

Date: 22/10/2024
Your Ref: APP/X5210/W/24/3349805
Our Ref: 2024/0135/P

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The Planning Inspectorate
FAO. Jessica Werrett
Temple Quay House
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Bristol BS1 6PN

Dear Jessica,

Town and Country Planning Act 1990
Appeal by Odu-Dua Housing Association
Site Address: Sequoia House, 50 Lithos Road, London NW3 6EY

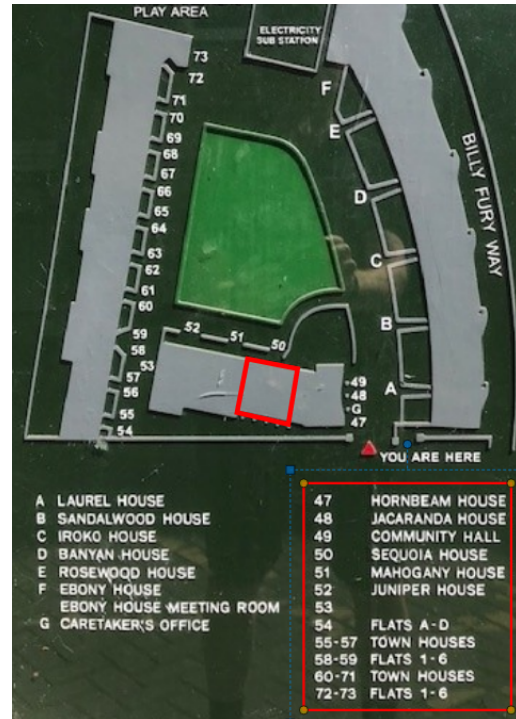
I write in connection with the above appeal against the refusal of planning permission (Ref. 2024/0135/P) for the **Replacement of single glazed timber frame windows and doors on front and rear elevations with double glazed uPVC frame windows and doors.**

1.0 Summary

- 1.1 The appeal site comprises a 5-storey building in residential use (Flats 1-6) located on the southern side of Lithos Road, situated between West End Lane to the west and Finchley Road to the east (see Images 1-4 below).



Images 1 & 2 – showing appeal site (outlined in red on location plan and aerial photograph)



Images 3 & 4 – showing appeal site (outlined in red) and estate map

- 1.2 The appeal building is not listed and is not located within a conservation area; however, it is situated within the Fortune Green and West Hampstead Neighbourhood Area.
- 1.3 Planning permission was refused on 19 July 2024 (a copy of the decision notice was sent with the questionnaire) for the replacement of single glazed timber frame windows and doors on front and rear elevations with double glazed uPVC frame windows and doors. It was refused for the following reason:
1. *The proposed replacement windows and doors, by reason of their design and inappropriate use of uPVC material, would harm the character and appearance of the host building, immediate locality and wider Fortune Green and West Hampstead Neighbourhood Area, and would not be environmentally sustainable, contrary to policies D1 (Design) and CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.*
- 1.4 The Council's case is set out in detail in the Officer's Delegated Report and it will be relied on as the principal Statement of Case. The report details the appeal site and surroundings, the site history and an assessment of the proposal. A copy of the report was sent with the questionnaire.
- 1.5 In addition to the information sent with the questionnaire, I would be pleased if the Inspector could also take into account the following information and comments before deciding the appeal.
- 2.0 Status of Policies and Guidance**

2.1 In determining the above-mentioned application, the London Borough of Camden has had regard to the relevant legislation, government guidance, statutory development plans and the particular circumstances of the case. The full text of the relevant policies was sent with the questionnaire documents.

2.2 The London Borough of Camden Local Plan 2017 (the Local Plan) was formally adopted on the 03 July 2017 and replaced the Local Development Framework Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The relevant Local Plan policies as they relate to the reasons for refusal are:

- A1 Managing the impact of development
- D1 Design
- CC1 Climate change mitigation

2.3 Additionally, the Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

2.4 The Council also refers to the following supporting guidance documents:

Camden Planning Guidance

- CPG Design (January 2021) - chapters 1 (Introduction) and 2 (Design excellence)
- CPG Home Improvements (January 2021) – chapter's 'Key principles' (pages 16-32), 'Materials' (pages 36-37) and Section 3 (External alterations - paragraph 3.1 'Windows and doors', pages 56-57)
- CPG Energy efficiency and adaption (January 2021) - chapters 1 (Introduction), 2 (The Energy Hierarchy), 8 (Energy efficiency in buildings) and 10 (Sustainable design and construction principles)
- CPG Amenity (January 2021) – chapters 1 (Introduction) and 2 (Overlooking, privacy and outlook)

