC5, D1, DM1, E1, E2, G1, T1, T2, T3, T4, TC4
24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;	<input type="checkbox"/>
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;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;	<input checked="" type="checkbox"/>
<i>In the case of emerging documents, please state what stage they have reached.</i>	
<input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>	
24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;	<input type="checkbox"/>
<i>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.</i>	
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;	<input type="checkbox"/>
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;	<input type="checkbox"/>

24.m. your Authority's CIL charging schedule is being/has been examined;	<input type="checkbox"/>
24.n. your Authority's CIL charging schedule has been/is likely to be adopted;	<input checked="" type="checkbox"/>
Please provide the date of adoption:	<input type="text" value="30/10/2020"/>
24.o. any other relevant information or correspondence you consider we should know about.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> see 'Questionnaire Documents' section	
<b>For the Mayor of London cases only</b>	
25.a. Was it necessary to notify the Mayor of London about the application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
25.b. Did the Mayor of London issue a direction to refuse planning permission?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

  

<b>LPA Details</b>	
I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. <input checked="" type="checkbox"/>	
LPA's reference	<input type="text" value="2021/4792/P"/>
Completed by	<input type="text" value="Karina Wujek"/>
On behalf of	<input type="text" value="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	
<b>Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.</b>	

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X5210/W/22/3304589

Appeal By ROOFOODS LTD T/A DELIVEROO EDITIONS

Site Address Unit to the rear of 115 -119 Finchley Road  
LONDON  
NW3 6HY

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

**Relates to Section:** PART 2  
**Document Description:** 6.a. A copy of the notice published.  
**File name:** PRESS ADVERT H&H 25-11-21.doc  
**File name:** PRESS ADVERT - NEW ADVERT READVERTISE 2010 v1.pdf

**Relates to Section:** PART 2  
**Document Description:** 6.b. Any representations received as a result of that notice.  
**File name:** 2.12.21 20.42.pdf  
**File name:** 3.12.21 12.32, 4.12.21 14.04&13.47&21.30.pdf  
**File name:** 6.12.21 21.19&11.21.pdf  
**File name:** 7.12.21 9.33&12.32&23.23.pdf  
**File name:** 9.12.21 01.05.pdf  
**File name:** 12.12.21 17.21, 18.54.pdf  
**File name:** 17.11.21 07.51 & 10.35.pdf  
**File name:** 17.12-17.59 19.12-17.08 17.12-20.44 19.12-16.59&16.30&22.02.pdf  
**File name:** 20.3.22 16.33.pdf  
**File name:** 22.11.21 17.57&17.00.pdf  
**File name:** 25.11.21 17.06.pdf  
**File name:** 28.11 11.52, 27.11 10.55, 25.11. 17.06, 28.11 18.58.pdf  
**File name:** LRG and CHRA.pdf

**Relates to Section:** PART 4  
**Document Description:** 20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.  
**File name:** Planning Statement by Firstplan (September 2021).pdf  
**File name:** Odour Assessment by Lockwood Environment (23.7.2020).pdf  
**File name:** Odour Assessment by Lockwood Environment (6.9.2021).pdf  
**File name:** NIA by Sharps Redmore (28 September 2021).pdf  
**File name:** Compliance Review - Odours (22 May 2020).pdf  
**File name:** (Planning Statement) Appendix 3.pdf  
**File name:** (Planning Statement) Appendix 1.pdf  
**File name:** (Planning Statement) Appendix 2.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:** 2021\_4792\_P.jpeg  
**File name:** 2021\_4792\_P-2-2.jpeg

