

**Pre-application report****Agent name and address:**

Katie Hale  
Savills  
33 Margaret Street  
London  
W1G 0JD

**Site address:**

51-52 Tottenham Court Road  
London  
W1T 2EQ

**Meeting date:**

05/02/2015

**Case Ref:**

2014/7940/PRE

**Proposal:**

Demolition of existing rear extensions at Nos. 51 and 52 and roof of No. 51. Erection of rear extension from basement to third floor level to No.51 and use as retail accommodation at ground and basement level, use of part ground, part first, part second and part third floor for residential (Class C3) purposes as 3 x 2 bed flats and use of part first, second and third floor level as offices (Class B1). Erection of rear extension from basement to third floor level at No. 52 to provide office (Class B1) accommodation. Erection of mansard extension to Nos. 51 and 52 to provide 2 x 2 bed flats at new fourth floor level. Associated external alterations including installation of new shopfront for retail unit at 51-52 and creation of roof terraces at front and rear fourth floor level.

**Lead officer for Camden:**

Sally Shepherd, Planning Officer, Planning Solutions Team  
Catherine Bond, Principal Planning Officer, Conservation and Heritage

**Applicants/Agents:**

Katie Hale, Savills  
Squires and Partners

**Site description:**

The site comprises both 51 and 52 Tottenham Court Road which are two separate mixed-use self-contained buildings situated on the western side of Tottenham Court Road. The site is located to the north of the junction of Tottenham Court Road and Windmill Street and to the south of Goodge Street station.

No. 51 is four bays wide, three storeys in height and is topped by a mansard roof and is the earlier of the two buildings and appears to date from the Georgian period and is therefore one of the earlier buildings in the conservation area. There is a vehicular access through the building to a small courtyard to the rear. The ground and basement is in retail use (A1) with the upper floors in residential use as 4 x 2 bedroom flats.

No. 52 is two bays wide and four storeys in height and dates from later on in the nineteenth century. The ground floor and basement was last used for has a retail (A1) purposes, although it has been vacant since 2012. The first to third floors are in use as offices (Class B1).

The site lies within the Charlotte Street conservation area and both buildings are identified as making a positive contribution to the character and appearance of the conservation area. They are located within the Central London Area and the ground floor retail units are designated as primary frontages.

## Planning history

**2011/2286/P** – Planning permission refused on 17/10/2011 and dismissed at appeal on 15/12/2011 for the erection of roof extension to 4th floor and alterations to front elevation in connection with provision of additional 2-bed self-contained flat (Class C3).

Reasons for refusal (summarised):

- The proposed development, by reason of unsympathetic alterations which fail to respect the proportions, hierarchy, height and massing characteristic of the historic streetscape, would detract from the character and appearance of the building and the wider consideration area, contrary to CS14, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.
- Absence of a section 106 legal agreement for car free housing and a construction management plan.

Reasons for appeal dismissal:

- Inspector agreed that a s106 would be required to overcome reasons for refusal relating to the s106.
- The proposal would substantially alter the form of the original building and its relationship with those either side
- The proposal would adversely affect the character and appearance of the building and would fail to preserve or enhance the character or appearance of the Charlotte Street Conservation Area contrary policies CS14, DP24 and DP25.

**2009/5669/P and 2009/5947/C** – Planning permission and conservation area consent refused on 24/08/2010 and dismissed at appeal for erection of six storey building and excavation of basement to create retail space (Use Class A1) at ground and basement levels, and 3 x 2 bedroom flats, 2 studio flats (Use Class A3) and 20 bedrooms for student accommodation with shared facilities (Sui Generis) on the floors above, following demolition of the existing buildings.

