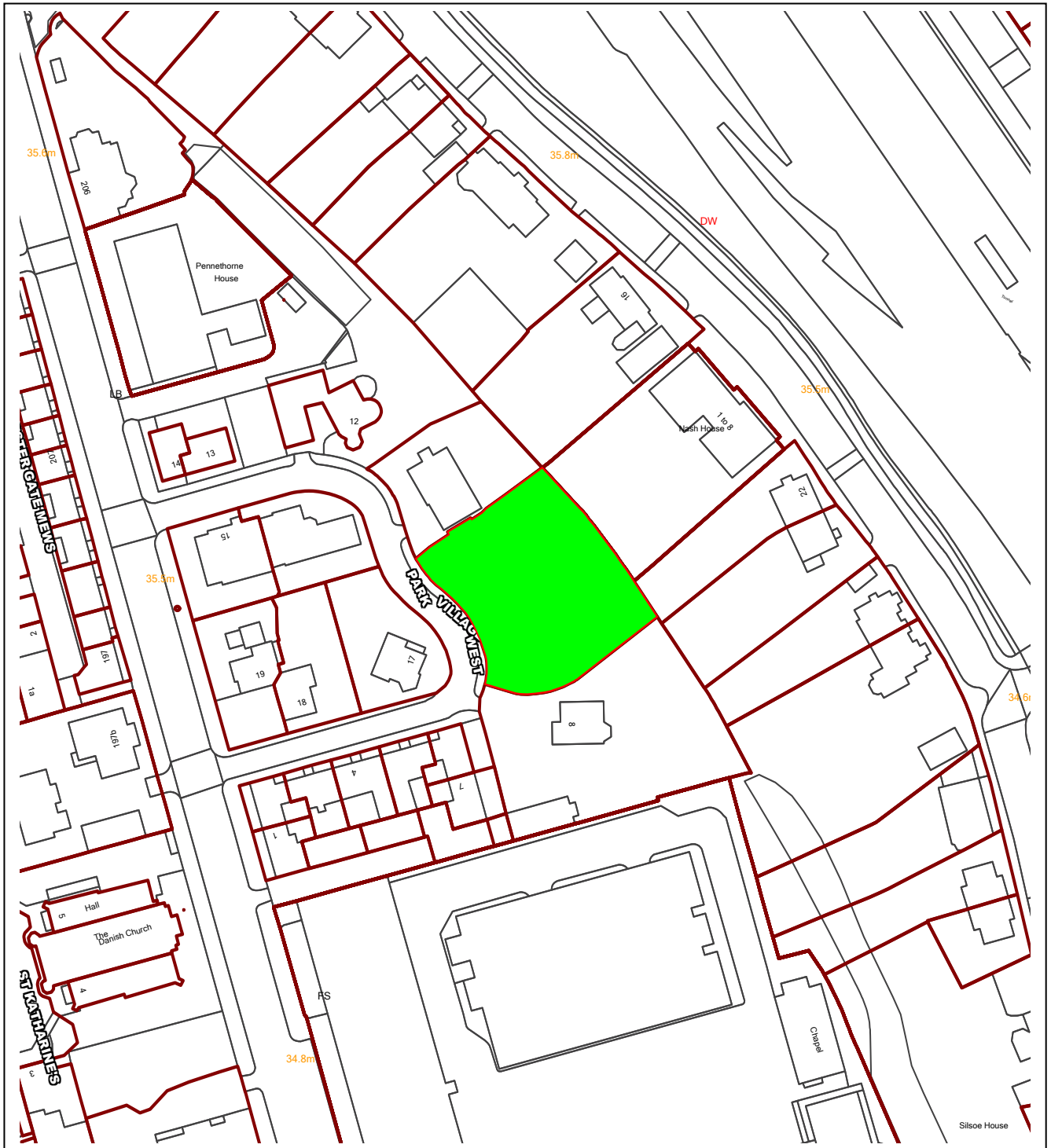
