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Date: 20/02/2024
Our ref: 2023/0595/PRE
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Bureau de Change
 Unit 4
 6 Hoxton Square
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Dear Billy Mavropoulos,

FINAL PRE-APPLICATION ADVICE LETTER

Re: Lamorna, Dartmouth Park Road, London, NW5 1SU

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £4,264.69 was received on 10/02/2023. Subsequent site and virtual meetings have been held, in addition to the proposals being presented to the Design Review Panel on 15/09/2023.

1. Proposal

Proposed demolition of existing single-family dwelling and construction of a new five-storey plus basement residential building consisting of 6x self-contained residential flats (Class C3).

2. Site Description

The application site is located on the south side of Dartmouth Park Road, to the east of the junction with Highgate Road. The site current comprises a two-storey detached dwelling (Class C3) of early 20th century construction. The subject building is not listed and is not mentioned within the Dartmouth Park Conservation Area Appraisal.

3. Relevant Planning History

2007/1042/P – Erection of an extension on top of existing garage to create a habitable room to single family dwelling house (C3). **Refused 15/05/2007**

2010/4432/P – Erection of rear extension at ground floor level and conversion of garage plus associated elevational alterations to provide additional habitable accommodation to existing single dwelling house (Class C3). **Granted 11/10/2010**

4. Relevant Policies and Guidance

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

- G1 Delivery and location of growth
- H1 Maximising housing supply

- H4 Maximising the supply of affordable housing
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- A4 Noise and vibration
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC5 Waste
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

Camden Planning Guidance

- CPG Developer contributions (2019)
- CPG Amenity (2021)
- CPG Design (2021)
- CPG Basements (2021)
- CPG Energy efficiency and adaptation (2021)
- CPG Housing (2021)
- CPG Transport (2021)
- CPG Sustainability (2021)
- CPG Water and Flooding (2021)

Dartmouth Park Neighbourhood Plan (2020)

- DC2 Heritage Assets
- DC3 Requirement for good design
- H1 Meeting housing need
- H2 Affordable housing
- H3 Accessible housing
- ES3 Biodiversity
- ES4 Energy Efficiency
- TS2 Cycling improvements
- TS3 Traffic reduction

Dartmouth Park Conservation Area Appraisal and Management Strategy (2009)

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Principle of Development
- Dwelling Mix
- Affordable Housing
- Standard of Accommodation
- Design and Conservation
- Basement Considerations
- Amenity
- Sustainability
- Water and Flooding
- Transport
- Refuse and Recycling
- Planning Obligations/CIL

6. Principle of Development

The proposals comprise the creation of new residential flats replacing the existing single-family detached dwelling. It would involve the erection of a five-storey (plus basement) building providing six self-contained residential dwellings (1x one-bedroom, 4x two-bedroom, 1x three-bedroom units).

Policy G1 supports development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, and amenity. The existing building is considered an appropriate location for more housing given it is the predominant existing land use of the area. The addition of new housing is supported by Policy H1, which seeks to increase the housing supply within the borough.

7. Dwelling Mix

The Council requires development to contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes. Policy H7 of the Local Plan includes a Dwelling Size Priorities Table as set out below:

	<i>1-bedroom (or studio)</i>	<i>2-bedroom</i>	<i>3-bedroom</i>	<i>4-bedroom</i>
Social-affordable rented	Low	High	High	Medium
Intermediate affordable	High	Medium	Low	Low
Market	Low	High	High	Low

Policy H7 seeks to ensure that all housing development:

- a. contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and
- b. includes a mix of large and small homes.

The proposal includes the creation of 1x one-bedroom, 4x two-bedroom, and 1x three-bedroom self-contained flats. The one-bedroom flat is regarded as a low priority, while the two- and three-bedroom flats are regarded as a high priority. On balance, the proposed unit mix is considered acceptable, meeting the needs identified in the table above.

8. Affordable Housing

Policy H4 (maximising affordable housing) requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The policy states that where developments have a capacity for fewer than 10 additional dwellings, the Council will accept a payment in lieu of affordable housing.

Targets are based on an assessment of development capacity whereby 100 sqm GIA of housing floorspace is generally considered to create capacity for one home and a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity.