The reasons for refusal are summarized below:

- Demolition of a positive contributor would have a detrimental impact on the character and appearance of the Charlotte Street conservation area
- Scale, height, bulk, materials and design of the replacement building would cause significant harm to the character and appearance of the conservation area
- Unacceptable size of proposed flats
- No on site cycle storage
- Lack of information on air quality
- Absence of s106 legal agreement for the following:
  - secure the new units as car free
  - secure local work force
  - compliance with BREEAM
  - financial contributions to highways, public space,
  - construction management plan,
  - restrict accommodation to students of an agreed name HEFCE-funded institution
  - restrict use of student accommodation as permanent C3

## Planning policy

**National Planning Policy Framework 2012**  
**London Plan 2011**

**LDF Core Strategy and Development Policies**

**Core strategy:**

**CS1** (Distribution and growth)

**CS3** (Other highly accessible areas)

**CS6** (Providing quality homes)

**CS7** (Promoting Camden's centres and shops)

**CS9** (Achieving a successful Central London)

- CS11** (Promoting sustainable and efficient travel)
- CS13** (Tackling climate change through promoting higher environmental standards)
- CS14** (Promoting high quality places and conserving our heritage)
- CS15** (Protecting and improving our parks and open spaces & encouraging biodiversity)
- CS18** (Dealing with waste and encouraging recycling)

**Development Policies:**

- DP1** (Mixed use development)
- DP5** (Homes of different sizes)
- DP6** (Lifetime homes and wheelchair homes)
- DP12** (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)
- DP13** (Employment sites and premises)
- DP15** (Community and leisure uses)
- DP16** (The transport implications of development)
- DP17** (Walking, cycling and public transport)
- DP18** (Parking standards and limiting the availability of parking)
- DP19** (Managing the impact of parking)
- DP21** (Development connecting to the highway network)
- DP22** (Promoting sustainable design and construction)
- DP24** (Securing high quality design)
- DP25** (Conserving Camden's heritage)
- DP26** (Managing the impact of development on occupiers and neighbours)
- DP27** (Basements and lightwells)
- DP28** (Noise and vibration)
- DP29** (Improving access)

**Camden's Planning Guidance 2011/2013**

- CPG1** (Design)
- CPG2** (Housing)
- CPG3** (Sustainability)
- CPG4** (Basements and lightwells)
- CPG5** (Town Centres, Retail and Employment)
- CPG6** (Amenity)
- CPG7** (Transport)
- CPG8** (Planning obligations)

**Charlotte Street Conservation Area Appraisal and Management Plan 2008**

**Fitzrovia Area Action Plan 2014**

**Assessment**

**1. Proposal**

- 1.1 Permission is sought to provide an uplift of 460sqm of office space, 119sqm of residential (1 unit) and 8sqm of retail space by conversions and extensions including:
- Demolition of the existing mansard roof extension on no. 51 and addition of a new third floor level with a mansard roof extension to 51 and 52.
  - Demolition of existing rear extensions and erection of a four storey (plus basement) rear extension across both nos. 51 and 52
  - Amalgamation of two existing retail units at ground and basement level into one unit and installation of a new shopfront

**2. Main planning considerations**

- 2.1 The principle planning considerations are:

- Land use
- Mixed use development
- Design
- Standard of accommodation
- Transport
- Amenity
- Sustainability
- Financial contributions

### **3. Land use**

3.1 The proposal seeks to retain the existing retail (class A1) use and increase the floorspace by 2sqm. The two existing retail units on the ground floor would be amalgamated to make one larger unit (314sqm), including ancillary storage in the basement. The amalgamation of the two shop units is considered to be acceptable and no issues are raised regarding the minor increase in retail floorspace.

3.2 The proposed scheme would retain the existing office (class B1) accommodation at first to third floor level of No. 52. The existing duplex flat at rear first and second floor level would be converted in office space and the proposed rear extensions would provide additional 460m<sup>2</sup> additional B1 floorspace (649m<sup>2</sup> in total). Policy 13.6 of the LDF Development Policies states that 'where premises or sites are suitable for continued business use, the Council will consider redevelopment schemes which maintain the employment floorspace and provide other priority uses, such as housing'.

3.3 The proposed scheme would retain and refurbish three of the four flats in No. 51 and provide 2 x 2 bed flats in the new fourth floor extension to No. 51 and 52. The scheme would provide one additional residential unit (119m<sup>2</sup>). Two bed units are a high priority within the borough therefore the proposed unit mix would be appropriate.

3.4 Regarding the introduction of residential uses on the site, housing is regarded as the priority land-use of the LDF, as outlined by policies CS6 and DP2. In light of policies CS6, DP13 and DP2, the principle of providing office and residential floorspace in this location would be welcomed.

