

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/25/3368274

Appeal By

KATIE BURTON

Site Address

1 Spencer Rise
London
NW5 1AR

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 the impact on the Conservation Area and Neighbourhood.

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

Please describe

FYI the property is the part of the street with a steep incline down to York Rise.

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	☒	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.b. Minor Developments				
Dwellings				☒
Offices/R and D/light industry				☐
General industry/storage/warehousing				☐
Retail and services				☐
Traveller caravan pitches				☐
All other minor 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?	Yes	☐	No	☒
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	☐	No	☒

15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	☐ No	☒
16. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☒
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	☐ No	☒
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	☐ No	☒
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	☐ No	☒
19.b. Are any protected species likely to be affected by the proposals?	Yes	☐ No	☒

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	☒
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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	☒
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20.c.i. Have you issued a screening opinion (SO)	Yes	☐ No	☒
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Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☒
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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	☒
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21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	☐ No	☒
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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	☒
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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	☐
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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

05/08/2025

24.c. all representations received from interested parties about the original application;



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](#)

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

A1 D1 D2

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;



☒ see 'Questionnaire Documents' section

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

Completed by

On behalf of

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/25/3368274

Appeal By KATIE BURTON

Site Address
1 Spencer Rise
London
NW5 1AR

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 - 13.06.25.doc
File name: site notice 2025.0846.P- 1C SPENCER RISE, NW5 1AR.jpeg
File name: site notice 2025.0846.P- 1C SPENCER RISE, NW5 1AR-2.jpeg

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: No responses received.docx

Relates to Section: PART 3
Document Description: 12.a. A plan of the Conservation Area.
File name: Dartmouth Park CA - Energy efficiency planning guidance.pdf
File name: Dartmouth Park CA designated date map.pdf
File name: Dartmouth Park CA Townscape map.pdf
File name: Dartmouth Park CA map.pdf
File name: Dartmouth Park CA A&MS (2009).pdf
File name: Dartmouth Park CA Sub Areas map.pdf
File name: Dartmouth Park Urban Grain map.pdf
File name: Dartmouth Park Topography map.pdf
File name: Dartmouth Park 1870-1873 map.pdf
File name: Dartmouth Park 1894 map.pdf
File name: Dartmouth Park 1914-1936 map.pdf

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 (WR) 1 Spencer Rise.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: Notification distribution list.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: 2025_0846_P Delegated Report.pdf
File name: 2025_0846_P Notification of Decision when an Appeal has been made.pdf
File name: 2025_0846_P 168_0000 Location plan.pdf
File name: 2025_0846_P 168_1000 Site plan.pdf
File name: 2025_0846_P exit dwg 168_0001.pdf
File name: 2025_0846_P exit dwg 168_0002.pdf
File name: 2025_0846_P exit dwg 168_0100.pdf
File name: 2025_0846_P exit dwg 168_0101.pdf

File name:	2025_0846_P exit dwg 168_0200.pdf
File name:	2025_0846_P prop'd dwg 168_1001.pdf
File name:	2025_0846_P prop'd dwg 168_1002.pdf
File name:	2025_0846_P prop'd dwg 168_1100.pdf
File name:	2025_0846_P prop'd dwg 168_1101.pdf
File name:	2025_0846_P prop'd dwg 168_1200.pdf
File name:	2025_0846_P Heritage, Design & Access Statement.pdf
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 (2017).pdf
File name:	D1 - Design.pdf
File name:	D2 - Heritage.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Dartmouth Park NP (2 March 2020).pdf
File name:	Dartmouth Park NP (2 March 2020) Report on NP 2019 - 2034.pdf
File name:	Dartmouth Park NP (2 March 2020) Adoption Statement.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 - chapters 1, 2, 3.pdf
File name:	Home Improvements CPG January 2021 Cover & introduction.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-materials, extensions, alterations.pdf
File name:	Home Improvements CPG January 2021 Home Improvements-gardens.pdf
File name:	Home Improvements CPG January 2021 Appendices.pdf
File name:	Amenity CPG, January 2021.pdf
Relates to Section:	PART 5
Document Description:	24.i. An explanation of any substantive changes in the progress of the emerging plan if any Development Plan Document (DPD) is relevant to this appeal.
File name:	Pages from Draft New Camden Local Plan 2024 v1 - cover & introduction.pdf
File name:	Pages from Draft New Camden Local Plan 2024 North Camden.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 2 policy DS1.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 7 policies H.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 8 policies CC.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 9 policies IE.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 10 policies SC.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 11 policies NE.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 12 policies D.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 13 policies A.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 14 policies T.pdf
File name:	Pages from Draft New Camden Local Plan - Chapter 15 policy DM.pdf
File name:	Pages from Draft New Camden Local Plan - Photo Copyright Schedule.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: 2018_0930_P HAR, 1 Spencer Rise.pdf