Other guidance

- Fortune Green and West Hampstead Neighbourhood Area Plan (adopted September 2015) - Policy 2 (Design and character)

2.5 The Council also refers to the following legislation, policies and guidance within the body of the Officer's Delegated Report:

- National Planning Policy Framework (2023)
- London Plan (2021)

3.0 Comments on the Appellant's Grounds of Appeal

3.1 The Appellant's grounds of appeal are summarised as follows:

1. Design and impact on the appeal building
2. Environmentally sustainability
3. Impact on the Fortune Green and West Hampstead Neighbourhood Area

4.0 Design and impact on the appeal building

4.1 While the Appellant acknowledges that the new uPVC material would be apparent at close quarters, the Appellant asserts that the Council has exaggerated the impact of the appeal proposals, taken an overly cautious approach and overlooked the high quality and superior design of the proposed fittings which are asserted as replicating the aesthetic appeal of existing timber frames.

4.2 The Appellant argues that the choice of design and materials would be consistent with the existing modern building and the uPVC replacements would be of benefit to the appearance of the host building, immediate locality and wider Fortune Green and West Hampstead Neighbourhood Area.

4.3 The Appellant asserts that the appeal proposal to replace all existing timber doors and windows with new uPVC units at the appeal site would result in a high-quality development that would not only look good and be durable but also adapt to the needs of future generations.

5.0 Response to ground of appeal 1

5.1 It's firstly important to state at the outset that the Council strongly disagrees with the Appellant's assertion that the Council has expressed an exaggerated view of the impact of the appeal proposals or in some way overlooked their design characteristics.

5.2 The Council has made an assessment based on the information and drawings provided by the Appellant, giving due consideration to the individual merits of the appeal proposals, and taking into account the particular site context, including all relevant planning history, policies and guidance.

5.3 Following a careful assessment as outlined above, it is the Council's view that the proposed replacement windows and doors, by reason of their inappropriate uPVC materials, would not respect the immediate local context and would comprise the character and appearance of the host building, immediate locality and wider Fortune Green and West Hampstead Neighbourhood Area. As such, the appeal proposal is considered by the Council to be contrary to the policies and guidance as outlined in Section 2 (Status of policies and guidance) above.

- 5.4 In design terms, particular consideration has been given by the Council to the appeal proposals in light of the following policies and guidance:
- 5.5 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into the surrounding streets and townscape.
- 5.6 Camden Planning Guidance CPG (Design) advise that materials are integral to the architectural design, appearance and character of a building and that the *'durability of materials should be considered as well as the visual attractiveness of materials. Where timber is the traditional material for doors and windows this will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact and an inability to biodegrade and therefore is strongly discouraged'* (Paragraph 5.9 – 'The sustainability of materials').
- 5.7 CPG (Home Improvements) supports the above guidance when advising that choice and use of materials and finishes plays a crucial role in any alteration given their impact on the appearance and character of a home. More specifically in regard to windows and doors, CPG (Home improvements) states in Paragraph 3.1 (page 56) that *'uPVC windows are strongly discouraged for both aesthetic and environmental reasons'*.
- 5.8 Although the site is not located within or adjacent to a conservation area or any listed buildings, it is located within the Fortune Green and West Hampstead Neighbourhood Area. The Neighbourhood Plan for this Area was adopted in September 2015. As an adopted Plan, the aims and objectives as set-out within the Plan are closely associated with the Camden Local Plan and have equal weight to those policies, and as such, the Council has been mindful throughout to assess the appeal proposals in light of this.
- 5.9 In particular, Policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Area Plan is relevant given the appeal site's location within the Area. Policy 2 notes concerns in general in regard to poor quality alterations to houses, particularly windows and doors, and that these can be detrimental to the quality of the residential area, stating that *'any new work or buildings in the area should reflect the materials, colour palette, scale and character of the area'*.
- 5.10 In regards to the appeal site location, it is the Council's view that the Appellant's original application submission and appeal statement fail to fully take into account the above policies and guidance as they apply within the particular context of the appeal and adjoining buildings, as well as, within the immediate surroundings and Area in which the appeal site is located.

