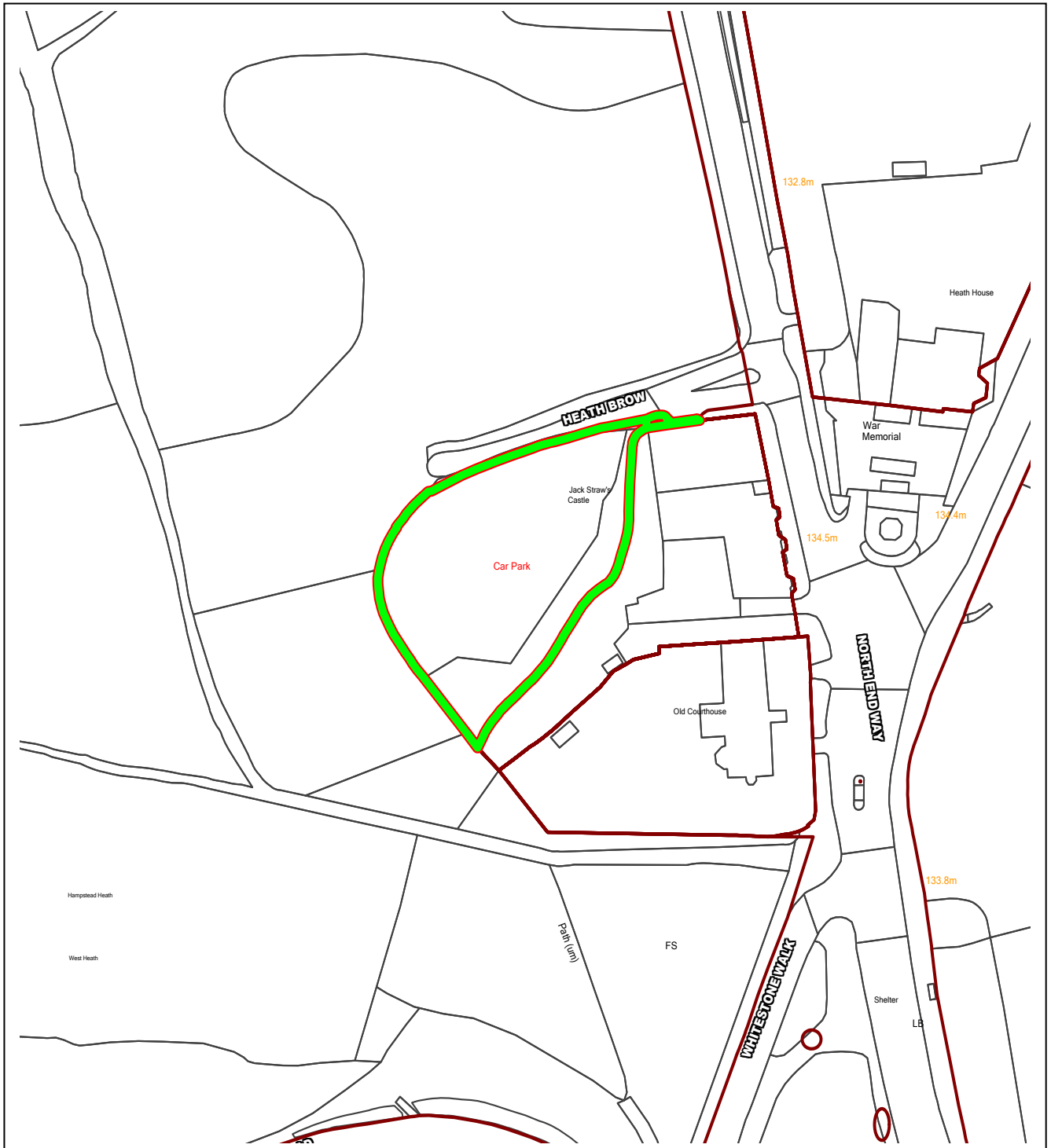
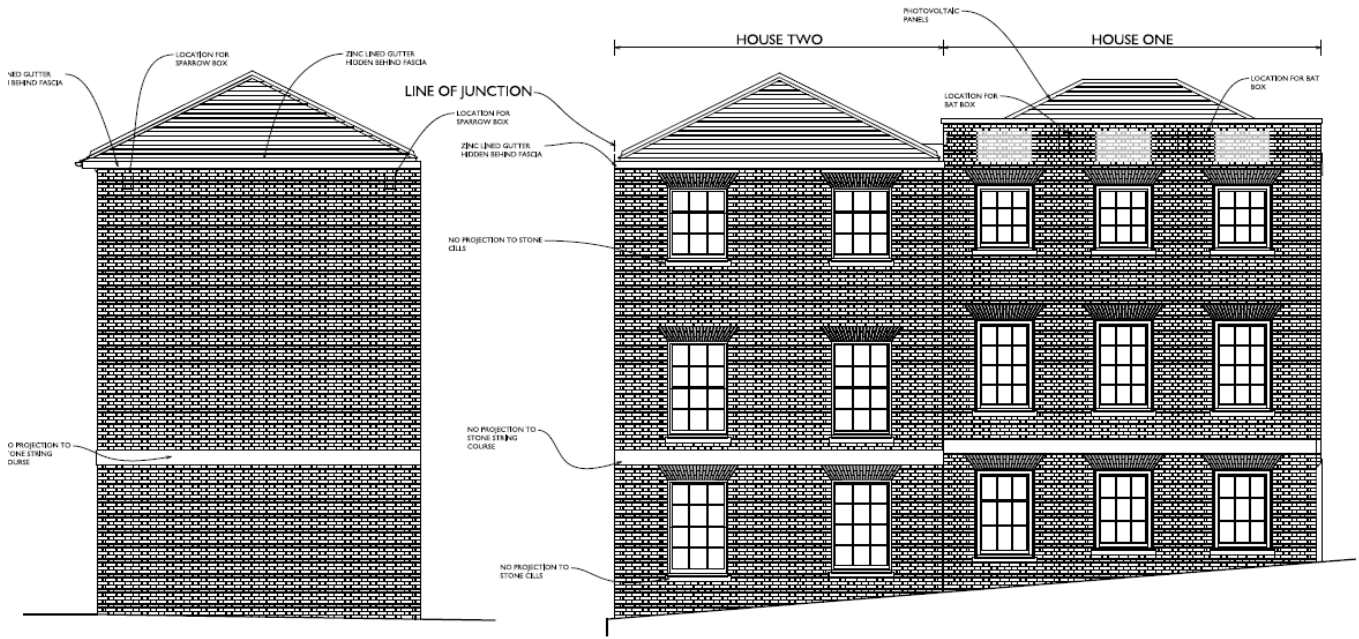