Where development has the capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. A rate of £5000 per sqm GIA is applied. On this basis the contribution for each option would be as follows:

[Additional residential floorspace (GIA) x target%] x £5000

Without a total residential floorspace figure, the affordable housing contribution cannot be provided. However, the above noted equation can be used to calculate the future payment-in-lieu amount. Note that the existing residential floorspace can be deducted from the GIA total calculation above.

9. Standard of Accommodation

Policy H6 outlines how the Council will seek to secure high quality accessible homes in all developments that include housing. We will:

- a) Encourage design of all housing to provide functional, adaptable, and accessible spaces;
- b) Expect all self-contained homes to meet the nationally described space standard;
- c) Require 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2); and
- d) Require 10% of new-build self-contained homes in each development to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).

The proposal consists of six new self-contained units, as follows:

- Unit 1: 3-bedroom, 5-person (123sqm GIA)
- Unit 2: 2-bedroom, 3-person (70sqm GIA)
- Unit 3: 2-bedroom, 4-person (74.6sqm GIA)
- Unit 4: 2-bedroom, 4-person (74.6sqm GIA)
- Unit 5: 1-bedroom, 2-person (50.4sqm GIA)
- Unit 6: 2-bedroom, 3-person (81.2sqm GIA)

Each of the six units meet the national standard minimum GIA for their respective unit types and sizes. Units 1 and 2, located at basement and ground floor levels, will be double aspect facing north and south. Units 3 and 4 are quadruple aspect, facing north and south and featuring obscure glazed windows facing east and west. Unit 5 is triple aspect, with windows facing north and obscure glazed windows facing east and west. Unit 6, located over two levels, is also quadruple aspect. Although it is considered each unit would receive sufficient daylight/sunlight throughout the year, a daylight/sunlight assessment should be submitted with any future planning application to ensure the basement unit complies with BRE guidelines.

Unit 1 at basement level features both a front and rear terrace, while each of the other units features a front (north) facing balcony. It is considered each of the six units would provide suitable residential accommodation including daylight/sunlight, outlook, GIA, internal layout, and private outdoor amenity.

10. Design and Conservation

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 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).

Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

To comply with Policy D2, extensions to properties should integrate with and enhance the host building and not be dominant or obtrusive.

Camden's Design CPG emphasises Camden's commitment to design excellence and expects development schemes to consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use and function of buildings;
- Using good quality sustainable materials;
- Creating well connected public spaces and good quality public realm;
- Opportunities for promoting health and well-being; and
- Opportunities for improving the character and quality of an area.

The existing building is of 20th century construction, which does not form any resemblance to the neighbouring buildings in terms of scale, height, bulk, or design. Its removal is not considered harmful to the character and setting of the wider Conservation Area; however, its removal will need to be justified on sustainability grounds as discussed in other sections of this document. The proposed building, which is of considerably larger height, massing, and lot coverage will need to be sensitively designed as not to harm the character and setting of the wider Conservation Area and neighbouring positive-contributing buildings.

The principle of a new building on the site is acceptable from a design point of view, pending revisions suggested below. The proposed five-storey building is considered larger in scale compared to the neighbouring Victorian villas, owing to the hard-edged fifth level which contrasts with the pitched roofs of the Victorian villas. Although in absolute terms the height of the building is similar to neighbouring buildings, the fifth level presents as a dominant element and requires further consideration with regards to massing and materiality as outlined below.

Alterations to the roof form throughout the pre-application process have reduced the sense of bulk; however, the roof level should be further reduced to create a more sensitive height and massing. Suggestions include removing the extruded portal on the front elevation to stop the massing extending forward, thus providing a balcony that is more open to the sky. This would result in a roof level form that reads as a simpler, more recessive box. Further suggested improvements at roof level include increasing the setback on the flank elevations, as there seems to be scope for slightly reduced interior floorspace. Officers appreciate there is a lift core in a central location, but either side could be set back from the edge leaving a 'chimney' at each side elevation.

The proposed facade design takes cues from existing buildings within the immediate area, including neighbouring Victorian villas. The front facade features depth and variation, with inset balconies at first to fourth floors, vertical architectural and window details, and terminating architraves at fourth floor level. The window and balcony openings play off neighbouring architectural details and window hierarchies, while adapting them in a modern interpretation. Although the final design iteration is an improvement over the other two reviewed designs, Officers suggest increasing the solidity to the balustrade and banding between the first and second floors. This would offer more privacy to the street facing bedrooms and allow for a clear distinction and hierarchy between each level, which is a noted characteristic of the neighbouring buildings. To the rear elevation the unique detailing, shaping, and window arrangement is considered to provide a good balance of richness in design and privacy to future and neighbouring occupiers. Along the side elevations, detailing should be significantly reduced or removed entirely as side elevations of simple design are a characteristic of neighbouring villas. If detailing is desired, simple brick soldier courses or brick detailing should be utilised instead.

Along the front at ground floor level, the massing is comprised of one large open inset balcony and a louvred window, separated into two distinct sections referencing the front entry and window of neighbouring Victorian villas. The brick is of a lighter colour, which also references the white rendered lower ground floors of neighbouring historic buildings. At present the ground and upper floors present as quite divorced from each other. Officers suggest that some of the shaping and detailing from the upper floors could be incorporated on the ground floor in order to tie them together in a more cohesive manner. The expression of the bike storage and ground floor front bedroom presents as quite severe/back of house with the vertical louvres. It is suggested that the canted bay continue down to the ground floor level in the same plane so that the elevation is seen as more sculptural. This could be more solid, such as in brick, with a slot window of a more domestic design.

Pending the inclusion of design suggestions outlined above, the scheme has the potential to mass appropriately within the context of the Conservation Area and neighbouring historic buildings. The modern design, taking cues from neighbouring buildings while interpreting them in a contemporary manner, reads as a legible and complementary form which when detailed correctly could have the potential to enhance the character and setting of the Conservation Area over the existing building. However, further alterations to the design and massing at roof level and design of the front and side facades should be explored to create a more acceptable and approvable scheme.

It is noted that no plant equipment has been shown on drawings and this will have to be designed sensitively and not impact the overall design. Notwithstanding this any increase in height or bulk as a consequence will be assessed accordingly in the context of the development as a whole.

A previous (second) design iteration was submitted and reviewed by the Design Review Panel (DRP) in September 2023. The comments and suggestions outlined above reflect the most recent (third) design iteration, which was submitted in response to the DRP comments. It would be highly advisable that the proposal be presented to the DRP (Chair's Review) prior to submission of a formal application, to confirm that the comments and concerns outlined in the DRP response have been suitably addressed.

11. Basement Considerations

Policy A5 states that the Council will only grant permission for basements where it is demonstrated that no harm will be caused to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

The proposal includes removal of the existing detached dwelling and excavation of a basement level encompassing the entirety of the footprint of the proposed building to provide residential floorspace for Unit 1. The excavation would also include a front lightwell for main access to the unit and a rear courtyard/garden area at the same level.

The basement would comprise a single storey, would not extend beyond the footprint of the proposed extension, and does not result in the loss of garden space or trees.

Local Plan Policy A5 on basements states:

'The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Outside of these areas, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing in terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation. Further guidance is contained in the Camden Planning Guidance on Housing.'

Further guidance on Water and Flooding are outlined in Section 14 of this report.

The principle of a basement is acceptable in this instance as it complies the criteria within Policy A5 and guidance within CPG Basements. A Basement Impact Assessment (BIA) is required to be submitted with the full application, which will be audited externally. The cost of the BIA audit shall be covered by the applicant. Please refer to Policy A5 and the Basements CPG for more detail of the BIA audit process.

12. Amenity

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise. CPG (Amenity) provides specific guidance with regards to privacy and outlook.

The proposal has been sensitively designs to mitigate amenity impacts on neighbouring residential occupiers located to the east and west of the site on Dartmouth Park Road, and those occupiers located to the south of the site on the north side of Chetwynd Road. Due to the proposed setbacks and the significant separation distance between neighbouring properties, the new units are unlikely to have direct views into the properties along Dartmouth Park Road, nor those on Chetwynd Road. Additionally, the proposed balconies are sited to the front of the property, further reducing any potential overlooking impacts into the rear of the Chetwynd Road properties. Potential privacy impacts have been raised, however, from the side facing windows shown on the proposed plans. These concerns can be easily mitigated with the utilisation of smaller window sizes the use of obscure glazing.