- 5.11 While there is a mixture of building designs in the area, most residential buildings and blocks of flats within the immediate vicinity of the appeal property in Lithos Road appear to have timber frame windows and doors, in keeping with the original design and architectural detailing of the buildings. As such, timber frame and materials in this locality form the characterising or established material for fenestration and doors in the area.
- 5.12 Moreover, the Council respectfully requests that the Inspector notes that there is no planning history to show any approvals for proposed changes to uPVC material for window or door frames in Lithos Road. On the contrary, the Council has consistently resisted proposals in the area to the use of uPVC as an alternative to existing and more traditional materials for window and door frames, as evidenced in the 'Relevant history' section of the Officer's Delegated report (pages 2-3), in so far as these refusals accord with relevant policies and guidance and being mindful to consider each application proposal on its on merit.
- 5.13 In particular, given the site location of the host building, there are two notable and relevant examples of recent planning refusals in Lithos Road for similar proposals to replace existing timber frame windows and doors with uPVC frames; namely at Juniper House (ref. 2019/0089/P – Appendix A) and at Ebony House (ref. 2019/0090/P – Appendix B). In both cases, the proposals were not considered by the Council to preserve or enhance the character and appearance of the host buildings and wider streetscene, nor to be environmentally sustainable, by reason of their inappropriate uPVC materials; the proposals being contrary to relevant policies and guidance.
- 5.14 Similarly with the appeal proposals, all existing single glazed windows and doors at the appeal building (Sequoia House) are made from timber; this being the original material for frames on the building. Although the replacement windows and doors would be similar to some degree in design terms to the original units being replaced, they would not result in the same appearance. UPVC has a different, more artificial appearance to painted timber units, with a more uniform texture and finish, both when new and when ageing. Indeed, the Appellant acknowledges within their appeal statement that the uPVC construction of proposed new fenestration would be apparent at close quarters, hence, confirming the visual difference that would result.
- 5.15 The Design and Access Statement included as part of the original application submission from the Appellant indicates in Section 2 ('Context') that the proposed uPVC frames would be thicker than existing timber frame windows as the existing units lack the depth and beading to accommodate double glazing. The proposed detailed window elevation and section drawing (ref. 2023/148-07) also shows a typical window elevation with thicker frames.
- 5.16 This difference in frame thicknesses, along with the inherent texture and finish of the proposed uPVC windows and doors, would be noticeable when compared to the appearance of existing windows and doors at the host building. This would be

especially harmful given that Sequoia House is noted as forming a central part of a larger block of residential units (as shown by the red line in Images 1 and 4 above). The appeal site is shown on the estate map in Image 4 above to adjoin Hornbeam House (no. 47), Jacaranda House (no. 48), Community Hall (no. 49), Mahogany House (no. 51) and Juniper House (no. 52). All these adjoining parts of the building block are currently noted as having timber frame windows and doors.

- 5.17 Therefore, the replacement of all windows and doors at the appeal property with double glazed uPVC frame units on all floor levels (ground to 4th floors) on both front and rear elevations, would be particularly incongruous and harmful when introduced and viewed alongside the other adjoining parts of the building block at the appeal site (nos. 47-49 and 51-52) which have retained timber frame units.
- 5.18 The visible differences in design (frames thicknesses, texture and finish) and materials when compared side by side would therefore detract from the character, appearance and coherence of existing fenestration at the host building in this context when compared with other adjoining parts of the building block which currently have retained timber frame windows and doors.
- 5.19 Indeed, as stated above, the Appellant acknowledges within their appeal statement that the uPVC construction of proposed new fenestration would be apparent at close quarters. However, the Appellant also states that the appeal proposal would create a period or heritage look. These assertions appear to be somewhat contradictory and at odds with each other when considering the introduction of a modern material such as uPVC as proposed and a supposed creation of a 'period or heritage look' as stated by the Appellant.
- 5.20 In this regard, notwithstanding that the appeal proposals are considered by the Council to be unacceptable in design terms, by virtue of their detailed design and inappropriate use of uPVC material, it should also be emphasised that the Council has not put forward a case that the appeal proposals are inappropriate on heritage grounds. The appeal building is not listed and is not located within a conservation area. Rather, as stated in Policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Area Plan, what is of primary importance in design terms is that the appeal proposals '*should reflect the materials, colour palette, scale and character of the area*'. It is the Council's view that the appeal proposals fail to achieve this for the reasons set out in the Officer's Delegated report and in this statement.
- 5.21 It is noted by the Council that the Appellant states in the originally submitted Design and Access statement and appeal statement that the intention behind the appeal proposal is to achieve an increased level of security available to residents, improved noise protection and increased thermal performance within the property. However, it is the Council's view that these benefits could equally be achieved by the installation of double-glazed timber frame alternatives, rather than using the proposed frames made from uPVC material.