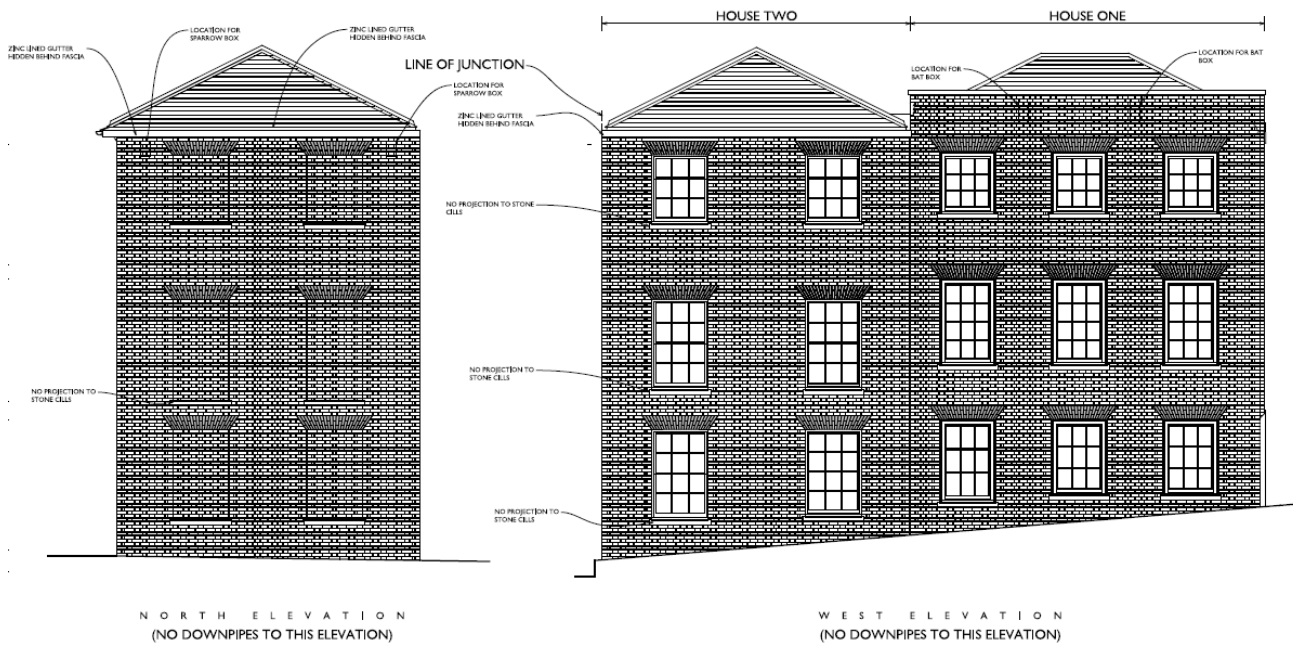
# Car Park Rear Of Jack Straw's Castle, NW3 7ES Ref. 2022/1983/P