Given the location, scale, and height of the proposed building, as well as the degree to which it is set back from the north and south boundaries, the scheme has attempted to reduce the impact on daylight and sunlight. When conducting an approximate test, the ground floor windows on Chetwynd Road fail to pass the 25-degree test in relation to the proposed development. If this test has failed, the loss of daylight will be noticeable and further calculations will need to be undertaken. Overall, it appears that the development may not result in any harmful impacts in terms of daylight/sunlight and outlook; however, the submission of a daylight/sunlight assessment with any future application should confirm that will be no impact to neighbouring amenity. It is also considered that there would be any significant reduction in sunlight to any streets or public open spaces in the vicinity of the site.

Any future application should confirm the location of any plant (ASHP) facilities, which are shown to be located on the roof of the refuse and recycling room at first floor level. Siting of such plant facilities should be in a sensitive location and screened from public and private views. A noise impact assessment is required to be submitted along with any future application and should focus on the impact to neighbouring First House, located to the west of the site.

Overall, it is considered that the proposed development, pending the submission of a satisfactory daylight/sunlight assessment and noise impact assessment, would not have any negative impacts on the amenity of any neighbouring residential occupier with regards to loss of daylight/sunlight, sense of enclosure, or overlooking/loss of privacy.

13. Sustainability

Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) require all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. The current proposal would result in the removal of the existing single-family detached dwelling, providing an opportunity for the provision of six self-contained residential units which is welcomed.

All developments involving five or more dwellings and/or more than 500 sqm of (gross internal) floorspace will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. All new residential development will also be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy). This can be demonstrated through an energy statement or sustainability statement.

As part of the assessment of resource efficiency, all developments involving five or more dwellings and/or more than 500 sqm gross internal floor space are encouraged to assess the embodied carbon emissions associated with the development within the energy and sustainability statement. Where such an assessment has been completed, we would encourage that the results are logged on the WRAP embodied carbon database in order to contribute to the embodied carbon knowledge base.

The sustainability of residential development arising from conversions, extensions and changes of use can be assessed through the use of BREEAM domestic refurbishment. We will encourage developments of five or more dwellings or 500 sqm of residential floorspace or above resulting from conversions, extensions and changes of use to achieve an 'excellent' rating in BREEAM domestic refurbishment.

Developments must be designed to be water efficient. This can be achieved through the installation of water efficient fittings and appliances (which can help reduce energy consumption as well as water consumption) and by capturing and re-using rainwater and grey water on-site.

Policies D1 and CC2 of the Local Plan encourage sustainable urban drainage systems, green roofs and walls and high quality hard and soft landscaping. Therefore, the inclusion of a green roof on site should be explored.

Policy CC1 (Part E) of the Local Plan requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. All proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Paragraph 8.16 of the Local Plan describes how the construction process and new materials employed in developing buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retrofitting buildings should always be strongly considered before demolition is proposed. Furthermore, the Council will expect developments involving substantial demolition to divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site.

Therefore, any subsequent planning application which involves demolition of the existing dwelling to facilitate the proposed works should be accompanied by a robust Sustainability Statement including a Carbon Lifecycle Analysis. This is to demonstrate the difference in carbon emissions/savings associated with the option of retaining and refurbishing the majority of the existing building against the full demolition option currently proposed.

It is recognised that the current building, in use as a single-family dwelling, would be difficult to reconfigure and refurbish to provide additional dwellings. The Council acknowledges the balance between retention of existing buildings and providing new residential accommodation, which is a priority need identified and within the borough and discussed in this document. However, a full review of the above noted documents will be required prior to the Council providing consent for the proposed works. It is also noted that if the submitted documents do not fully demonstrate the need for the extent of demolition, the proposed plans may need to be amended and certain elements omitted.

14. Water and Flooding

The property is located in a Local Flood Risk Zone. Local Plan Policy CC2 notes that flooding and drought are key risks which require mitigation and adaptation measures in the borough. The location of development can impact the way that water flows around and underneath new and existing structures. Therefore, development proposals need to consider the risk of flooding, especially where they are located within the identified areas, which must be designed to prevent causing additional pressure on adjoining sites and the sewer system.

In accordance with the Local Plan, an assessment of flood risk is required for basement development on streets identified as being at flood risk, thus a Flood Risk Assessment should be submitted with any future application. Further guidance is available within the CPG Water and Flooding.

15. Transport

The subject site has a PTAL score of 4 which indicates that it has a good level of accessibility by public transport – 482m from Gospel Oak Overground Station, 804m from Tufnell Park Underground Station, and 965m from Kentish Town Underground Station. Local bus stops are also located close to the site at the junction of Dartmouth Park Road and Highgate Road.

In line with Policy T1 of the Local Plan, the Council expects cycle parking at developments to be provided in accordance with the standards set out in the London Plan. The London Plan requires 1 space for a 1 bed/studio, 1.5 spaces for a 2bed, and 2 spaces for all other dwellings for long stay – resulting in a total residential requirement of 9 spaces. The submitted plans show the provision of a cycle store at ground floor level accessed from the side entrance to the building. This is considered acceptable and would be secured by condition.

In accordance with Policy T2 of the Local Plan, which seeks car free development across the Borough, all six of the new residential units should be secured as on-street residents parking permit (car) free by means of the S.106 Legal Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling, and public transport.

Given the level of demolition, excavation, and construction involved with the proposals, it is necessary that the development be subject to a Construction Management Plan (CMP) and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 to be

secured by means of a S.106 Legal Agreement. This will help ensure that the proposed development is carried out without unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network. The CMP will need to be secured at application stage; thus, a draft CMP would be helpful if submitted in support of the application.

Given the proximity of the proposed basement to the footway on Dartmouth Park Road, it may be necessary to secure an Approval in Principle (AIP) assessment by means of the S.106 Legal Agreement in order to ensure that the structural integrity of the adjacent public highway is maintained throughout the construction process. The need for an AIP and the relevant assessment fee will be determined at the application stage.

Given that the proposed development could lead to damage to the adjacent footway on Dartmouth Park Road and in order to remove the crossover serving the site and reinstate the footway over, it will be necessary to secure a S.106 Highways Contribution for repaving the footway and removing the crossover. An estimate for the cost of the works will be provided at the application stage.

16. Refuse and Recycling

You are advised to design in adequate facilities for recycling and the storage and disposal of waste. Further information can be found in CPG Sustainability. Camden Local Plan Policy CC5 (Waste) and CPG (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables are provided in all developments.

The current proposal includes refuse and recycling storage accessed from a separate external bin storeroom, which is considered acceptable.

17. Planning Obligations/CIL

The following S.106 planning obligations may be required if planning permission were granted:

- Affordable Housing Contribution
- Car-free development for all six flats
- Construction Management Plan and Implementation Support Contribution £4,194
- Impact Bond £8,000
- Highways Contribution
- Approval in Principle

18. Conclusion

The Council supports the principle of additional housing on the site, subject the submission of relevant documents outlined above. Importantly, the full demolition of the existing single-family detached dwelling needs to be fully rationalised and justified prior to the Council providing full support for the scheme.

The proposed new building, pending the suggested revisions outlined above, could be considered acceptable in design and heritage terms, and offers a modern, sympathetic, and legible design within the context of the Conservation Area. It is considered that pending submission of detailed design and materiality of the building, and the supporting documents outlined within this document, the proposal as presented could be supportable.

19. Planning Application Information

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed application form
- An Ordnance Survey-based location plan at 1:1250 scale denoting the site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Demolition Plans
- Planning Statement
- Design and Access Statement
- Heritage Statement
- Noise Impact Assessment
- Sustainability and Energy Statement & Carbon Lifecycle Analysis
- Basement Impact Assessment
- Daylight/Sunlight Assessment
- Flood Risk Assessment
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document, please do not hesitate to contact Daren Zuk on **020 7974 3386**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Daren Zuk
Senior Planning Officer
Planning Solutions Team