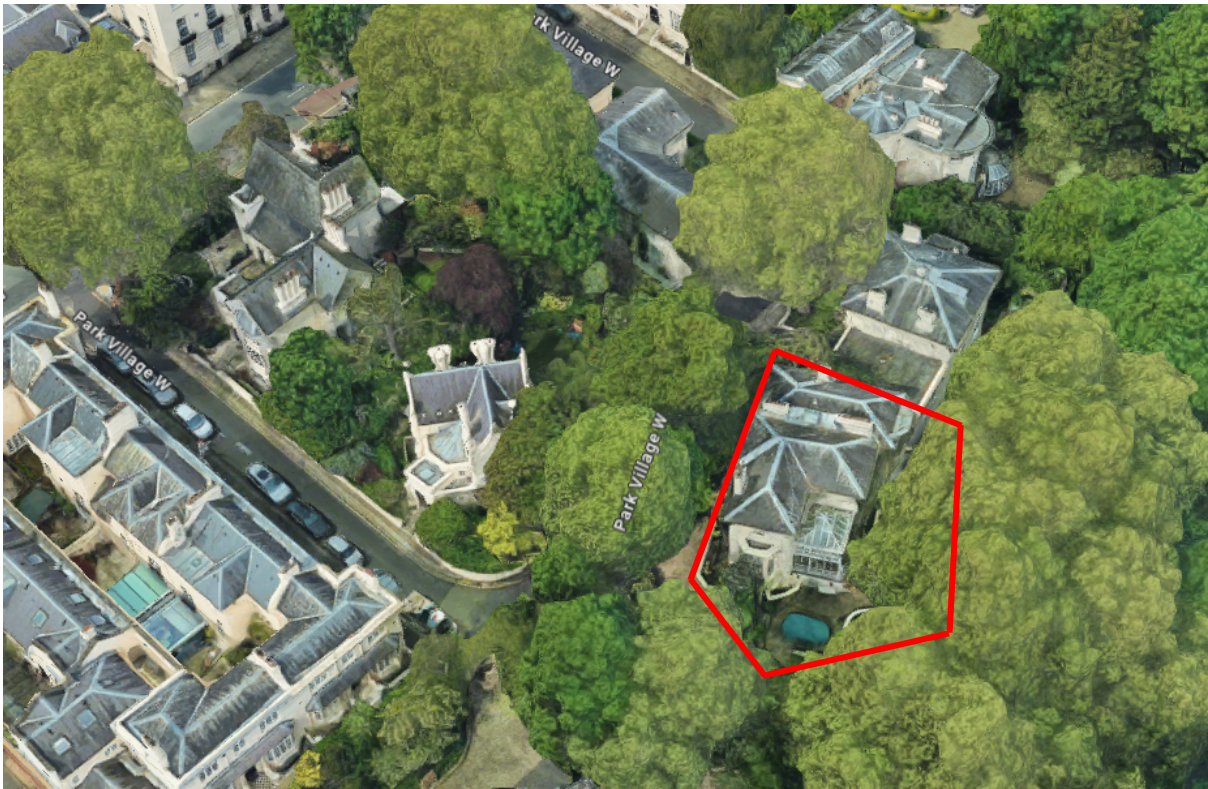