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**Above:** Previously approved elevation granted at appeal under APP/X5210/W/20/3261840 (following refusal of 2020/1828/P and 2020/2577/L)



**Above:** Revised proposed elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/07/2022</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>17/07/2022</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Enya Fogarty				2022/1983/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Car Park Rear Of Jack Straw's Castle Heath Brow London Camden NW3 7ES				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Variation of condition 2 (approved plans) of planning permission ref: 2020/1828/P granted at appeal under APP/X5210/W/20/3261840 dated 17/05/2021 for 'The development proposed is the erection of two x four-bedroom residential dwelling of three storeys plus basement on west side of car park, and associated landscaping, refuse and cycle stores and reconfigured car parking on remainder of car park. Namely to remove the string course and three decorative panels above the windows and replace them with nine blind windows on the north elevation							
<b>Recommendation:</b>		Grant Conditional Planning Permission subject to a s106 agreement					
<b>Application Type:</b>		<b>Variation of Condition s.73 Application</b>					

<b>Conditions or Reasons for Refusal:</b>	<i>Refer to Draft Decision Notice</i>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice(s) was displayed near to the site on the 15/07/2021 (consultation end date 08/08/2021).</p> <p>The development was also advertised in the local press on the 13/07/2021 (consultation end date 06/08/2021).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>03</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>One objection was received from a neighbouring property;</p> <ul style="list-style-type: none"> <li>• No details of cycle storage or bin storage.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>As this application is to seek a variation to the previous approved permission no such details are required (as these matters are not being affected by the changes).</i></li> </ul>			
The Heath & Hampstead Society	<ul style="list-style-type: none"> <li>• The projecting and hidden gutters should be removed and substituted with a parapet as it would more appropriate to the `neo Georgian` design</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>There are no new gutters are proposed for this application over what has already been approved by the Planning Inspectorate.</i></li> </ul>			
Hampstead Neighbourhood forum	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Forum objects to the amendments to the design of House Two, which will now have a mish-mash of hidden and projecting gutters.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>There are no new gutters proposed for this application over what has already been approved by the Planning Inspectorate.</i></li> </ul>			

## Site Description

Jack Straws Castle is Grade II listed and is also flanked by the Grade II listed Old Court House to its south. Opposite is Heath House, its boundary wall and War Memorial, which are also listed buildings and structures. It is within the Hampstead Conservation Area. The immediate area is further described as Sub-area 7 'Whitstone Pond' in the Hampstead Conservation Area Statement (CAS) on page 43. It refers to Jack Straws Castle as being 'a unique example of its period of a structural timber frame used in a public building'.

The site adjoins Hampstead Heath on its northern and western sides by the Heath and the heath public carpark respectively, and thus the block and its ancillary carpark is prominent in long views, both from the north and south. The Heath is Public Open Space and Metropolitan Open Land, as well as the Heath House garden opposite. The site also lies within the new Hampstead Neighbourhood Plan area, adopted in October 2018.

## Relevant History

The planning history for the application site can be summarised as follows:

Carpark site only:

- 2020/1828/P and 2020/2577/L- Erection of two three-storey (plus basement) dwellinghouses (Class C3) on west side of car park set behind associated landscaping, refuse and cycle stores and reconfigured car parking. Planning permission and listed building consent refused on the 9 September 2020 for the following reasons;

*The proposed development due to its bulk massing, height and incongruous detailed design, would harm the setting of the adjoining listed buildings of Jack Straws Castle and Old Courthouse and the character and appearance of the surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.*

*Additionally in absence of a legal agreement to secure affordable housing provision, car free development, necessary highway works and construction management plan the proposal was contrary to policies H4 (Maximising the supply of affordable housing), DM1 (Delivery and monitoring), T2 (Parking and car-free development), A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport), T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.*

Appeal allowed under APP/X5210/W/20/3261840 and permission granted subject to a s106 legal agreement on 17/05/20201.