### **4. Mixed use development**

4.1 Policy DP1 seeks to provide a mix of uses within developments in order to facilitate sustainable development and reduce the need to travel between homes, services and jobs. In a central London location such as this, developments that increase the total gross floorspace by more than 200sqm will be expected to provide up to 50% of the additional floorspace as housing. This policy also states that the Council's priority for secondary use is permanent housing within the C3 use class. The policy allows scope for developments of less than 1000sqm to make provision off-site, or in exceptional circumstances make a payment in lieu of providing housing.

4.2 As the proposals involve an increase of commercial floorspace in a Central London location in excess of 200sqm, Policy DP1 is applicable. In line with the requirements of the policy, the Council would seek up to 50% of the increase in floorspace for residential use. The proposal would result in an uplift of 468sqm of commercial floorspace and so 234sqm of residential floorspace would be expected on site.

4.3 The proposal incorporates 119sqm of new residential floorspace which is below the required amount. The applicant has acknowledged this and has provided the following reasons as to why the required amount of housing floorspace has not been proposed:

- Introducing further residential floorspace at 1<sup>st</sup> - 3<sup>rd</sup> floor levels would create unsatisfactory dwellings as they would be adjacent to offices and would reduce the usable office floor plates which the proposals are trying to introduce
- The proposals seek to provide a mixed use development which improves the existing offices whilst introducing additional residential floorspace. By altering the mix further, the

improvements to the commercial floorspace and its usability would be watered down.

4.4 Policy DP1 identifies a number of factors which form part of the consideration as to whether a mix of uses should be sought on site or elsewhere in the area. The justification provided is not considered to be sufficient to allow for a reduction in the required residential floorspace. The site is considered to be appropriate for the required 122sqm of housing and the scheme would need to be policy compliant.

4.5 If it is not possible to achieve the required on-site contribution, an off-site solution would be required. A statement which provides justification as to why it is not possible to meet the required on-site floorspace would be required which relates to the factors discussed in paragraphs 1.19-1.24 of DP1. If office floorspace is for a specific end user then the Council may accept an off-site solution as described in para 1.16. If this off-site solution is not achievable, then a financial contribution towards housing may be acceptable, although this is normally only the case in exceptional circumstances.

## 5. Design

5.1 The proposal seeks to demolish the existing rear extensions to both nos. 51 and 52 and erect a four storey (plus basement) rear extension which would be full width across both nos. 51 and 52. The existing mansard roof extension at no. 51 will be removed and a new third floor would be erected with a mansard roof extension above. A new L-shaped roof extension would also be added above no. 52 which would be set back on the front and rear elevations to allow for roof terraces to the front and rear.

5.2 The site lies within the Charlotte Street Conservation Area and is identified as making a positive contribution in the conservation area appraisal and management plan along with the other buildings in the block (nos. 47-54). This stretch of Tottenham Court Road (46-54) is characterised by three or four storey properties situated on narrow plot widths with only a subtle variation in height between buildings. This reflects the gradual evolution of the street and exhibits buildings from the 18<sup>th</sup> century through to the 1930s. At the same time a degree of harmony is introduced by the overall roofline in this stretch of the street.

### *Roof extensions*

5.3 No.51 features in John Tallis's London Street Views (1838-1840), where it can be identified in an illustration as a three storey plus mansard double fronted building with an access way on the ground floor on the left hand side. It is evident therefore that the façade, scale and form of the building are largely unaltered since this time and perhaps since the building was constructed.