# 2024/4917/P & 2024/4930/L – 10 Park Village West



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**Photos and Drawings – 10 Park Village West (2024/4917/P & 2024/4930/L)**



*1. Aerial view of Park Village West (approximate outline of no.10 highlighted in red).*



*2. Front elevation and front entrance steps of the site from Park Village West.*





3. Existing drive (top), timber fence (middle) and boundary wall to drive area (bottom)

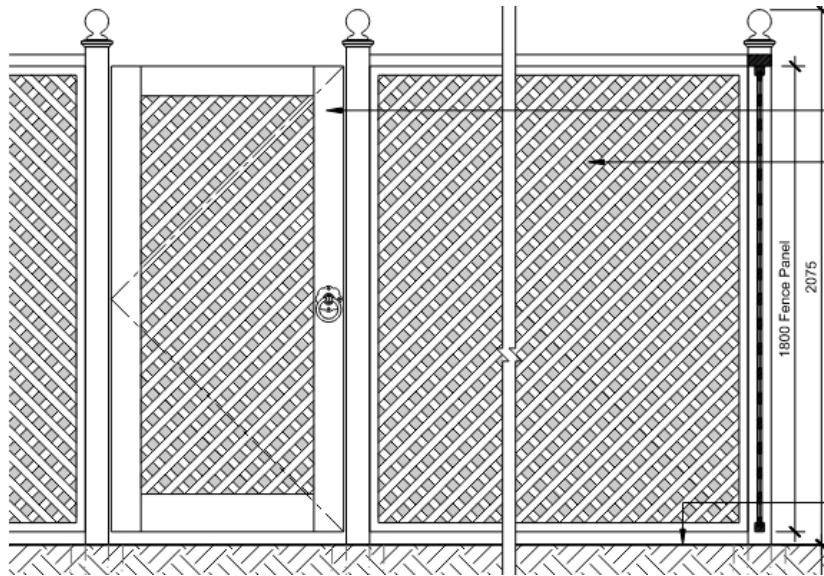
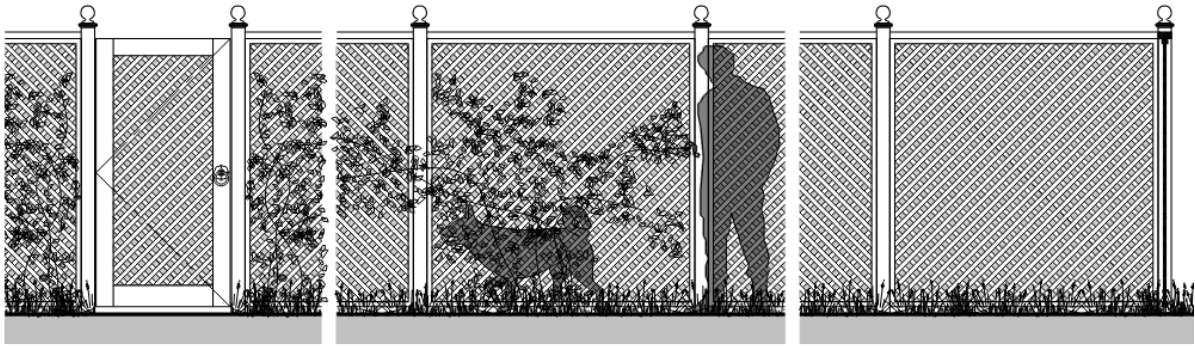