- PWX0302151- Erection of roofed enclosure over carpark and two 2 storey houses with rooftop conservatories above. pp/lbc refused 10.04.03 Appeal dismissed 03.12.03.

- 2003/1396/P- Erection of roofed enclosure over part of carpark and two 2 storey houses with pitched roofs. pp/lbc refused 25.09.03 Reason - The combined proposal for houses and car park enclosure, by reason of its size, height, bulk, location and detailed design, and the infilling of an open space adjoining a listed building, would be harmful to the setting and appearance of the adjoining building, to local views in the streetscene and from the Heath, and to the character and appearance of this part of the conservation area. Appeal dismissed 3.12.03

- 2004/0705/P- Erection of 2 storey house with garden and parking at rear of carpark and new boundary treatments to carpark. pp/lbc refused 14.5.04 Reason- The house and associated boundary walls, by reason of its size, height, bulk, location and detailed design, and the consequent partial enclosure of an open space adjoining a listed building, would be harmful to the setting and appearance of the adjoining building, to local views in the streetscene and from the Heath, and to the character and appearance of the conservation area. Appeal dismissed 21.12.04

- 2017/2064/P and 2017/2211/L- Erection of two x 4 bedroom 3 storey plus basement residential dwelling houses on rear part of carpark, and associated landscaping, refuse and cycle stores and reconfigured carparking on remainder of carpark – advice that pp/lbc would have been refused

## Relevant policies

**National Planning Policy Framework (2021)**

## **The London Plan (2021)**

### **Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

### **Camden Planning Guidance**

- CPG Design

### **Hampstead Neighbourhood Plan**

- DH1 Design
- DH2 Conservation areas and listed buildings

### **Hampstead Conservation Area Statement 2001**

## **Assessment**

### **1. The proposal**

- 1.1. Planning permission (via a minor-material amendment/section 73 application to vary the original permission that was granted via planning appeal) is sought to remove the string course and three decorative panels above the windows and replace them with nine blind windows on the north elevation.
- 1.2. Planning permission has already been granted for the proposed works. This application is seeking to vary previously approved plans. On this basis, this application only needs to focus on the proposed changes to the approved plans.
- 1.3. It is considered that a listed building consent application is not required as the proposed works would occur to buildings granted at appeal under APP/X5210/W/20/3261840 which are not statutory listed, and would not have any material impacts on the setting of the adjacent listed assets over and above the original permission and listed building consent.

### **2. ASSESSMENT**

The material considerations for this application are summarised as follows: -

- Design and Heritage
- Amenity of neighbouring residential occupants

### **3. Design and Conservation**

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 3.3. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202

require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states

*'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

- 3.4. The removal of the string course and three decorative panels above the windows and replacing with nine blind windows on the North elevation are considered acceptable and these decorative changes are considered to have a neutral impact on the merits of the consented proposal. On this basis the proposals are not objected to.
- 3.5. The works are considered to preserve both the setting of the adjacent listed building and the character and appearance of the Hampstead Conservation Area
- 3.6. As such, the proposal would preserve the character and appearance of the property, the setting of the adjacent listed building, and the conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 3.7. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **4. Residential Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 4.2. Due to the nature of the works, the variations would not result in any impact upon the amenities of adjoining occupiers in terms of outlook, light, privacy or noise compared to the previous approval.
- 4.3. . The development is thus considered to be in accordance with planning policies A1 and A4.

#### **5. Recommendation**

- 5.1. Grant Variation of condition subject to s106 agreement

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> November 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/1983/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Date: 10 November 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Quinlan Terry Architects LLP  
Old Exchange  
High Street  
Dedham  
Colchester  
CO7 6HA

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Car Park Rear Of Jack Straw's Castle**  
**Heath Brow**  
**London**  
**Camden**  
**NW3 7ES**

**DECISION**  
Proposal: Variation of condition 2 (approved plans) of planning permission ref: 2020/1828/P granted at appeal under APP/X5210/W/20/3261840 dated 17/05/2021 for 'The development proposed is the erection of two x four-bedroom residential dwelling of three storeys plus basement on west side of car park, and associated landscaping, refuse and cycle stores and reconfigured car parking on remainder of car park. Namely to remove the string course and three decorative panels above the windows and replace them with nine blind windows on the north elevation

Drawing Nos: Superseded:1370/3 O, 1370/4 A, 1370/5 B, 1370/6 A, 1370/10, 1370/11, 1370/2/2, 1370/2/7, 06-681-200-01 Revision R, 1370/13.

Proposed drawings; 1370 3 R, 1370/4 A, 1370/5 B, 1370/6 A, 1370/10, 1370/11, 1370/2/2, 1370/2/7 'A', 06-681-200-01 Revision R, 1370/13

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.



The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

1370 3 R, 1370/4 A, 1370/5 B, 1370/6 A, 1370/10, 1370/11, 1370/2/2, 1370/2/7 'A', 06-681-200-01 Revision R, 1370/13

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The development hereby permitted shall begin not later than 3 years from 17/05/2021, being the date of this original permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 Prior to the commencement of development a written programme of ground investigation for the presence of soil and groundwater contamination, and landfill gas, shall be submitted to and approved in writing by the local planning authority. The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures, if necessary, shall be submitted to and approved in writing by the local planning authority also prior to the commencement of development. If required the remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved in writing by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination in accordance with policies G1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 4 Details of a suitably qualified chartered engineer shall be implemented in accordance with details approved under application ref 2022/1111/P (dated 27 May 2022) or other details which have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the structural stability of neighbouring buildings and the water environment of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017

- 5 Details of materials in respect of: a) Sections at 1:10 of windows (including jambs, head and cill), external doors, balconies and railings; b) Facing materials and roof tiles shall be as approved under references 2021/4399/P and 2021/3645/P on the 22/12/2021 and 06/06/2022 respectively. withal submitted samples of those materials shall be retained on site until the development is complete.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 No meter boxes, telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017

- 7 The brickwork shall be constructed in accordance with the sample panel approved under reference 2022/2234/P on 06/06/2022. The approved panel shall be retained on site until the relevant works have been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 The approved hard and soft landscaping works as shown on Hard and Soft Landscape Proposals drawing number 06-681-200-01 revision R approved pursuant to Appeal Decision APP/X5210/W/20/3261840 shall be carried out in accordance with the approved details prior to occupation of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 All parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree protection details (within Tree Survey Report dated Dec 2016 revised 13.3.18 by RGS) and guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 The development shall be carried out in accordance with the methodologies, recommendations and requirements of the ecological documents approved pursuant to Appeal Decision APP/X5210/W/20/3261840 (Preliminary Ecological Appraisal dated March 2017 by Greengage, letters from Greengage dated 30.8.17 and 22.3.18).

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first occupation of the development details of bird and bat boxes shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed as approved prior to the occupation of the development and thereafter permanently retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 The waste and cycle storage facilities shown on the submitted Hard and Soft Landscape Proposals drawing number 06-681-200-01 revision R approved pursuant to Appeal Decision APP/X5210/W/20/3261840, shall be provided prior to the first occupation of the development and thereafter permanently retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 13 The basements hereby approved shall be implemented in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment documents approved pursuant to Appeal Decision APP/X5210/W/20/3261840 (Structural Methodology Report dated April 2020 by Richard Tant Associates, Ground Investigation and Basement Impact Assessment report dated March 2020 Issue 4 by GEA).

Reason: To safeguard the structural stability of neighbouring buildings and the water environment of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017

- 14 Disabled parking shall be implemented in accordance with details approved under application ref 2021/3263/P (dated 16 September 2021) or other details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T2 of the London Borough of Camden Local Plan 2017.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 16 Prior to occupation of the development all the measures contained in the Energy and Sustainability Statement dated April 2020 by XC02 shall have been implemented on site. Such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 17 Prior to occupation of the development detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved in writing by the local planning authority. The details shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full prior to occupation in accordance with the approved details and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 18 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 19 The houses approved pursuant to Appeal Decision APP/X5210/W/20/3261840 shall be designed and constructed in accordance with Building Regulations Part M4(2). Evidence demonstrating compliance shall be submitted to and approved in writing by the local planning authority prior to occupation.

Reason: To ensure that the internal layout of the building makes sufficient provision for lifetime homes in accordance with the requirements of Policy C6 of the Camden Local Plan 2017.

- 20 Construction works shall take place only between 07:00 and 18:00 Monday-Friday, and 08:00 - 12:00 Saturdays and shall not take place at any time on Sundays or on Bank or Public Holiday.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017

- 21 Prior to occupation of the development all sustainable urban drainage system measures in the Surface Water Drainage and SUDS strategy dated April 2020 by Evens shall have been implemented on site. Such measures shall be permanently retained and maintained thereafter.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Supporting Communities Directorate