- 5.22 Of relevance to the current appeal, is an application for planning permission which was recently refused (2021/6303/P - 306 Kilburn High Road) and subsequent appeals dismissed (with an enforcement notice upheld) dated 07/11/2023 (APP/X5210/C/22/3305743 & APP/X5210/W/22/3302064 – Appendix C) for similar proposals to replace 22 x timber sash windows with new uPVC double glazed windows. Similarly, the appeal site in that case was not a listed building nor located within a conservation area, and was also located within a Neighbourhood Area (Kilburn).
- 5.23 In that particular case, the Planning Inspector concluded '*that the appeal development causes harm to the character and appearance of the appeal building and area and does not represent an environmentally sustainable form of development*'. This appeal decision is considered to be relevant to the appeal proposals that are the subject of this report, and the Inspector is respectfully requested to dismiss the current appeal on similar grounds.
- 5.24 Overall, therefore, the Council considers that the appeal proposals, by reason of their design and inappropriate use of uPVC materials, are considered not to respect the immediate local context and would comprise the character and appearance of the host building, immediate locality and wider Fortune Green and West Hampstead Neighbourhood Area, contrary to the above policies and guidance.
- 5.25 Finally, it is re-emphasised that the Council's position as outlined above is based on a careful assessment of all the information and drawings provided by the Appellant. Rather than adopting a cautious approach or exaggerated view of the likely impacts as the Appellant states, the Council contends that it has given the due level of consideration that would reasonably be expected to the individual merits of the appeal proposals, taking into account the particular site context, and all relevant planning history, policies and guidance.

6.0 Environmentally sustainability

- 6.1 The Appellant argues that the appeal proposal would help to minimise the effects of climate change and aspires to meet the highest feasible environmental standards, and as such, align with the Council's requirements for climate change mitigation as outlined in Local Policy CC1.
- 6.2 The Appellant refers to UK statistics and argues that when outdated timber doors and windows are replaced with new windows, there is an expected reduction in carbon dioxide emissions.
- 6.3 The Appellant states that the proposed uPVC windows offer excellent thermal performance and energy-efficient glass, helping to reduce heating bills, require low maintenance, provide high security. Further, that uPVC materials are highly

recyclable, minimise waste, are made from petrochemicals derived from non-renewable fossil fuels and have a long lifespan.

7.0 Response to ground of appeal 2

- 7.1 Local Plan Policy D1 (Design) expect all developments to be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation, and be durable in construction and adaptable to different activities and land uses.
- 7.2 Paragraph 1.2 of the Fortune Green and West Hampstead Neighbourhood Area Plan confirms that it has been prepared with the *'aim of contributing to the achievement of sustainable development and is prepared in accordance with the presumption in favour of sustainable development'*.
- 7.3 Local Plan Policy CC1 (Climate change mitigation) requires all developments to minimise the effects of climate change so as to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC1 lists expectations for measures both on and off-site to reduce carbon emissions, including sensitive energy efficiency improvements to existing buildings and an expectation that all development will optimise resource efficiency by using materials with low embodied carbon content, referencing consideration of the durability and lifespan of building components.
- 7.4 CPG (Energy efficiency and adaptation) advises that all development in Camden is expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with Policy CC1.
- 7.5 The Appellant argues that the appeal proposal would align with the Council's requirements for climate change mitigation as outlined in Local Policy CC1. The Council strongly disagrees with this assertion for the following reasons.
- 7.6 While in sustainability terms, double-glazed units in general are recognised by the Council as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, it is noted that no detailed evidence was provided by the Appellant in the original application submission in relation to thermal efficiency, the performance level of the chosen glazing or any other sustainability credentials of the proposed windows and doors to indicate that the proposal would minimise the effects of climate change in line with the requirements Policy CC1 or related policies and guidance.
- 7.7 In fact, the Appellant did not refer to or provide any justification for the proposals in the original application submission on sustainability or energy efficiency grounds, beyond stating in the submitted Design and Access statement that the proposed

windows and doors are intended to improve thermal comfort levels within the property.

- 7.8 The Appellant has now provided some information in their appeal statement in regard to the properties of the proposed windows (Advance 70 Flush), including U-values and estimated figures of carbon reduction levels based on UK statistics. However, the statistics provided by way of illustration and are general with the source unspecified. The Appellant also acknowledges that the figures provided are rough examples and actual savings may vary. This additional information thereby provides little meaningful additional detail. Additionally, the Appellant emphasises that uPVC windows are preferential to timber windows in sustainability terms; however, no detailed comparative evidence has been submitted in support of this view and the appeal proposal itself.
- 7.9 Notwithstanding this, the Council maintains that any intended benefits arising from the appeal proposals in terms of improvements in thermal comfort levels referred to by the Appellant, could equally be achieved by the installation of double-glazed units in timber frames, rather than using inappropriate uPVC material for the proposed replacement units.
- 7.10 This is supported by CPG (Design) which advises that *'Where timber is the traditional material for doors and windows this will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact and an inability to biodegrade'* (Paragraph 5.9 – 'The sustainability of materials').
- 7.11 Moreover, CPG (Home Improvements) states in Paragraph 3.1 (page 56) that *'uPVC windows are strongly discouraged for both aesthetic and environmental reasons'* with reference made to *'timber frames having a lower embodied carbon content than uPVC frames'*; this being in regard to the carbon dioxide emissions from the extraction, refinement, transport and processing.
- 7.12 The Council argues, therefore, reinforced by the above policies and guidance, that timber frames have a lower embodied carbon content than uPVC frames contrary to the Appellant's claims for which no detailed evidence has been provided. Timber material itself is also noted as possessing the beneficial quality of being able to trap and store atmospheric carbon. Policy CC1 includes an explicit expectation that all development will optimise resource efficiency by using materials with low embodied carbon content. UPVC material, on the other hand, cannot biodegrade and uses non-renewable resources in their manufacturing process, and it is for these reasons that uPVC windows are strongly discouraged on environmental (and aesthetic) grounds.
- 7.13 While Policy CC1 does not specifically rule out the use of uPVC material, no detailed evidence has been provided by the Appellant in relation to the thermal efficiency or other sustainability qualities of the uPVC units proposed by the Appellant that might indicate that they would minimise the effects of climate change in line with Policy CC1.

- 7.14 Additionally, the Council respectfully requests that the Inspector notes that Policy CC1 refers specifically to support for 'sensitive' energy efficiency improvements to existing buildings (Page 226, point (e) of the Camden Local Plan). Therefore, given the visual harm that would be introduced as a result of the appeal proposals in design terms as stated by the Council above in Sections 4 and 5 ('Design and impact on the appeal building'), the proposed replacement windows and doors would not represent a 'sensitive' energy efficiency improvement as also required by Policy CC1.
- 7.15 Of relevance to the current appeal is the appeal decision referred to above (2021/6303/P - 306 Kilburn High Road) and subsequent appeals dismissed (with an enforcement notice upheld) dated 07/11/2023 (APP/X5210/C/22/3305743 & APP/X5210/W/22/3302064 – Appendix C). The Planning Inspector in that case highlighted the lack of detailed evidence in relation to the thermal efficiency or other sustainability credentials of the appeal windows, and added, *'In any event, Policy CC1 refers specifically to 'sensitive' energy efficiency improvements to existing buildings. Given my finding of the visual harm resulting from both the appeal windows, they do not represent a sensitive energy efficiency improvement'*.
- 7.16 Overall, therefore, the appeal proposals are not considered to represent a sensitive energy efficiency improvement or a sustainable form of development, and are contrary to Local Plan Policy CC1 and all relevant policies and guidance stated above, which seek to reduce carbon dioxide emissions.

8.0 Impact on the Fortune Green and West Hampstead Neighbourhood Area

- 8.1 The Appellant highlights that the appeal property is not located within a Conservation Area, and therefore, the appeal proposals and location are not so sensitive that it would warrant rejection by the Council.
- 8.2 The Appellant asserts that the appeal proposals would have a positive impact on the character and appearance of the Fortune Green and West Hampstead Neighbourhood Area and would promote its core aims. Further, that the appeal proposals would enhance the distinct village character and heritage of the area.