4. Existing valley roof of main building

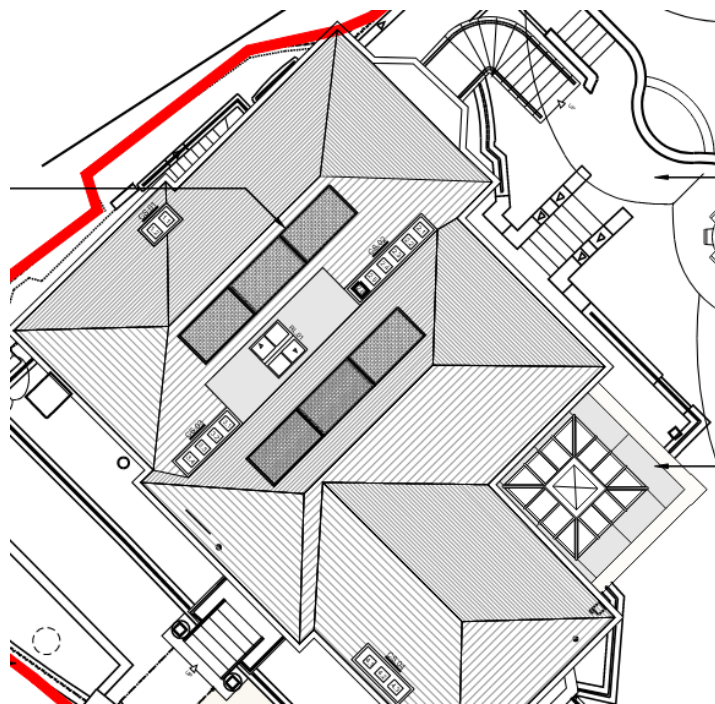


5. Proposed extent of replacement garden fence (shown in blue)





6. Proposed replacement fence elevations



7. Proposed roof plan showing solar panels to be installed

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/01/2025</b>
(Members' Briefing)		N/A / attached	<b>Consultation Expiry Date:</b>	<b>08/12/2024</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Sam FitzPatrick			i) 2024/4917/P ii) 2024/4930/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
10 Park Village West London NW1 4AE			Please refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>i) Replacement of garden fence and drive surfacing. Installation of solar panels to valley roof of main house.</p> <p>ii) Replacement of garden fence and drive surfacing. Installation of solar panels to valley roof of main house.</p>				
<b>Recommendation(s):</b>		<p>i) Grant conditional planning permission</p> <p>ii) Grant conditional listed building consent</p>		
<b>Application Type:</b>		<p>i) Householder application</p> <p>ii) Listed building consent</p>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice.</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Site notices were displayed from 13/11/2024 to 07/12/2024 and a press notice was published on 14/11/2024, expiring on 08/12/2024.</p> <p>One objection was received from a neighbouring member of the public, whose concerns can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The proposed plant room is too tall and would be very intrusive to the picturesque landscape that was crucial to Nash’s original vision for Park Village, particularly by obstructing the views between buildings and across site lines;</li> <li>• The plant room does not appear to serve any specific purpose given that the heat pumps would be located outside the plant room. Additionally, there are other alternative locations that would be more suitable for plant.</li> </ul> <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> <li>• <i>The proposed plant room and heat pumps have now been removed from the proposal and as such, concerns relating to these aspects are no longer relevant. Please see section 2 of this report for further information.</i></li> <li>• <i>Other concerns relating to design and heritage are assessed in section 4 of this report.</i></li> </ul>			
<b>Regent’s Park Conservation Area Advisory Committee</b>	<p>An objection was received from the Regent’s Park Conservation Area Advisory Committee (CAAC), which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The proposed plant room would harm the picturesque landscape and its fundamental role in the special character of the Park Villages;</li> <li>• The cluster of structures would disrupt the setting of the listed buildings and would fail to preserve or enhance the character and appearance of the conservation area;</li> <li>• The proposed fencing would be dense and would profoundly disrupt the unity of the landscape and undermine the listing and conservation area designation;</li> <li>• There is no evidence that the fence is required as a method for acoustic mitigation to protect against noise impact from the proposed air source heat pumps;</li> <li>• It has not been adequately demonstrated that the proposed PV panels would not be visible from the public realm and such equipment should be discouraged if there is harm to the listed building and/or conservation area.</li> </ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <li>• <i>The proposed plant room and heat pumps have now been removed from the proposal and as such, concerns relating to these aspects are no longer relevant. Please see section 2 of this report for further information.</i></li> <li>• <i>Other concerns relating to design and heritage are assessed in section 4 of this report.</i></li> <li>• <i>Officers consider that the visibility of the proposed PV panels has been adequately addressed by the submitted drawings and documents, as well as by way of a site visit to the application site previously conducted.</i></li> </ul>			

## Historic England

Historic England responded to a request for consultation to confirm that they were satisfied for the application to be determined by the Council.

## Site Description

The application relates to a detached two storey villa (with lower ground level) located on the eastern side of Park Village West. The building was constructed in the 1830s and is part of a group of 16 related stucco houses, designed by John Nash, James Pennethorne, and associates. The house is in use as a single dwellinghouse and is set within a large garden, and it is located within the Regent's Park Conservation Area. The building is Grade II\* listed, along with the other Nash houses on Park Village West.

## Relevant History

### Application site

**2024/2101/P** – Various works to facilitate refurbishment of house including: alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden. **Planning permission granted 19/09/2024.**

**2024/2204/L** – Various works to facilitate refurbishment of house including: internal alterations throughout building including removal of modern fittings, alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden. **Listed building consent granted 19/09/2024.**

**2024/0344/P** – Details of landscaping required by condition 3 of planning permission 2023/3632/P dated 21/12/2023 (installation of new estate railing to boundary). **Details approved 03/04/2024.**

**2023/3632/P + 2023/4692/L** – Removal of existing wire mesh fence and installation of new estate railing to boundary. **Planning permission and listed building consent granted 21/12/2023.**

**2020/0704/L** – Internal and external alterations including erection of three storey side extension and installation of rooflight on side roof slope. **Listed building consent granted 04/08/2020.**