File name: 2018_0930_P Delegated Report (Refusal).pdf

File name: 2018_0930_P Appeal Decision 3208293.pdf

File name: 2018_0930_P Planning, Design, Access and Significance Appraisal, Feb 2018.pdf

File name: 2018_0930_P 0200A exist.pdf

File name: 2018_0930_P 0201A exist.pdf

File name: 2018_0930_P 0202A exist.pdf

File name: 2018_0930_P 0203B exist.pdf

File name: 2018_0930_P 0204A exist.pdf

File name: 2018_0930_P 0205A exist.pdf

File name: 2018_0930_P 0206A exist.pdf

File name: 2018_0930_P 0207A exist.pdf

File name: 2018_0930_P 0300A Site Location Plan.pdf

File name: 2018_0930_P 0301A exist.pdf

File name: 2018_0930_P 1001D prop'd.pdf

File name: 2018_0930_P 1002A prop'd.pdf

File name: 2018_0930_P 1003E prop'd.pdf

File name: 2018_0930_P 1004E prop'd.pdf

File name: 2018_0930_P 1010A prop'd.pdf

File name: 2018_0930_P 1020F prop'd.pdf

File name: 2018_0930_P 1021F prop'd.pdf

File name: 2018_0930_P 1022E prop'd.pdf

File name: 2018_0930_P 1030C prop'd.pdf

File name: 2018_0930_P 1031E prop'd.pdf

File name: 2018_2442_P Withdrawn 0200A Existing ground floor plan.pdf

File name: 2018_2442_P Withdrawn 0201A Existing 1st floor plan.pdf

File name: 2018_2442_P Withdrawn 0202A Existing roof plan.pdf

File name: 2018_2442_P Withdrawn 0203B Existing front elevation.pdf

File name: 2018_2442_P Withdrawn 0204A Existing rear elevation.pdf

File name: 2018_2442_P Withdrawn 0205A Existing section A.pdf

File name: 2018_2442_P Withdrawn 0206A Existing section B.pdf

File name: 2018_2442_P Withdrawn 0207A Existing sections C & D.pdf

File name: 2018_2442_P Withdrawn 0300A Site location plan.pdf

File name: 2018_2442_P Withdrawn 0301A Existing site plan.pdf

File name: 2018_2442_P Withdrawn 1000C Proposed lower ground floor plan.pdf

File name: 2018_2442_P Withdrawn 1005A Proposed ground floor plan.pdf

File name: 2018_2442_P Withdrawn 1006A Proposed 1st floor plan.pdf

File name: 2018_2442_P Withdrawn 1007A Proposed roof plan.pdf

File name: 2018_2442_P Withdrawn 1035A Proposed front elevation.pdf

File name: 2018_2442_P Withdrawn 1036A Proposed rear elevation.pdf

File name: 2018_2442_P Withdrawn 1040A Proposed section A.pdf

File name: 2018_2442_P Withdrawn 1041A Proposed section B.pdf

File name: 2018_2442_P Withdrawn 1042A Proposed sections C & D.pdf

File name: 2022_1407_P Heritage, Design & Access Statement.pdf

File name: 2022_1407_P HAR, 1 Spencer Rise.pdf

File name: 2022_1407_P Delegated Report.pdf

File name: 2022_1407_P 0000 Location Plan.pdf

File name: 2022_1407_P 0001 exist.pdf

File name: 2022_1407_P 0002 exist.pdf

File name: 2022_1407_P 0100 exist.pdf

File name: 2022_1407_P 0101 exist.pdf

File name: 2022_1407_P 0200 exist.pdf

