

CNP/JG/24

8TH July 2016

Robert Lester Esq.,
Case Officer,
Camden Council,
Planning Department,
Town Hall,
Judd Street,
London WC1H 8ND

Sent by Post and e-mail

Dear Mr. Lester,

19 Fitzroy Square
Planning Application Ref.2016/2046/P and Listed Building Ref. 2016/2825/L

Further to our earlier correspondence, I am writing to formally register my objection to the above mentioned application for planning permission and listed building consent.

I am aware that you have many detailed objections to this proposal and, therefore, I will simply reiterate briefly my principal concerns.

1. The very concept of digging two storeys below lower ground floor level to ground immediately adjoining properties which are 180 years old is ridiculous. Foundations of the adjoining properties will suffer hugely from the subterranean disturbance and works.
2. The opinion expressed in 1. above is not simply based on conjecture. It is based on the facts that, as Westminster Council and Kensington and Chelsea Council have both found out, there have been so many disastrous cases where subterranean building works have caused massive, massive detrimental damage to the adjoining properties. This has resulted in both Councils specifically prohibiting all such future excavations.

To be fair, Camden itself is moving towards that policy, which, of course, I have already strongly supported by my letter of 1st April sent to your Strategic Planning and Implementation Team, a further copy of which is attached hereto.

3. No-one can argue that the existing building does not provide adequate accommodation for a single family dwelling. Yes, there may be scope for a little bit of internal refiguration, but that can all be done within the existing envelope, without in any way damaging a listed buildings structure.
4. Finally, the disturbance that will be caused to everybody who lives and works within 250 yards of the property will be immense for the two years or more that these works will need to be properly completed.

Therefore, I reiterate that I am totally opposed to this proposal and I hope your Committee will feel likewise and recommend a refusal.

Yours sincerely,



C. Neil Phoenix

Copy to: Stuart Minty Esq., Head of Planning

CNP/MK/1/F

1 April 2016

Strategic Planning and Implementation Team
Camden Council
Town Hall
Judd Street
London WC1H 8ND

By Post and Email

Dear Sirs,

I am writing in respect of the "Local Plan Submission Draft" which was placed on public consultation on 8 February 2016. My comments below specifically relate to and support "Policy A5 Basements and Lightwells".

Policy A5 is designed to control the development of basements in Camden, something which has become increasingly popular throughout central London in response to high land values. Such developments can place a considerable burden on neighbouring properties and occupiers due to extensive excavation works often in tight locations and where the management of the construction phase can be extremely challenging. Furthermore there can be structural damage as a result changes to ground and water conditions which are unforeseen at the planning application stage when the impacts of such matters are considered. There are also situations where the extension of buildings in this manner can have a harmful impact on heritage assets, such as listed buildings, which there is a statutory duty to protect.

I therefore strongly support the proposals by Camden to place home owners and developers under a high degree of scrutiny for basement developments through the introduction of **Policy A5**. I further support the specific exclusion of excavation beneath listed buildings, pavement vaults and gardens as any structural damage to such properties could result in substantial and irreversible adverse impacts to heritage assets.

I trust that you will treat these comments as duly made representations in respect of the "Local Plan Submission Draft" and would look forward to receiving confirmation of this from you in due course.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

C Neil Phoenix

Mr R Lester
Camden Council
Planning
5 Pancras Square
London N1C 4AG
5 July 2016

Dear Mr Lester

19 Fitzroy Square

I have submitted the following objections online – and am sending you a hard copy duplicate in case there was any problem with the online process.

Planning Application Ref: 2016/2046/P

I object to **Planning Application Ref: 2016/2046/P** (I am also objecting separately to **Listed Building Ref: 2016/2825/L** though I think there may be overlap on some issues; a few points have been repeated). I am particularly concerned about the proposal to construct an extremely deep basement, extending two storeys beneath the existing basement/lower ground floor level and to lower the ground floor. The proposal would cause significant harm to my property, the local area, and to the listed building. It would be clearly not be approved if the Draft Local Plan is accepted. My flat is adjacent to the proposed development.

19 Fitzroy Square is a Grade II* listed building forming part of a terrace within the conservation area. Under the present proposals the applicant proposes to undertake very extensive demolition and excavation work to create a very substantial basement containing a swimming pool and various other facilities. I would note at the outset that it is clearly not the case that such development is required to make the residential conversion viable. I believe there is huge demand for houses such as this, without any increase in floor space, let alone the need to create a swimming pool deep beneath ground level. This is relevant to the impact on heritage assets since there is absolutely no public benefit derived from these proposals, and accordingly no justification for the harm that would be caused to the listed building and conservation area. The accommodation provided by the house without the proposed basement pool would be more than adequate to meet the needs of a single dwelling/family home. If this were a preliminary step to dividing the building into two residences or converting to flats, I think that would also have a negative impact on the area.

The excavation works will take place immediately adjacent to the wall of my flat. I have reviewed the Basement Impact Assessment and it provides no confidence that the works will not cause damage to my home. I am told by my neighbour at 18 Fitzroy Sq that the initial boreholes carried out by the developer caused damage to her property. I understand that the Council will carry out an assessment of the impacts of the proposal with the assistance of experts. I request that I am provided with a copy of that assessment in due course and afforded an opportunity, if necessary, to obtain my own expert advice from a structural engineer before the matter is determined.

Even where appropriate surveys and risk assessments are carried out, that does not rule out the possibility of something unforeseen occurring – either with digging the basement itself or an accident with constructions equipment operating in a very limited space. If something were to go wrong, that could have an extremely serious impact on my property. At best it would involve potentially significant repairs to my property and insurance claims, at worst legal action.

I am aware of comments made in Camden's consultation on basement developments – where damage to property resulted in lengthy, costly legal action – and no doubt years of stress and uncertainty. I hope the Council will bear in mind the very many negative aspects to this type of development on neighbouring properties. Although I do not have the expertise to assess many of the other risks, I am aware that similar types of development have caused very significant problems in relation to drainage and the water table.

I've lived in my flat for more than 10 years and in the area for nearly 30 years and have no intention of moving. However, if my circumstances changed, I might be forced to sell my flat – the length of the project and the many other negative impacts would undoubtedly have a significant impact on the value of my property.

I am also very concerned about noise/odours which would be associated with ventilation and other equipment necessary for a swimming pool. This would be a permanent problem. I have a terrace which is next to the 2 storey portion of 19 Fitzroy Sq and my kitchen window overlooks the roof.

I was encouraged to see that the Draft Local Plan would not permit this type of basement extension. However, as the adoption of the Plan remains uncertain, if this application were granted, is there not the potential for making it easier for similar applications to be approved (if the Draft Plan were not adopted in its current form)? That could have additional implications for the neighbourhood if similar projects were to follow, including in relation to drainage and the water table and nuisance from construction projects for an indefinite period.

I also object to the additional proposed entrance. I'm told that was previously given planning permission. I was not aware of the previous planning application; I would have objected had I known. I cannot see that this is needed – unless it is a preliminary step to dividing the property into 2 houses or conversion to flats – both of which I would object to.

Impact during construction

As the Council has noted in preparing its Local Plan, there is considerable and well-placed concern about the construction impacts of basement excavations. Those concerns are particularly acute here where the works require the substantial demolition of the rear of the building, are being carried out in a listed building in the heart of a conservation area, and where the house forms part of a listed terrace. Large construction equipment would be working in a very confined space, increasing the risk of accidents as well as causing huge disruption on the street. The proposals include a wholly exceptional level of excavation – to a level three storeys below street level – which will necessitate a construction process unlike anything normally seen in a this type of residential street. I think realistic consideration should be given to the length of time this project is likely to take, taking into account the very common overrun on complex projects of this type.

The noise and disturbance caused by construction will be significant. When the survey was done in January on No 19, where very small holes were drilled, it was incredibly noisy. I was on leave and would have liked to have spent the day at home but it was impossible to be in the flat. They finished later than anticipated (beyond permitted construction hours) as they had great difficulty moving their equipment given the confines of the site. That work was entirely trivial in comparison to what would be required to dig out the additional basements. It is difficult to imagine having to endure what would undoubtedly be an unprecedented level of noise over a period of many months, possibly years.

I have not seen a noise impact assessment but would like to see one if available.