**2019/6033/P** – External alterations including erection of three storey side extension and installation of rooflight on side roof slope. **Planning permission granted 04/08/2020.**

**2012/6204/P + 2012/6218/L** – Installation of handrails to existing steps at front entrance of dwelling (Class C3). **Planning permission and listed building consent granted 24/01/2013.**

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

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

### Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home Improvements (Jan 2021)
- CPG Trees (Mar 2019)

### Regent's Park Conservation Area Appraisal and Management Strategy (2011)

### Draft Camden Local Plan

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, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. The proposal

- 1.1. Planning permission and listed building consent are sought for the replacement of the garden fence and resurfacing of the existing drive. Additionally, it is proposed to install solar panels to the valley roof of the main building.

### 2. Revisions

- 2.1. It should be noted that the original submission included the erection of a plant room and pergola car port structure to the front of the site, as well as the installation of air source heat pumps to the side of the plant room. Following consultation, these elements of the proposal were removed from the submission, and as such the drawings have been amended accordingly. Therefore, the objections that raise concerns relating to these aspects are no longer relevant in the determination of the application.

### 3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:

- Design and heritage
- Amenity

### 4. Design and heritage

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 (Design) of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

- 4.2. Local Plan Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. To comply with Policy D2, the Council will require that development involving a listed building will be resisted where the significance or special architectural and historic interest of the building would be harmed.

- 4.3. The Regent's Park Conservation Area Appraisal and Management Strategy makes specific reference to the picturesque suburban setting of Park Village West, and the development that the application site is part of makes a strong positive contribution to the character and appearance of the conservation area. The significance of no.10 includes its association with Nash (the architect), the building's architectural design and materials, floorplan, townscape value, and its evidential value as an early 19<sup>th</sup> century picturesque villa.

- 4.4. The proposal would only involve works to the roof of the main building and the front area of the site, specifically the drive directly to the south of the main building. To the roof, solar panels would be installed within the valley roof form, facing inwards and not on any front facing slope. As such, there would be very limited public visibility of these works, and they would be considered not to materially impact the character or the appearance of the host building. The installation of solar panels would also be easily reversible and would help the site transition to a low carbon heating system. Even where they might be some limited visibility of the solar panels from the public realm, the public benefit of from introducing renewable technology that helps to combat climate change would outweigh any very limited harm to the listed building that would potentially be caused. Therefore, the installation of solar panels

would not be harmful to the special interest of the listed building, nor the character and appearance of the conservation area, and as such is supportable. A condition is attached requiring further details of the solar panels, including a section demonstrating projection from the roofslope along with the method of attachment to prevent undue harm to historic fabric.

4.5. To the front of the site, it is proposed to repair the existing boundary wall. The repair work would all be like-for-like, and would involve resetting the coping stone and straightening the existing railings. The boundary would be redecorated to match the existing paint colours once repairs are complete. It is also proposed to resurface the drive from an existing gravel finish to gravel and York stone pavers. Given these works would all involve like-for-like replacement and repair or otherwise minor alterations, there would be no significant change to the appearance of the property. The proposal would therefore preserve the special interest of the listed building and would not harm the character or appearance of the conservation area, so would therefore be acceptable.

4.6. It is also proposed to replace the existing garden fence that separates the drive and the rear garden. The replacement fence would largely match the existing in scale and position and would also be constructed of timber, with a gate leading to the terrace to the rear of the property. Planting would also be planted alongside the fence line to provide privacy and improve the visual appearance of the garden context. The new fence would be in keeping with the property's appearance and character, and would be subordinate to the main house. Additionally, the lightweight nature of the timber construction would mean that views of the rear garden beyond would still be possible, and the open nature of the garden landscape would be maintained.

4.7. Although it is noted that the proposed replacement fencing would in part obstruct views into the rear garden, the list entry for the host building makes no mention of views into the garden from the street, and the Conservation Area Statement says the following of the Park Village buildings: "*the buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages*". There is no specific mention of views through into rear gardens, only that gaps between buildings demonstrate the balance of building to landscape. In this instance, there are no works proposed that would disrupt this relationship between buildings and landscape; although the fence would be located in this position, it would still allow for the balance between the buildings and the landscape to be appreciated. Indeed, the detailed design of the proposed fencing with appropriate materials and traditional appearance still allows for a picturesque landscape that is in keeping with and does not harm the special interest of the listed building, nor the character and appearance of the wider Conservation Area. As such, the proposed replacement fencing is not objected to.