9.0 Response to ground of appeal 3

- 9.1 As noted above, the site is not located within or adjacent to a conservation area or any listed buildings. However, it is located within the Fortune Green and West Hampstead Neighbourhood Area.
- 9.2 The Council respectfully requests that the Inspector notes that while the Appellant acknowledges the position of the appeal site as being within the Fortune Green and West Hampstead Neighbourhood Area in the appeal statement, there is no reference made in the original application submission to this fact. As such, it is the Council's

view that no consideration has been given to the appeal proposals in this regard in spite of any belated recognition now made in the appeal statement.

- 9.3 Secondly, any deferred reference now made by the Appellant to the appeal site's location within the Area is considered by the Council to understate the significance of the Area, and in doing so, not fully take into account the impact of the appeal proposals within the Area.
- 9.4 This is apparent in Paragraph 5.31 of the appeal statement when the Appellant states that *'Although the property is within the Fortune Green and West Hampstead Neighbourhood Area, it is not within a Conservation Area and the proposed project and location are not so sensitive that it would warrant rejection by the Council'*. This statement appears to indicate a lack of concern for the appeal site's position with the Area and offers no assurance that any consideration has been given to the impact of the appeal proposals in light of this fact.
- 9.5 Furthermore, the Appellant states that *'while a Neighbourhood Area focuses on community-led planning and development, a designated Conservation Area aims to preserve and enhance areas of historical or architectural significance'*. This statement is considered by the Council to indicate a lack of understanding by the Appellant of the aims of the Area Plan in relation to the appeal proposals and any application of the specific policies contained within.
- 9.6 The Council respectfully requests that the Inspector notes at this point that the Neighbourhood Plan for this Area was adopted in September 2015. While the Area Plan provides planning policies and guidance at a neighbourhood level, it has been written to conform with the policies and objectives of the National Planning Policy Framework (NPPF), the London Plan and the Camden Local Plan. As an adopted Plan, the aims and objectives as set-out within it are therefore closely associated with the Camden Local Plan and have equal weight to those policies.
- 9.7 As such, the Area Plan requires in Policy 2 (Design and character) that all development (not just community-led development as the Appellant states) shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead Neighbourhood Area. Amongst other factors, the Area Plan states that this shall be achieved by development which positively interfaces with the street and streetscape in which it is located, and which maintains the positive contributions to character of existing buildings and structures.
- 9.8 In particular, Policy 2 refers to concern in regard to poor quality alterations to houses within the Area, particularly windows and doors, and that these can be detrimental to the quality of the residential area, stating that *'any new work or buildings in the area should reflect the materials, colour palette, scale and character of the area'*.

- 9.9 Overall, for the reasons set out in Sections 4 and 5 above ('Design and impact on the appeal building'), the Council considers that the appeal proposals, by reason of their design and inappropriate use of uPVC materials, do not to respect the immediate local context as set-out in Policy 2 of the Area Plan, and would comprise the character and appearance of the host building, immediate locality and wider Fortune Green and West Hampstead Neighbourhood Area, contrary to all the above policies and guidance.
- 9.10 Furthermore, it is the Council's view that the Appellant's original application submission and appeal statement fail to fully appreciate the significance of the appeal site's location within the Fortune Green and West Hampstead Neighbourhood Area, or show any consideration for the associated Area Plan and its policies, and as such, fails to take into account or show sufficient consideration for the impact of the appeal proposals within the Area.

10.0 Conclusion

- 10.1 Having regard to the entirety of the Council's submissions, including the content of this statement, the Inspector is respectfully requested to dismiss the appeal.
- 10.2 If any further clarification of the appeal submission is required, please do not hesitate to contact Tony Young on the above direct dial number or email address.

Yours sincerely,

Tony Young
Planning Officer - Planning Solutions Team
Supporting Communities Directorate
London Borough of Camden

Appendices referred to in the Statement:

Appendix A – Planning decision (ref. 2019/0089/P) – dated 01/03/2019

Appendix B – Planning decision (ref. 2019/0090/P) – dated 04/03/2019

Appendix C – Appeal decision (ref. 3305743 & 3302064) – dated 07/11/2023