I am aware that there are noise restrictions on construction sites. However, the noise will be exceptionally loud and include periods of constant ground borne noise and potentially vibration. It is also not possible to enforce the restrictions on noise when it is out of hours. Last summer there were

many projects in and around Fitzroy Sq – out of the entire summer there were only a few week-ends where builders were not working outside of the permitted hours at week-ends – and I could not even stay in my flat Saturday afternoon or Sunday. There were also many occasions when work was carried on week-day evenings, well beyond permitted hours. I made many complaints during that period but it takes time for action to be taken and in the interim the noise continues. It also became extremely frustrating, having made complaints about one project to find that once that had stopped, another project began working out of hours.

Even if the regulated hours of construction are respected, that would mean every Saturday morning and any time I am on leave, I would be, essentially driven out of my flat.

There will also be a considerable visual impact on the listed building and the conservation area as whole during the construction works. Substantial hoardings will be required for many months. Whilst such impacts are temporary, it still detracts from enjoyment of the area/my property. As above, given the number and scale of constructions projects in the area, and the extent of this project in particular, it is difficult to view this as temporary disruption.

Moving such a huge amount of earth would also create a level of dirt totally unlike an average construction project from which it would be impossible to protect my flat and terrace.

Listed Building Ref: 2016/2825/L

Listed building Application

I object to **Listed Building Application Ref: 2016/2825/L** (I am also objecting separately to **Planning Application Ref: 2016/2046/P**; though I think there some overlapping issues; a few points have been repeated.) I am particularly concerned about the proposal to construct an extremely deep basement, extending two storeys beneath the existing basement/lower ground floor level and to lower the ground floor. The proposal would cause significant harm to the local area, and to the listed building. It would be flatly contrary to the development plan.

19 Fitzroy Square is a Grade II* listed building forming part of a terrace within the conservation area. For some years it was in use as offices.

Under the present proposals the applicant proposes to undertake very extensive demolition and excavation work to create a very substantial basement containing a swimming pool and various other facilities. I would note at the outset that it is clearly not the case that such development is required to make the residential conversion viable. As far as I'm aware, there is huge demand for houses such as this, without any increase in floor space, let alone the need to create a swimming pool deep beneath ground level. This is relevant to the impact on heritage assets since there is absolutely no public benefit derived from these proposals, and accordingly no justification for the harm that would be caused to the listed building and conservation area. It goes without saying that the accommodation provided by the house without the proposed basement pool would be more than adequate to meet the needs of a single dwelling/family home. I think the heritage impact would also be negative if this were a preliminary step to dividing the building into two residences or converting to flats.

The applicant seems to pay little attention to the harm to the listed building which would be caused by these proposals. It goes without saying that subterranean swimming pools form no part of the historic floor plan of this Grade II* listed building. The proposals necessitate considerable harm to the historic fabric. As the Council notes in its draft Plan (6.137):

“The addition of a floor level beneath the original lowest floor level of a listed building (basement, cellar, or vault) may affect the hierarchy and historic integrity of the floor levels within the building. The development of a basement beneath a listed building can also necessitate the removal of significant parts of the original structure and fabric of the building.”

I am also concerned that the proposal to lower the floor, as well as add the basements, poses a risk not only to the heritage character of the building but also a risk of damaging the building itself. As I've indicated in relation to the risk to my own property, though risk assessments may be undertaken, there is no guarantee that the fabric of 19 Fitzroy Sq won't be damaged. I cannot see that the risk can be justified. All the more so given that the proposed changes actually have a negative impact on the heritage aspects.

The application indicates that the 2 storey portion of the building is a later extension. However, it is not a modern extension and is therefore part of the history of the building. The idea that it could simply be knocked down or dramatically altered is alarming.

The Heritage Statement submitted with the application fails to reach a clear conclusion on whether there would be harm to the listed building, but in recognising that the proposal needs to be considered under paragraph 134 of the NPPF there is acceptance that the proposal causes "less than substantial harm" to the heritage asset. It claims, unrealistically, that the proposal "re-establishes the original use as the viable use for this building thereby as acknowledged in the NPPF providing a public benefit". As explained above, this is entirely misconceived.

The building already has planning permission for the reinstatement of the original use. There is no suggestion that it would not be viable to carry out that conversion – indeed it is obvious that such conversion would be viable. In those circumstances there is no public benefit whatsoever flowing from this proposed development. The position adopted in the Heritage Statement should be rejected, and planning permission refused because there are no public benefits to be weighed against the obvious harm to the fabric and historic interest of the building, together with the wider impacts on neighbouring listed buildings and the conservation area.

The internal character and structure of the building should be maintained to a reasonable degree. Whilst it is very important to retain the external appearance, it would be very unfortunate for this to end up being a mere façade with what is really a 21st century interior.

I also object to the additional proposed entrance – it will look out of place and ruin the proportions of that part of the building. I'm told that was previously given planning permission. I was not aware of the previous planning application; I would have objected had I known. I did not receive written notification and was told by the Council that I should have done (I left messages with S. Carr, who I was told was the planning officer but did not hear anything further). I cannot see that a separate entrance is needed – unless it is a preliminary step to dividing the property into 2 properties or conversion to flats – both of which I think would have a negative impact on the heritage character of the property and to which I would object.

Thank you for your consideration.


Yours faithfully



Lee Dianda

12 Conway St, Flat 2

London W1T 6BE



3039/08-1607DS01ldl

07 July 2016

By Email and Post (Robert.lester@camden.gov.uk)

metropolis 

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Dear Mr Lester


**19 FITZROY SQUARE
PLANNING APPLICATION REF: 2016/2046/P &
LISTED BUILDING REF: 2016/2825/L**

On behalf of our client, the owners and occupiers of neighbouring properties, including the owners of the adjoining No. 18 Fitzroy Square, Metropolis Planning and Design have been instructed to outline their concerns regarding the impact of the proposed development at 19 Fitzroy Square.

Comments on the above proposals currently pending consideration are set out in the attached document.

We would be grateful if you could confirm receipt.

Yours sincerely
Metropolis Planning and Design

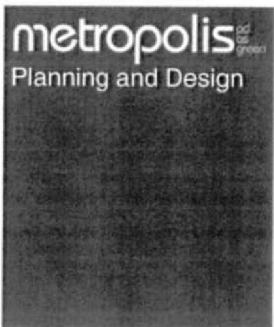

David Symonds
Associate

Encl

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Paul O'Neil (Masters) (MRPI)
Miranda Pennington (BA)



Representations

Planning Application Ref: 2016/2046/P &
Listed Building Ref: 2016/2825/L

19 Fitzroy Square

Camden, London

On behalf of neighbouring owners and occupiers

08/06/16
Job Ref:3039



Executive Summary

- These representations have been prepared on behalf of the owners and occupiers of neighbouring properties, including the owners of the adjoining No. 18 Fitzroy Square.
- A review of the application material suggests the design of the proposals represent an unsympathetic approach to neighbouring amenities, which is a consequence of the substantial basement accommodation (and the associated demolition works) proposed by the scheme.
- The proposals raise a number planning issues that conflict with Camden's Development Plan, as follows:-
 - The development, by reason of the excessive depth and scale of the basement extension, would not accord with the objectives and guidance set by Camden's Development Plan Policy, nor the requirements of the emerging Local Plan, to which significant weight can be given.
 - The development would be detrimental to the special architectural and historic significance of the grade II* listed building, and would neither preserve nor enhance the character and appearance of the Fitzroy Conservation Area.
 - The applicant has failed to demonstrate that the development would maintain the structural stability of the host building, and also that of other sensitive listed buildings that are directly adjacent.
 - The development would cause significant harm to the amenities of the area by reason of excessive noise and disturbance, and would give rise to a host of unacceptable construction impacts, including potential conflicts with other road users.
- For all of the above reasons, local residents strongly object to this planning application and associated application for listed building consent and request that the proposals are refused.