4.8. The proposal has been reviewed by the Council's Conservation Officer, who has confirmed that the works (as amended) would be acceptable and would preserve the character and appearance of the conservation area overall, as well as the special architectural and historic interest of the listed building. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the listed building, its setting, and its features of special architectural and historic interest, under s.16 and s.66 of the same act.

4.9. Overall, the proposal is not considered harmful to the character or appearance of the host building, street of which it is part, or the wider Regent's Park Conservation Area. The special architectural or historic interest of the listed building would also not be harmed, and the proposal is therefore in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

## **5. Amenity**

5.1. Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes, as well as impacts caused from the construction phase of development.

5.2. Given the nature of the proposals, it is considered that there would be no substantial or significant impact on the amenity of neighbouring residents. The works to the roof and the front area are minor and would not involve any substantial increase in massing such that there would be an impact on

light availability or outlook.

5.3. It is noted that, although air source heat pumps were originally included as part of this application, this element of the proposal has since been removed. As such, any potential impacts in terms of noise disturbance would no longer be considered relevant.

5.4. Overall, the works would not have any negative impacts on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the London Borough of Camden Local Plan 2017.

## **6. Conclusion**

6.1. In conclusion, the proposed works would preserve the character, setting, and the special architectural and historic interest of the listed host buildings, as well as the character and appearance of the Regent's Park Conservation Area. The works would also not significantly impact the amenity of neighbouring residents. As such, the proposal is considered to comply with the requirements of Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017.

## **7. Recommendation**

7.1. Grant conditional planning permission.

7.2. Grant conditional listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3<sup>rd</sup> February 2025, 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: 2024/4917/P  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: [sam.fitzpatrick@camden.gov.uk](mailto:sam.fitzpatrick@camden.gov.uk)  
Date: 28 January 2025

**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](http://www.camden.gov.uk)

Simon Morray-Jones Architects Ltd  
21 Milsom Street  
Bath  
BA1 1DE  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

Address:

**10 Park Village West  
London  
NW1 4AE**

# DECISION

Proposal:

Replacement of garden fence and drive surfacing. Installation of solar panels to valley roof of main house.

Drawing Nos:

Design and Access Statement (prepared by Simon Morray Jones, dated 23/01/2025);  
Heritage Statement (prepared by Spurstone Heritage, dated November 2024); EX\_100 P1;  
EX\_100.1 P1; 150 P2; 151 P2; 550 P2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

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

Design and Access Statement (prepared by Simon Morray Jones, dated 23/01/2025); EX\_100 P1; EX\_100.1 P1; 150 P2; 151 P2; 550 P2.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

Informative(s):

- 1 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).
- 2 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.
- 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 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because it is a Householder Application.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.



Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new *submission form* (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DECISION**

Application ref: 2024/4930/L  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: [sam.fitzpatrick@camden.gov.uk](mailto:sam.fitzpatrick@camden.gov.uk)  
Date: 28 January 2025

**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](http://www.camden.gov.uk)

Simon Morray-Jones Architects Ltd  
21 Milsom Street  
Bath  
BA1 1DE  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**10 Park Village West**  
**London**  
**NW1 4AE**

# DECISION

Proposal:

Replacement of garden fence and drive surfacing. Installation of solar panels to valley roof of main house.

Drawing Nos:

Design and Access Statement (prepared by Simon Morray Jones, dated 23/01/2025);  
Heritage Statement (prepared by Spurstone Heritage, dated November 2024); EX\_100 P1;  
EX\_100.1 P1; 150 P2; 151 P2; 550 P2.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Design and Access Statement (prepared by Simon Morray Jones, dated 23/01/2025); EX\_100 P1; EX\_100.1 P1; 150 P2; 151 P2; 550 P2.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the relevant part of the work, full details in respect of the solar panels shall be submitted to and approved in writing by the local planning authority. These details shall include section drawings at 1:10 demonstrating the projection from the roofslope, as well as a method statement outlining the means of attachment to the roof. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building and prevent undue harm to historic fabric, in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer