

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	08/06/2022
		N/A	Consultation Expiry Date:	10/07/2022
Officer			Application Number(s)	
Alex Kresovic			2022/1607/P	
Application Address			Drawing Numbers	
12B Keats Grove LONDON NW3 2RN			Refer to Draft Decision Notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolish the existing house at 12B Keats Grove and redevelop the site with a new 4 bedroom home to form part of a shared estate with 12 Keats Grove by creating a unified, biodiverse woodland landscape to connect the garden of 12B with the already consented landscape at 12 Keats Grove.				
Recommendation(s):		Grant Conditional Planning Permission subject to a Section 106 Legal Agreement		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	5	No. of objections	2
			No. of comments	3
Summary of consultation responses:	<ul style="list-style-type: none"> • A site notice was displayed on 15/06/2022 (expiry 09/07/2022) • A press advert was published on 16/06/2022 (expiry 10/07/2022) <p>It is noted, no formal objections were received from neighbouring properties.</p>			

Hamstead CAAC

The Hamstead Conservation Area Advisory Committee objected on the following grounds:

- Demolition: A comprehensive survey to be carried out on the existing building before any demolition or dismantling. This comprehensive survey with photos including the setting of the Graded II listed building at 12 Keats Grove; to capture and record all existing construction methods materials and the building fabric for future generations. The survey may then provide a clear basis in which the dismantling methodology will be used. The survey may allow the selection of component materials to be recycled, reused, and removed.

Officer's response: *A comprehensive pre demolition audit has been carried out on the existing building, which provides a clear dismantling methodology which will be used on the application site.*

- Basement Impact Assessment:
 - Caution must be paid to deter possible flooding by the new basements.
 - A Basement impact assessment including a soil report may be useful to the CA in monitoring adverse effects of development in the area.
 - New basement extends and encroaches beyond the current footprint of the original building. From drawings provided this encroachment occurs both at the front and the rear garden, which is unacceptable.

Officer's response:

- *The application site is not located within the Environment Agency's Flood Zone indicating that there is no probability of flooding occurring from sea or rivers and the risk of flooding from surface water is not significant. Therefore, the proposal is not considered to present an unreasonable risk of flooding to any future occupiers of the property or neighbouring properties that would constitute a reason for refusal.*
- *The planning application was accompanied by a Basement Impact Assessment which was audited by the Council's third party structural engineers, and no objections were raised.*
- *The proposed basement area covers only 75% of total allowable area according to Camden Planning Guidance on Basements (Supplementary to the Camden Local Plan).*

- The current brick front boundary wall must be retained, and demolition discouraged.
Officer's response: *The existing brick front boundary wall is not proposed to be demolished and will be retained as part of this proposal.*

- 42 new tree planting and permeable landscaping is welcome.
Officer's response: *Noted.*

- The rear salon connected with a small courtyard to this two-storey frontage could be seen as an extension if it was only one rather than two levels. The removal of the upper salon may not have any impact to the design, rendering this section as superfluous.

Officer's response: *The proposed rear salon is not clearly visible from the public street, therefore not compromising the significance of the Conservation Area, nor the Grade II Listed Building.*

- Salon: The DAS states '*providing gathering spaces where groups of philanthropists and Collaborators can meet, alongside family quarters for family use*'. CA community may benefit from partial use as a condition similar to Craxton studios in Redington Frognal Neighbourhood, if approved. An official condition may enhance the CA and have a positive community benefit.

Officer's response: *The agent has advised that the owners would be willing to consider an informal arrangement for occasional community use of this space; they are committed to making a positive contribution to the local community.*

- The proposal does not use the existing topography to its advantage in the design of the lower-level basement. The north facing rear lightwell needs to be designed in a way to enhance natural lighting

Officer's response: *The proposal has been carefully planned to respect existing tree protection zones, the setting of the listed building and to allow level access to a great portion of the estate as possible. The use of fin walls allows light to enter the depth of the plan from the north, as well as the use of a connective glass volume, allowing ample natural light to reach all parts of the plan, whilst avoiding the risk of overheating. Extensive lighting studies have been undertaken throughout the design process to understand the lighting conditions in the interior spaces.*

The Heath & Hampstead Society

One (1) objection received from The Heath & Hampstead Society on the following grounds:

- The proposed front facade is unacceptable.
Officer's response: *The agent has amended the front facade to a more sensitive design. The proposed façade to Keats Grove is now considered acceptable and pays respect to the Listed Building on the adjoining plot and conservation area. As such, the proposed façade is well-suited to the sensitive setting, does not adversely harm the conservation area and is acceptable, in its current form.*
- This is one of the two best Regency/late Georgian streets in NW3.
Officer's response: *Noted.*
- Not only is No. 12 Keats Grove Listed but it also is arguably the most architecturally important house in the road: its excellent classical proportions and two bow windows and echoing arched indented first floor window treatments are symmetrical, making the design of any new house close to this neo-classical facade very problematic.
Officer's response: *Feedback from the Camden Design Review Panel during the Pre Planning Application included comments that "The architecture is of a high quality, which is well-suited to the sensitive setting, and to listed neighbours. The choice of materials and the varied textures proposed are appropriate to the setting and will make a positive contribution to the area". The proposal replaces a 1980s villa which was concealed from the street, creating an incongruous gap between Number 12 and 14, which this proposal repairs.*
- It is situated more-or-less opposite the heritage attraction Keat's House Museum and will be seen by the public visiting Keat's House.
Officer's response: *The existing dwellinghouse on the application site is also visible from the street and Keat's House Museum.*
- Having been the long-term home of the Asquith Family, it is the only Hampstead home of an historically important Prime Minister.
Officer's response: *Noted.*
- The roofline is far too high.
Officer's response: *The proposed roofline will be similar to the adjoining dwellinghouses, and as such, there is no harm.*
- The small dormers proposed in the Pre-Application have been omitted but substituted by a wide `dormer` brought forward to the front plane of the new house which has the unfortunate effect of increasing the height and apparent mass of the proposal. This proposed large front `dormer` should be omitted.
Officer's response: *Large front dormer has been omitted, and an amended southern elevation has been secured to a more sympathetic design which fits in well with the adjoining sensitive buildings.*
- The top floor of the proposed new house should be omitted or lowered and set well back from the front façade to lower the roofline and achieve the appropriate subordination in the height and massing of the proposed house; there is a vast amount of accommodation in the existing house which is to be removed and even more in the proposal, so this added top floor annex is not necessary. If staff quarters are required, they should be added somewhere at the back where they don't damage the original house.
Officer's response: *The proposed roofline will be similar to the adjoining dwellinghouses, and as such, there is no harm. The application does not propose staff quarters.*
- The louvered windows at attic level have an industrial scale and clash in scale and appearance with both 12b and 12.
Officer's response: *Amendment secured to a more sympathetic design which fits in well with the adjoining sensitive buildings.*
- The public/street facing facade needs to be quiet, harmonious, subordinate and graceful to echo the host house.
Officer's response: *Feedback from the Camden Design Review Panel during the Pre Planning Application included comments that "The panel feels that the southern block, closest to Keats Grove, is on an entirely acceptable scale for its context. Recreating the 19th century villa missing from the site in a contemporary form is an*

	<i>appropriate response to the setting and will provide a sympathetic neighbour to the listed building at 12 Keats Grove, and to Keats House opposite”.</i>
Hampstead Neighbourhood Forum	<p>One (1) objection received from the Hampstead Neighbourhood Forum on the following grounds:</p> <ul style="list-style-type: none"> The proposed façade facing Keats Grove is too high and the overall mass rivals and diminishes the important designated heritage asset adjoining the site. <p>The proposal is contrary to DH2 of the Hampstead Neighbourhood Plan: “Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area”.</p> <p>The façade of the existing dwelling is low profile and has minimal impact on the streetscape. The proposed building would be an assertive new addition to Keats Grove, with a presence to rival that of 12 Keats Grove and alter its setting.</p> <p>Officer’s response: <i>Feedback from the Camden Design Review Panel during the Pre Planning Application included comments that “The architecture is of a high quality, which is well-suited to the sensitive setting, and to listed neighbours. The choice of materials and the varied textures proposed are appropriate to the setting and will make a positive contribution to the area”. The proposal replaces a 1980s villa which was concealed from the street, creating an incongruous gap between Number 12 and 14, which this proposal repairs.</i></p> <p><i>Feedback from the Camden Design Review Panel during the Pre Planning Application continued “The panel feels that the southern block, closest to Keats Grove, is on an entirely acceptable scale for its context. Recreating the 19th century villa missing from the site in a contemporary form is an appropriate response to the setting and will provide a sympathetic neighbour to the listed building at 12 Keats Grove, and to Keats House opposite”.</i></p> <p><i>The agent has also responded to the concerns raised by the CAAC and has amended the southern elevation to be more sympathetic with the streetscape and adjoining sensitive buildings. As such, the proposal is acceptable, in its current form.</i></p>

Site Description

The application site is a detached 1984 brick dwelling on the north side of Keats Grove built on land previously belonging to number 12, a Grade II listed Regency villa. The building is located within a residential area within the Hampstead Conservation Area.

The building is not listed and is referred to as a neutral contributor.

Relevant History

APPLICATION SITE:

PL/8401583/R1 – Erection of a part single, part two-storey house **Granted 22/11/1984**

PL/8702817/ – Rebuilding of gateway pier and small section of adjoining wall, in brickwork and dimensions matching existing pier and wall. **Granted 22/10/1987**

2011/4250/T - REAR GARDEN:3 x Lombardy Poplar - Reduce crown by 30%. **Granted 21/09/2011**

2020/5510/PRE - Demolition of existing two storey house and erection of new three storey dwelling (Class C3). **15/03/2021**

SURROUNDING AREA:

Application	Address	Description	Status
T.P.2971/B. R.49/2813	12 Keats Grove LONDON NW3 2RN	The erection of a dwelling house and garage upon a site adjoining No. 12 Keats Grove, Hampstead.	Permission for Development Granted 18/03/1949
LWX010207 4/R1	12 Keats Grove LONDON NW3 2RN	Internal and external works of refurbishment and alteration, including the erection of a replacement single storey side extension at lower ground floor level to accommodate a garage and gymnasium, and provision of a new vehicular entrance with gates off Keats Grove.	Listed Building Consent Granted 27/03/2001

PWX010207 3/R1	12 Keats Grove LONDON NW3 2RN	Alterations, including erection of a replacement single storey side extension at lower ground floor level to accommodate a garage and gymnasium, and provision of a new vehicular entrance with gates off Keats Grove.	Permission for Development Granted 18/06/2001
2019/5443/P & 2019/5469/L	12 Keats Grove LONDON NW3 2RN	Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden.	Full Planning Permission Granted 26/11/2022
2004/2147/P	Keats House 10 Keats Grove London NW3 2RR	The erection of a single storey toilet block with assisted facilities in the rear garden adjacent to the rear elevation of the Library, new platform lift in garden, resurfacing of existing garden paths and construction of new paths and entrance gates.	Full Planning Permission Granted 03/09/2004
2008/2516/L	Keats House 10 Keats Grove London NW3 2RR	Internal alterations of refurbishment and redecoration.	Listed Building Consent Granted 30/09/2008
2019/1335/P	Keats House 10 Keats Grove London NW3 2RR	Replacement of pedestrian and vehicular gates (to include cut-out text design and metal brochure holders) to northern elevation; relocation and rebuilding of bin store; landscaping works to include paving and replacement ground lighting; cycle parking provision; external WC refurbishments and associated works to ground of Grade I listed building	Granted subject to a Section 106 Agreement 22/11/2019
8971020	14 Keats Grove London NW3 2RS	Demolition of existing rear extension at ground floor.	Conservation area consent granted 24/01/1990

Relevant policies

National Planning Policy Framework (2021)

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
A3 Biodiversity
A5 Basements
C6 Access for all
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
CC1 Climate change mitigation
CC2 Adapting to Climate Change
CC5 Waste
DM1 Delivery and Monitoring

Hampstead Neighbourhood Plan (2018)

DH1 Design
DH2 Conservation areas and listed buildings
NE2 Trees
BA1 Basements
TT4 Cycle and car ownership

Camden Planning Guidance

CPG Home improvements 2021
CPG Housing 2021
CPG Amenity 2021

CPG Basement 2021

Hamstead Conservation Area statement

1. PROPOSAL

- 1.1. Planning permission is sought for the demolition of the existing house at the application site and redevelop the site with a new 4-bedroom home to form part of a shared estate with 12 Keats Grove. The proposed development seeks to develop an environmentally friendly building which seeks to optimise a passive design that integrates with the neighbouring buildings and streetscape.
- 1.2. It is to be noted that the site at 12 Keats Grove has recently been granted planning permission *for the enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden, and is owned by the same owner as the application site.*
- 1.3. In addition, the application can be determined by delegated powers and does not require referral to committee for the proposed demolition works as the application site is not a positive contributor in a conservation area.

2. ASSESSMENT

1.0 Amendments to scheme

- 1.1 Front dormer windows on the southern elevation reduced in scale to be more sympathetic to the conservation area.
- 1.2 Northern block reduced in height as it was considered too tall for the existing setting.
- 1.3 Overall size and scale of the building reduced due to the amenity impacts to the neighbouring properties in particular No. 14 Keats Grove.
- 1.4 Reduced bulk to assist with visibility impacts the proposal would have had in private views from the rear gardens and windows of neighbouring properties.
- 1.5 A roof garden incorporated with the design to maximise greening of the site.
- 1.6 Further justification provided in relation to the building's sustainability performance.
- 1.7 Further thought has been given to the choice of materials to avoid unnecessary transport.

2.0 Design and Conservation

- 2.1 Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that 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.
- 2.2 The south facing façade is the most prominent feature of the proposed development to the streetscape. The south facing façade features two dormers on the third storey, which is in keeping with the adjoining dwellings. The agent has amended the front façade following on from comments being received during the consultation period to a more sensitive design. The proposed façade to Keats Grove is now considered acceptable and pays respect to the Listed Building on the adjoining plot and conservation area. As such, the proposed façade is well-suited to the sensitive setting, does not adversely harm the conservation area and is acceptable, in its current form.
- 2.3 The height of the proposed development is welcomed as the proposal replaces a 1980s villa which was concealed from the street, creating an incongruous gap between Number 12 and 14, which this proposal repairs as the height of the development now creates a sympathetic and harmonious row of buildings on the northern side of Keats Grove.
- 2.4 The depth of footprint of the proposed building is unlikely to be seen from the street, nor be readily seen within the wider context of the conservation area which contributes to there being no harm. In addition, the proposal would secure high quality design whilst respecting local context and character, not compromising the significance of the Conservation Area, or the adjoining Grade II Listed Building.
- 2.5 The architectural composition of the proposed new building will be made up from two main volumes, linked by a glazed wintergarden and low lying single story green-roofed garden room. In considering the overall volumes, great care has been taken to preserve and enhance the greenness of the site, through the planting of forty-two additional

trees within the shared estate, so that neighbours from Keats Grove, South End Green and Downshire Hill's rear views are protected and also enhanced over time.

- 2.6 The façade is primarily made from Kolumba brick, chosen for its architectural potential and contribution to the sustainability of the project. The Kolumba brick, developed by brickmakers Petersen Tegl, is a handmade architectural brick which is longer and shallower than the standard UK stock brick. In this case, a pale white will be used throughout, complementing the pale stucco of number 12 and the other white stuccoed buildings on the street, some of which are painted brick, while maintaining a quietly distinct character.
- 2.7 The project's palette of materials is intentionally limited and carefully chosen to meet sustainability goals, while enhancing the architecture of the scheme. Priority has been given to natural materials over synthetics, in order to create a healthy, breathable internal environment that is easy to maintain, low impact in its manufacture.
- 2.8 Special regard has been attached to the desirability of preserving or enhancing the conservation area, and the setting of the listed building.
- 2.9 Overall, the proposed development would have a modest scale and projection, be sympathetic to the character and appearance of the adjoining buildings, in particular the listed building at No. 12 Keats Grove, and fit in with the wider Hampstead Conservation Area and therefore comply with policy D1 and D2 of the Camden Local Plan 2017.

3.0 Basement Development

- 3.1 The Council only permits basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building and the significance of heritage assets.
- 3.2 The proposed excavation would sit almost entirely under the house's existing built footprint and complies with the size requirements in Local Plan policy
- 3.3 The applicant has supplied a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.
- 3.4 In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, the Council would secure by planning condition, details of a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

4.0 Neighbour Amenity

- 4.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.
- 4.2 The proposed development would sit largely on the same footprint of the building currently on the site. The proposed increase in the height of building is not considered to unduly impact the amenity of the neighbouring occupants through loss of outlook, daylight or visual privacy.
- 4.3 The submitted daylight and sunlight report demonstrates that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties.
- 4.4 Given the above, the proposal is considered not to result in undue harm to the residential amenities of neighbouring properties.