3.0 Extent of Proposed Basement

- 3.1 Upon review of the application documentation, we consider that the extent of the proposed basement and its depth is contrary to Camden's policy guidance.
- 3.2 The supporting text of Development Policy DP27 seeks to provide guidance on the Council's approach to developments which provide basements and lightwells within Camden.
- 3.3 At paragraph 27.10, the supporting text provides that *'a basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground'*. The Council's preferred approach is echoed at paragraph 2.6 of Camden Planning Guidance (CPG) 4.
- 3.4 The Council is acutely aware of the considerable and well-placed concerns regarding the impact of basement development within the Borough, as these considerations formed a key topic in the preparation of the emerging Local Plan.
- 3.5 We note the significant volume of representations received in respect of basement development during the consultation stages, from a large number of community groups, organisations, individuals, residents, and local Councillors, wanting to see a stricter control over such development including limits on depth and extent.
- 3.6 As a result the Council subsequently reviewed its policy on basement development and set out a new approach within emerging Local Plan Policy A5 (Basements).
- 3.7 NPPF paragraph 216 states that weight can be given to an emerging policy from the date of publication according to:
- a. The stage of preparation. The plan has been submitted for examination so is therefore at an advanced stage;
 - b. The extent to which there are unresolved objections. Particular weight can be given to this policy due to the absence of objections to it (aside from

4.0 Harmful Impact on Structural Stability of Neighbouring Properties

- 4.1 Policy DP27 makes it clear under criterion (a) that in determining proposals for basement development, the Council will only permit proposals where there would be no impact upon the structural stability of the building and any neighbouring properties.
- 4.2 Paragraph 2.58 of CPG 4 is also of relevance which notes that the Council *'will need to be satisfied that effective measures will be taken during demolition and construction works to ensure that damage is not caused to the listed building and any buildings it directly adjoins'*.
- 4.3 The guidance continues that *'poor demolition and construction methods can put its neighbours at risk and so can have considerable effects on the character and appearance of heritage buildings and conservation areas'*.
- 4.4 Based on the information contained within the supporting documentation, it is not possible to make a comprehensive and critical assessment about whether the proposed excavation can be undertaken without posing an unacceptable risk to the structure and fabric of the historic terrace or the stability of surrounding properties.
- 4.5 The Basement Impact Assessment (BIA), as prepared by RWA, does not provide sufficient detail on the proposed construction methods and structural implications for the proposed development.
- 4.6 Furthermore, the additional BIA as prepared by Jomas only makes passing reference to general best practice measures but offers no detail on the specifics for this sensitive heritage property. The same holds true for the supporting Design and Access Statement.
- 4.7 This lack of information is of significant concern to our client, and other local residents, given the heightened sensitivity of the building and the significance of the building work that has been proposed.

- 5.2 Criterion (d) of Policy DP27 provides that the demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements.
- 5.3 The guidance continues to note that the Council will seek to minimise the disruption caused by basement development and may require Construction Management Plans to be submitted with applications.
- 5.4 A Construction Management Plan (CMP) has been submitted in support of the application, however we note that the document is simply a reproduction of the Council's pro forma template and provides little detail to enable the proper and full assessment of the proposals. In a number of circumstances, the commentary against many of the critical topic areas merely notes that the detail is *'to be confirmed later'*.
- 5.5 It is acknowledged that such a CMP may be intended to be a *'live document'*, whereby different stages are to be completed as the development is progressed. We consider however that this sort of approach is wholly inadequate for the current planning and listed building submissions given the complexity of the site, and the sensitivity which should be afforded to the protection of the heritage assets.
- 5.6 Given the relationship between the application property and its adjoining neighbours, it is imperative to understand the severity of the impact from the proposed construction works.
- 5.7 In particular, our clients need to be able to assess the anticipated predictions for noise and vibration levels throughout the proposed works. As noted earlier, the preliminary trial pit and bore hole investigations have already produced an unacceptable physical manifestation within our Client's property, and these technical elements warrant detailed consideration prior to any determination.
- 5.8 The potential for noise disturbance is also an issue, on account of the plant equipment that would be required to service the swimming pool, and the sizeable plant room noted at basement level, with additional plant provided within the lightwell at lower ground floor and within the front vault area.

6.5 As noted in the above sections, there is significant concern that the proposed demolition of the rear annex to the application site, and excavation of basement accommodation, would have a detrimental impact upon the structural integrity and fabric of the adjacent listed building.

6.6 Furthermore, we would like to draw particular reference to the guidance contained at paragraph 134 of the NPPF, which provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposed use. There are in this instance no public benefits arising from the proposed development.

6.7 The Heritage Statement submitted in support of the application draws a conclusion that the proposals have taken account of the relevant NPPF balancing exercise and places weight on the re-establishment of a residential use.