File name: 2022_1407_P 1000 Site Plan.pdf

File name: 2022_1407_P 1001 prop'd,.pdf

File name: 2022_1407_P 1002 prop'd.pdf

File name: 2022_1407_P 1100 prop'd.pdf
File name: 2022_1407_P 1101 prop'd.pdf
File name: 2022_1407_P 1200 prop'd.pdf
File name: 2022_1286_P PP 41&43 Spencer Rise.pdf
File name: 2022_1286_P LEE-00001-01 exist.pdf
File name: 2022_1286_P LEE-00002-01 exist.pdf
File name: 2022_1286_P LEE-00002-03 prop'd.pdf
File name: 2022_1286_P Location and Site Plan.pdf
File name: 2022_1286_P LPF-01001-01 exist.pdf
File name: 2022_1286_P LPF-01001-02 prop'd.pdf
File name: 2022_1286_P LPF-02001-03 prop'd.pdf
File name: 2022_1286_P LPR-00001-01 exist.pdf
File name: 2022_1286_P LPR-00001-03 prop'd.pdf
File name: 2022_1286_P LSE-00001-01 exist.pdf
File name: 2022_1286_P LSE-00001-02 prop'd.pdf
File name: 2022_1286_P LSE-00002-01 exist.pdf
File name: 2022_1286_P LSE-00004-02 prop'd.pdf
File name: 2023_0330_P HAG 34 Spencer Rise.pdf
File name: 2023_0330_P Location Plan.pdf
File name: 2023_0330_P 10 (Rev 02).pdf
File name: 2023_0330_P 09 (Rev 02).pdf
File name: 2023_0330_P 08 (Rev 02).pdf
File name: 2023_0330_P 07 (Rev 02).pdf
File name: 2023_0330_P 06 (Rev 02).pdf
File name: 2023_0330_P 05 (Rev 02).pdf
File name: 2023_0330_P 04 (Rev 02).pdf
File name: 2023_0330_P 03 (Rev 02).pdf
File name: 2023_0330_P 02 (Rev 02).pdf
File name: 2023_0330_P 01 (Rev 02).pdf
File name: 2022_5290_P PP 45-47 Spencer Rise.pdf
File name: 2022_5290_P Design & Access Statement.pdf
File name: 2022_5290_P 10.201 (DN lists 20.201) prop'd.pdf
File name: 2022_5290_P 10.202 (DN lists as 20.202) prop'd.pdf
File name: 2022_5290_P 00.101 Site Location Plan.pdf
File name: 2022_5290_P 20.200 prop'd.pdf
File name: 2022_5290_P 20.203 prop'd.pdf
File name: 2022_5290_P 20.270 prop'd.pdf
File name: 2022_5290_P 20.271 prop'd.pdf
File name: 2022_5290_P 10.271 exist.pdf
File name: 2022_5290_P 10.270 exist.pdf
File name: 2022_5290_P 10.200 exist.pdf
File name: 2022_5290_P 10.201 exist.pdf
File name: 2022_5290_P 10.202 exist.pdf
File name: 2024_4806_P HAG 27 Spencer Rise.pdf
File name: 2024_4806_P Design & Heritage Planning Statement.pdf
File name: 2024_4806_P 02A prop'd.pdf
File name: 2024_4806_P 03A exist&prop'd.pdf
File name: 2024_4806_P 04A exist&prop'd.pdf
File name: 2024_4806_P 05A exist&prop'd.pdf
File name: 2024_4806_P 06A prop'd.pdf
File name: 2024_4806_P 01 exist&block plan.pdf
File name: 2024_4806_P 07 Location Map.pdf
File name: 2024_4806_P 02 superseded.pdf
File name: 2024_4806_P 04 superseded.pdf
File name: 2024_4806_P 06 superseded.pdf
File name: 2024_4806_P 03 superseded.pdf
File name: 2024_4806_P 05 superseded.pdf

Completed by	Not Set
Date	07/07/2025 13:30:44
LPA	London Borough of Camden