**Relates to Section:** PART 5

<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	Appeal Notification - Hearing - 115 finchley rd.pdf
<b>File name:</b>	Hearing site notice - multiple locations.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	Appeal Notification distribution list.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Pages from Public reports pack 07042022 Planning Committee - Guidance notes.pdf
<b>File name:</b>	Pages from Public reports pack 07042022 Planning Committee - Report and Appendix 1.pdf
<b>File name:</b>	Pages from Public reports pack 07 04 2022 Planning Committee - APPENDIX 2.pdf
<b>File name:</b>	Pages from Public reports pack 07042022 Planning Committee - Drawings and photos.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
<b>File name:</b>	Printed minutes 07 04 2022 Planning Committee.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	Camden Local Plan - cover and introduction.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	A1 - Managing the Impact of Development.pdf
<b>File name:</b>	A4 - Noise and vibration.pdf
<b>File name:</b>	C5 - Safety and Security.pdf
<b>File name:</b>	C6 - Access for all.pdf
<b>File name:</b>	CC1 - Climate Change Mitigation.pdf
<b>File name:</b>	CC2 - Adapting to Climate Change.pdf
<b>File name:</b>	CC4 - Air Quality.pdf
<b>File name:</b>	CC5 - Waste.pdf
<b>File name:</b>	D1 - Design.pdf
<b>File name:</b>	DM1 - Delivering and Monitoring.pdf
<b>File name:</b>	E1 - Economic Development.pdf
<b>File name:</b>	E2 - Employment Premises and Sites.pdf
<b>File name:</b>	G1 - Delivery and Location of Growth.docx
<b>File name:</b>	T1 - Prioritising Walking, Cycling and Public Transport.pdf
<b>File name:</b>	T2 - Parking and Car Free Development.pdf
<b>File name:</b>	T3 - Transport Infrastructure.pdf
<b>File name:</b>	T4 - Sustainable Movement of Goods and Materials - Copy.pdf
<b>File name:</b>	TC4 - Town Centre Uses.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	No Neighbourhood Plan.docx
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	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.
<b>File name:</b>	Access for All CPG March 2019.pdf
<b>File name:</b>	Air Quality CPG January 2021.pdf
<b>File name:</b>	Amenity CPG January 2021.pdf
<b>File name:</b>	Developer contributions CPG March 2019.pdf
<b>File name:</b>	Employment sites & business premises CPG January 2021.pdf
<b>File name:</b>	Transport CPG January 2021.pdf
<b>File name:</b>	Design CPG and Town Centres & Retail CPG.docx
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
<b>File name:</b>	draft Site Allocations 2020 - 01 Introduction.pdf
<b>File name:</b>	draft Site Allocations 2020 - 02 Assessing Potential Sites.pdf
<b>File name:</b>	draft Site Allocations 2020 - 09 West Hampstead Interchange Area.pdf
<b>File name:</b>	draft Site Allocations 2020 - 11 - Appendices.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.o. Copies of any other relevant information or correspondence you consider we should know about.
<b>File name:</b>	3.3.2021 Decision 2020 2367 P.pdf
<b>File name:</b>	3.3.2021 Legal agreement.pdf
<b>File name:</b>	3.3.2021 Officer Committee Report for application 2020 2367 P.pdf
<b>File name:</b>	8.5.1992 decision 9200229.pdf
<b>File name:</b>	8.5.1992 dwg 47902R.pdf
<b>File name:</b>	11.5.2018 Decision 2017 4737 P.pdf
<b>File name:</b>	11.5.2018 Decision 2018 0865 P.pdf
<b>File name:</b>	11.07.1960 original application 115-121 Finchley Road.pdf
<b>File name:</b>	11.07.1960 original decision 115-121 Finchley Road.pdf
<b>File name:</b>	16.8.2019 Legal agreement.pdf
<b>File name:</b>	EN17_1005 Appeal decision 3206954.pdf
<b>File name:</b>	EN17_1005 Enforcement Notice with addresses.PDF
<b>File name:</b>	EN17_1005 Operational Management Plan (1 August 2019).pdf
<b>File name:</b>	receipt 294.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	03/02/2023 14:49:13
<b>LPA</b>	London Borough of Camden