5.0 Transport

- 5.1 There is an existing off street parking capacity for approximately one vehicle in the form of an enclosed garage, however due to the large front setback and front hardstand area, there is capacity for additional cars to be parked onsite. However, the agent has advised the front setback will be used for micro-mobility transport types and vehicle recharging points, resulting in a small proportion of the site area being used for vehicles. This will be secured by a planning condition.
- 5.2 The proposed development seeks to delete the garage which would result in a reduction in off street parking provision compared with the existing situation, which is welcomed and in accordance with both Camden Local Plan policy T2 and Hampstead Neighbourhood Plan policy TT1. The development would be secured as on-street Residents parking permit (car) free by means of the Section 106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressures.

5.3 A Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 should be secured by means of the Section 106 Agreement.

5.4 The proposed development also provides three bicycle storage spaces onsite, which is welcomed by Council and in accordance with Local Plan Policy T1. The submitted plan shows 3 vertical cycle racks located along the western elevation of the proposed building but these cycle racks are not supported as they offer poor levels of security, can lead to wheel damage and are difficult to use. They are also not covered or protected from the elements. As such, a planning condition will secure an enclosed steel covered cycle storage compartment to be provided within the premises.

6.0 Sustainability

6.1 Local Plan policy CC2 states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

6.2 The proposal includes the demolition and dismantling of the existing building with the objective to maximise opportunities for on-site reuse, contributing to a target of diverting 95% of the deconstructed material from landfill. The existing property is dated, and dilapidated in areas, particularly internally; although some elements have residual value to be reused in the construction of the proposed building.

6.3 The proposed development does not propose air conditioning and relies on high quality design to natural ventilate and sufficiently reduce heat build-up throughout the proposed dwelling as demonstrated in the Energy and Sustainability Statement.

6.4 The sustainability impact from the demolition/dismantling is acceptable given the problems with the existing building on site such as the poor layout and derelict living conditions. Furthermore, the existing accommodation in the building was substandard and although options to refurbish were explored, the structural elements of the building limited efficient reworking of the internal layouts.

6.5 The existing dwelling is not listed, which allows for opportunities for redevelopment, and improved layouts/orientations/ceiling heights, and increase thermal masses. On balance, it is considered that the scope for passive measures to control excess heat have been adequately utilised.

6.6 The demolition has been justified in terms of sustainability and circular economy, whole-life carbon assessment and a pre demolition audit.

6.7 The demolition will result in on-site materials and waste. In relation to the circular economy, a pre redevelopment audit has been undertaken, design approached, and principles considered, bill of materials estimated, and a commitment has been made to the required targets for 95 per cent reuse/recycling/recovery of construction and demolition waste and for 95 per cent of excavation to be put to beneficial use. A condition is attached ensuring 95% of demolition waste is diverted from landfill to be reused or recycled.

6.8 In order to minimise the impacts to the environment and to promote sustainable development, the Council will require by planning condition prior to the commencement of any works on site, a detailed Site Waste Management Plan demonstrating how the development will follow the waste hierarchy Reduce; Reuse & Recycle, which shall be submitted to and approved by the local planning authority in writing.

7.0 Trees

7.1 The proposed development would sit largely on the same footprint of the building currently on the site. The preservation of this footprint means that no garden is lost from the site, while additional soft permeable landscape is claimed back from the extensive area of hardscape currently forming the driveway to 12B.

7.2 The application proposes a number of new trees to be planted onsite. The proposed trees include a magnolia 'Leonad Messel', acer campestre 'Red Shime', Corylus columna, quercus robur 'Fastigiata', and Betula pendula multistem. The proposed replacement trees will all vary in heights and widths and are considered to be suitable for the site and to mitigate the loss of canopy cover and amenity provided by those proposed for removal. The landscaping is secured by planning condition.

7.3 A green roof is added to promote rainwater detention, reduce the heat island effect of hot roofs and contribute to the visual enjoyment of neighbours.

7.4 There are a number of trees on and surrounding the site which may be impacted by the external works. In order to safeguard trees, the Council will require by planning condition prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing.

7.5 All trees on the site, or 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 protection details.

8.0 Section 106

8.1 A Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 will be secured by means of the Section 106 Agreement.

8.2 The development will be secured as on-street Residents parking permit (car) free by means of the Section 106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressures.

9.0 Recommendation

9.1 Grant conditional planning permission subject to a Section 106 Legal 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 28th 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 and search for 'Members Briefing'.