5.4 In 2012, permission was refused and dismissed at appeal (see planning history) for the erection of a roof extension comprising the demolition of the existing mansard and the addition of a new third floor with a mansard above at no. 51. The Inspector noted that the height and in particular the relationship to the neighbouring buildings in the block was a key element of the character of the building and the block as a whole. The Inspector went onto to state:

*'In adding an additional full storey, the proposal would increase the height of the appeal property above that of the buildings either side. Despite the use of matching details and materials, and the appellant's willingness to restore the brickwork on the front elevation, the proposal would substantially alter the form of the original building and its relationship with those either side.'*

5.5 The proposal seeks to add an additional storey to no. 52 and raise the parapet of no. 51 to a similar height as it was in the previous refusal. The proposed mansard roof extension would terminate at a similar height as the previously refused scheme. As was the case in the previous proposal, the addition of a sheer third floor to no. 51 with a mansard above would substantially alter the form and proportions of the original building and remove all trace of the role this building plays in the pattern of the historic streetscape. It would also substantially alter the relationship it has with no. 49 which stands out within the row as a higher, more modern, Art-Deco style building, with a more monumental

character.

5.6 The proposed roof extension at no. 52 is not considered to address the concerns raised by the Inspector regarding No.51. It would result in a property which is significantly higher than the neighbouring building (no. 53), increasing the bulk and scale of this row of buildings. This is considered to have an overbearing and dominant affect, particularly as a strong parapet line exists across nos. 52-54. The proposed roof extension to Nos. 51 and 52 would be contrary to the guidance set out in CPG 1 which states that 'roof extensions are likely to be unacceptable where the scale and proportions of the building would be overwhelmed by an additional extension'.

5.7 Whilst it is acknowledged that there are taller buildings within the row, namely nos. 46 and 49, these properties do not set a precedent for building heights within this block of buildings. Furthermore the Art-Deco building at no 49 which has a more vertical and monumental appearance, does not act as a precedent for further taller buildings. Similarly, the grade II listed corner building at the southern end of the row, the Rising Sun Public House, is a landmark building with a strong architectural treatment. Its height, bulk, form and scale of which could not be copied in any way in the mid-point of this stretch of the street.

#### *Rear extension*

5.8 To the rear, both nos. 51 and 52 have been extended in the past at basement, ground and first floor levels. There are no planning records for either of the extensions to the rear and they are not considered to be of any architectural merit and their demolition would not be resisted.

5.9 Camden Planning Guidance 1 (Design) provides guidance on the acceptability of rear extensions. It states that generally, rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space

5.10 In general, extensions which are higher than one full storey below roof eaves/parapet level will be strongly discouraged. The proposed rear extension would extend out to the full footprint of both properties up to the rear boundary and would have a basement underneath the entire footprint. The extension would be four storeys in height. The third and fourth floor levels would step back on the rear elevation and on the front elevation at fourth floor. The top floor extension would be L-shaped, across both nos. 51 and 52 to allow for roof terrace in the centre to serve one of the new flats.

5.11 The proposed extensions are not considered to be a subordinate addition to the host properties and would alter the historic pattern and established townscape of the block which can currently be read from the rear. The extension does not compliment or reflect the rhythm and grain of this part of the street and the proposed bulk and massing is considered to be unacceptable. The extension would need to be drastically reduced in size to be acceptable and should be no higher than first floor level. It is acknowledged that the proposed extension is unlikely to be visible from the public realm; however the extension would be visible from private views, including other back land buildings. Therefore it is not considered to preserve and enhance the character and appearance of the conservation area.

5.12 It is acknowledged that there are larger scale buildings in the immediate vicinity, most notably 6-10 Whitfield Street, however these are not considered to form any sort of precedent in this case as the properties on the eastern side of Whitfield Street have a much larger urban grain with large plot widths. In addition, the larger properties on the eastern side of Tottenham Court Road fall within the Bloomsbury Conservation Area which has a different character and appearance to the Charlotte Street Conservation Area.

### *Shopfront/entrances*

5.13 The proposal seeks to combine the existing two retail units on the ground floor into one larger retail unit. A new shopfront is proposed which is considered to be acceptable and would be an improvement on the current situation. Two new entrance doors would also be proposed to provide separate accesses to the residential units and the offices which are acceptable.

## **6. Quality of residential, office and retail accommodation**

### *Residential*

6.1 There are currently four existing residential units which are located on the first to third floors with an entrance hall on the ground floor. It is proposed to retain and refurbish three of the existing residential units in No.51 (front) and create two additional residential units in the roof extensions to no. 51 and 52.

	Unit 1 (4 person )	Unit 2 (4 person)	Unit 3 (4 person)	Unit 4 (3 person)	Unit 5 (4 person)
Existing (sqm)	59 (retained)	62 (retained)	62 (retained)	N/A	N/A
Proposed (sqm)	N/A	N/A	N/A	60	95

The refurbished units on the first to third floor floors would have two double bedrooms each and are therefore classified as 2 bedroom, 4 person flats. The London Plan minimum standard for a 2 i2b4p flat is 70sqm and the Camden standard is 75sqm as outlined in CPG 2 (Housing). These units fall below the minimum residential standards, however as they are already existing and it is only proposed to refurbish them, it would not warrant a reason for refusal.

6.2 At fourth floor level, two units are proposed comprising a 2b3p unit and a 2b4p unit. The three person unit would be 60sqm which is very marginally below the Camden standards and is considered to be acceptable in terms of its size. It would be dual aspect with access to a rear private roof terrace to provide outdoor amenity space. The four person unit would exceed the space standard requirements and would be dual aspect with access to roof terraces on the front and rear providing outdoor amenity space and natural ventilation. Both of the new units are considered to provide a high standard of residential accommodation for future occupiers.

6.3 The proposal includes space for refuse storage in the basement. Policy CS18 requires new residential units to provide adequate facilities for recycling and the storage and disposal of waste. CPG 1, paragraph 10.8 sets out the space requirements for waste storage for residential developments of 6 dwellings or fewer and this should be adhered to with any subsequent planning application.

6.4 Policy DP6 requires all housing to meet lifetime home standards. A lifetime's homes statement would be required to show how these standards are met and full justification would be required to why any standard may not be met.

### *Office*

6.5 The proposed office accommodation would be set across the first (193sqm), second (193sqm) and third floor (172sqm) levels. The space internally appears to be open plan in nature and dual aspect and is considered to provide a high standard of accommodation for a future occupier (subject to floor to ceiling heights confirmation). Refuse and cycle facilities would be provided in the basement and staff toilets would be provided at the first and second floor levels.

### *Retail*

6.6 The retail unit would be on the ground floor of No. 51 and 52 (171sqm) with ancillary storage at the basement level (143sqm). The retail unit is open plan with a glazed shopfront and is considered to provide suitable accommodation for future occupiers.

## **7. Transport**

### *Car free*

7.1 The site has a PTAL rating of 6b (excellent) and is within a controlled parking zone. The proposal would need to be car-free so that it would not increase the demand for on-street parking in the CPZ. A s106 legal agreement would be required to secure the units as car-free.

### *Cycle parking*

7.2 The Further Alterations to the London Plan 2014 requires 2 cycle parking spaces for all residential units with 2 or more bedrooms. In light of this and policy DP17, cycle storage for 10 bicycles should be provided and be permanently maintained thereafter.

### *Construction management plan*

7.3 Tottenham Court Road has very high traffic flows and so is very sensitive to impacts on transport. The proposals would include the extension of an existing building which will involve the transportation of a significant amount of materials to the site. Although there is a side vehicular access to the site, it is unlikely that larger construction vehicles will be able to fit down this access and so will have to stop on Tottenham Court Road. As there will be a significant impact on transport, a Construction Management Plan (CMP) would be required and this would be secured by a S106 agreement.

## **8. Amenity**

8.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise and disturbance and implications on daylight and sunlight.

8.2 A daylight and sunlight study was submitted with the pre-application. It concluded that all neighbouring windows serving the main habitable rooms meet or surpass the standard BRE guidance with regards to Vertical Sky Component target and the annual sunlight hours test with the exception of windows 129 and 130 Tottenham Court Road. These losses would have to be taken into account in the consideration of a future application.

8.3 Due to its bulk and mass, the proposed extension is considered to result in to an increased sense of enclosure and loss of outlook to the surrounding properties, particularly to the residential units in 53 Tottenham Court Road. This would have a detrimental impact on the occupiers of the neighbouring residential units, contrary to policy DP26.

8.4 Given the relationship between the existing and adjoining buildings, it is not considered that the roof extension itself and front roof terrace would result in any impact in terms of overlooking. The rear terrace would be relatively small and it's unlikely that any harmful overlooking would occur from it into neighbouring properties.

8.5 As the proposed basement extends beyond the footprint of the original building, a Basement Impact Assessment (BIA) would be required, in accordance with Policies DP27 and CPG4 (Basements and Lightwells). We would require evidence, including geotechnical, structural engineering and hydrological investigations and modelling to ensure that basement developments do not harm the built and natural environment or local amenity. Particularly given the site is located in an area that is susceptible to surface water flow and ground flooding and therefore this information is essential to the assessment of the basement extension. Details of what is expected within the BIA are contained within CPG4, in preparing the BIA I would advise you follow the flow charts in CPG4 which should form the body of your assessment and report. Using the information contained within the BIA, the Council will assess whether any predicted damage to neighbouring properties from the development is acceptable or can be satisfactorily ameliorated by the developer.

## **9. Sustainability**



9.1 Policy DP22 and CPG3 require all changes of use over 500sqm to submit a BREEAM pre-assessment with an expected target rating of 'Very Good' (over 55%) and obtaining 60% of the un-weighted credits in the Energy category, 60% in the Water category and 40% in Materials.

9.2 The LDF (policy CS13) and CPG3 also require developments to contribute to the Borough's objective of meeting its 2050 target for achieving 80% reduction in CO2 emissions in order to help combat climate change. As part of this developments must consider renewable energy with Camden adopting the London Plan target for this purpose of 20% of energy requirements of any new development to be provided through on-site renewable sources.

## 10. Financial contributions

### *Highways contribution*

10.1 As the proposed demolition, excavation and construction works could lead to damage to the footway and crossover adjacent to the site, the applicant is required to make a Section 106 contribution towards repaving. An estimate of the likely cost of this would follow with any subsequent planning application.

## 11. Conclusion

11.1 In light of the above advice, the proposed scheme is not considered to be acceptable in its current form. The principle of a roof extension to either 51 or 52 is not something that the Council would support in this location and the proposed rear extension would need to be significantly reduced in size in order to be acceptable in design and amenity grounds. The proposed scheme should be policy compliant and match the requirements of set out in policy DP1 with regards to mixed-use floorspace.

## Planning application

## 12. Planning Obligations under Section 106 of the Town and Country Planning Act 1990

12.1 Following our preliminary assessment of your proposal, if you submit a planning application which addresses all of the issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following heads of terms.

- Payment of the Council's legal and other professional costs in (a) Preparing and completing the agreement and (b) Monitoring and enforcing its compliance
- Car free
- Construction Management Plan
- Highways works surrounding the site
- Sustainability Plan (BREEAM)

Please note that this is subject to change should an application be submitted.

## 13. Information required for a valid application:

- Site Location Plan (1:1250 scale) / Site Block Plan (1:200 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue
- All existing elevations, floor plans (including roof plan) and sections (1:50 scale)
- All proposed elevations, floor plans (including roof plan) and sections (1:50 scale)
- Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)
- Construction Management Plan (not a statutory requirement but advised that a draft statement is submitted at the time of any application.)
- Sustainability Statement (including BREEAM Refurbishment pre-assessment)
- Basement Impact Assessment

## 14. Consultation

14.1 Public consultation would take place during the course of the application by way of letters to adjoining occupiers, a site notice and press notice. There is a statutory 21 day period for consultation, although officers do accept comments received after this period providing it is prior to the formal determination of the application.

14.2 You are strongly advised to make early contact with the following organisations/groups

- All nearby occupiers to the application site should be engaged at the earliest opportunity. This is to advise them of the proposed works and the rationale behind the proposals. Moreover you should seek input from nearby residents as to any possible suggestions with regard to possible future land uses and seek to explore any issues / concerns local residents may have with any proposal at the site.
- Charlotte Street CAAC

14.3 The Council's Cindex Service (<http://camden.talis.com/engage/>) can also be used to search for and engage local groups.

14.4 It would be helpful as part of your submission if you could set out what public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments.

**This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.**

If you have any queries in relation to the above matters do not hesitate to contact me.

Yours sincerely,

Sally Shepherd

Planning Officer  
Tel. 0207 974 4672

Date of Report: 18/02/2015