6.8 This assessment therefore is reliant upon the proposed change of use to justify the creation of the swimming pool, gym and associated plant room. However, the previous planning permission for the property already enabled the building to return a residential use, and the introduction of the proposed additional basement accommodation is clearly not within the realm of public benefit anticipated in the NPPF. It is not suggested, for instance, that the building could not viably be converted into a single dwelling without the basement excavation. There are therefore no public benefits flowing from this development, and no justification for the harm to the heritage assets. The proposal is therefore contrary to the development plan and national policy.

6.9 We also understand that Historic England may not previously have had the benefit of an internal inspection of the property to inform their views on the impact of the wider proposals. We suggest that it may be appropriate for this to be carried out as part of their consultation review.

7.0 Consultation Period

7.1 We understand from our client that a number of local residents may be away at present, and therefore may not be afforded sufficient time in which to review the


- The development, would be detrimental to the amenities of the area generally, contrary to Core Strategy policies CS5 (Managing the impact of growth and development), Development Policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration), together with the guidance contained within CPG 4, and emerging Local Plan Policy A5 (basements).
- The development, by reason of its excessive depth, footprint, scale and impact, would be detrimental to the special architectural and historic significance of the grade II* listed building, and neither preserve nor enhance the character and appearance of the Fitzroy Conservation Area. Thus, it would be contrary to Core Strategy policy CS14 (Promoting high quality places and conserving our heritage), Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage), and the requirements of the NPPF.
- The development, would be likely to give rise to conflict with other road users, and be detrimental to the amenities of the area generally, contrary to Core Strategy policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and Development Policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network); DP26 (Managing the impact of development on occupiers and neighbours).

8.3 For all of these reasons, we contend that the proposals fail to pass the Section 38 test of the Act and as such the Council are respectfully requested to refuse to grant planning permission and listed building consent accordingly.

8.4 We would be happy to discuss any of these matters with the Council as the application is progressed, and request that Officers arrange to visit our client's property.

8.5 We look forward to your formal acknowledgement of these representations and request that the Council contact us before any formal decision is taken on the application.

**14 Conway Street,
London
W1T 6BE**



9th July 2016

Robert Lester Esq.,
Case Officer,
Camden Council,
Planning Department,
Town Hall,
Judd Street,
London WC1H 8ND

Dear Mr Lester,

**19 Fitzroy Square
Planning Application Ref.2016/2046/P
and Listed Building Ref.2016/2825/L**

I am writing to formally object to the above application for planning permission and listed building consent. My objection is based on three arguments; a practicality issue, a possible misalignment with planning policy thinking, and lastly, from a personal stance as owner of two adjoining properties, Flat 3, 12 Conway Street and number 14 Conway Street.

The practicality issue is, in my view, the most important. How can one dig two levels below a nearly two hundred year old building without negatively impacting on its structure. Empirical evidence confirms that the effects on adjoining properties are detrimental, even disastrous. Many such owners may also seek significant compensation.

My second reason is based on a lack of sympathy with policy thinking. I understand that other Boroughs have vetoed all basement projects, and that Camden itself, is mindful of their harm. So if this is your future policy, perhaps this case should be judged on that.

My personal views are purely because I would like to protect my properties. I have owned Flat 3, 12 Conway Street for circa seventeen years. Please note this property is immediately next door to 19 Fitzroy Square and adjoins at ground, and lower ground, floor level. In March of this year, my husband and I, purchased number 14 Conway Street. Both properties, we consider at this moment in time, lifetime holdings, to be passed on to our children and so on. The high price we paid for number 14, and were willing to do so, was largely attributable to its Grade II listing, its fine Georgian architecture and its

beautiful internal detailing. We would not want to jeopardise this.

In conclusion, although I live next door, my objection is not because I do not want it in my back yard so to speak, nor that I wish to prevent other people/neighbours fulfilling their reasonable wishes, nor because I am intolerant of reasonable disruption; but essentially because I would like the structure, heritage and integrity of Fitzroy Square, and its environs, preserved. This project, is undoubtedly a violation of that. A subterranean development of this scale is totally inappropriate, would be massively detrimental to all nearby buildings, and, I fear, would set a scary precedent that would be sought to be replicated throughout your Borough.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.

Mrs Tamzin Eyre

A solid black rectangular redaction box covering the contact information.