

# 41 Arlington Road (2017/4350/P & 2017/4919/L)



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Photo 1: View of the rear elevation from garden. The existing first floor structure can be seen behind the shrubbery



Photo 2: Existing patio doors to the rear of the ground floor extension





Photo 3: View of internal courtyard area looking east



Photo 4: View of internal courtyard area looking west



Photo 5: View from internal courtyard up to first floor glazed extension



Photo 6: View from second floor window showing existing ground and first floor extensions





Photo 7: View towards no.39 to the south



Photo 8: View along the rear of the terrace looking north



Photo 9: View of rear elevation from Mornington Street (the existing first floor glass extension can just be seen)

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>25/09/2017</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>28/09/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			i) 2017/4350/P ii) 2017/4919/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
41 Arlington Road London NW1 7ES			Please refer to decision notice(s)		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Demolition and rebuilding of single storey rear first floor conservatory; replacement of 2 x non-original rear windows at ground and lower ground level; replacement of fenestration and 1 x new rooflight to single storey rear extension; landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.					
<b>Recommendation(s):</b>		i) Grant conditional planning permission ii) Grant conditional listed building consent			
<b>Application Type:</b>		i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice(s)					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	04	No. of objections	04
			No. Electronic	00		
Summary of consultation responses:	The application was advertised in the local press between 07/09/2017 and 28/09/2017 and a site notice was displayed between 06/09/2017 and 27/09/2017.					
	4 letters of objection were received from the owner/occupiers of 33 Arlington Road, 1 Mornington Street, 2 <sup>nd</sup> floor flat, 1 Mornington Street and 1 anonymous.					
	The objections are summarised as follows:					
	<u>Design</u>					
	<ul style="list-style-type: none"><li>The first floor extension was never granted permission and should not be approved due to the harm caused to the rear elevation which is clearly visible from Mornington Street.</li><li>The proposals could set a harmful precedent for future development.</li></ul>					
	<i>Officer response</i>					
	<i>Please refer to section 3 for design assessment.</i>					
	<u>Amenity</u>					
	<ul style="list-style-type: none"><li>The first floor extension was only ever used as a greenhouse and utility room which did not cause overlooking or light pollution.</li><li>The proposals will result in overlooking and light pollution.</li></ul>					
	<i>Officer response</i>					
	<i>Please refer to section 4 for assessment of impact on neighbouring amenity.</i>					
	<u>Other issues</u>					
	<ul style="list-style-type: none"><li>The proposed garden plan results in a loss of habitat with replacement by hard landscaping that will be detrimental to wildlife. The felling of trees needs to be further justified.</li><li>The proposal to have a large permanent fire pit and BBQ will result in smoke that is detrimental to health and would cause a nuisance to neighbours.</li></ul>					
	<i>Officer response</i>					
	<ul style="list-style-type: none"><li><i>Please refer to section 5.</i></li><li><i>Please refer to section 4.</i></li></ul>					



<p><b>CAAC comments:</b></p>	<p>The <b>Camden Town Conservation Area Advisory Committee</b> (CAAC) objected to the application on design and amenity grounds:</p> <ul style="list-style-type: none"> <li>• Ground floor rear extension: <ul style="list-style-type: none"> <li>a. Object to the increased opening size to rear wall and resulting light pollution.</li> <li>b. Object to changing the 2 existing openings to a single, wider opening as being a loss of mid-late C20th design approach and loss of the existing design's use of 'vertical-emphasis' openings to relate to openings in the main building.</li> </ul> </li> <li>• First floor glazed extension: <ul style="list-style-type: none"> <li>a. It is not correct to classify the existing as a 'conservatory' because its past use has been as a greenhouse/outhouse and it has not been an inhabited or habitable space.</li> <li>b. Access to the staircase does not satisfy Building Regs.</li> <li>c. Access to roof beyond the glasshouse would be dangerous.</li> <li>d. Safety risk from people falling through the glass windows.</li> <li>e. Overlooking issues.</li> <li>f. We object to any construction at this upper level harming the Listed Buildings and the Conservation Area. We object to any risk of such construction creating a precedent. The rear elevation is important and should be retained.</li> </ul> </li> <li>• Fire pit: <ul style="list-style-type: none"> <li>a. Could create a precedent and result in severe harm to wildlife in the rear garden.</li> </ul> </li> </ul> <p><i>Officer response</i></p> <p><i>Ground floor extension</i></p> <ul style="list-style-type: none"> <li>a. Refer to section 4.1.</li> <li>b. Refer to section 3.</li> </ul> <p><i>First floor extension</i></p> <ul style="list-style-type: none"> <li>a. Please refer to sections 3 and 4 for design and amenity assessments. Although the extension may be used as more of a greenhouse at present, the replacement conservatory and potential increased use is not considered to cause harm to neighbouring amenity.</li> <li>b. This is not a planning consideration.</li> <li>c. Permission is not sought for access to the roof.</li> <li>d. The conservatory would be timber-framed and double-glazed and is not considered to present a safety risk.</li> <li>e. Refer to section 4.2.</li> <li>f. Refer to section 3.</li> </ul> <p><i>Fire pit</i></p> <ul style="list-style-type: none"> <li>a. Refer to section 4.3.</li> </ul>
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## Site Description

The application site comprises a 3 storey terraced property with basement. It is located on the west side of Arlington Road, close to the junction with Mornington Street and is in use as a single family dwellinghouse.

The application site forms part of a terrace of 7 houses dating from the 1840s and is built of stock brick with rendered ground floors, basements and parapets. The rear of the property is just visible from Mornington Street. The property benefits from a large ground floor rear extension and first floor glass structure which the Council's records suggest were constructed prior to the building being listed in December 1999.

The property is Grade II Listed and is located within the Camden Town Conservation Area.

## Relevant History

**2011/5762/L** - Installation of roof light to ground floor rear extension of house (Class C3). Granted 31/01/2012.

**2005/3628/P & 2005/3629/L** - Installation of new external steel stairs from front basement area to street level and insertion of gate in existing front railings and addition of metal gate to existing basement vault entrance. Refused 14/11/2005.

## Relevant policies

**National Planning Policy Framework 2012**

**The London Plan 2016**

**London Borough of Camden Local Plan 2017**

A1 (Managing the impact of development)

A3 (Biodiversity)

D1 (Design)

D2 (Heritage)

**Camden Supplementary Planning Guidance**

CGP1 (Design) 2015

CPG6 (Amenity) 2011

Camden Town conservation area statement 2007.

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the following works:

- Demolition of existing rear first floor glass greenhouse and erection of new timber-framed conservatory to match in size and appearance. It would measure 2.4m high, 1.7m to the eaves, 2.0m wide and 3.8m deep.
- Replacement of 2 x non-original rear windows at ground and lower ground floor level with timber sash windows.
- Replacement of 2 x patio doors to rear of ground floor extension with new metal-framed, triple sliding doors.
- Enlargement of existing opening onto courtyard and installation of new timber doors.
- Replacement of second access door onto courtyard with a new timber framed window.
- Installation of 1 x rooflight to ground floor extension measuring 1m x 3m.
- Replacement of second access door onto courtyard with a new timber framed window.
- Landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.
- Internal alterations including:
  - a. New internal partitions at lower ground floor level to subdivide the front and rear rooms and create new shower and utility rooms.
  - b. Removal of modern internal partition and WC/shower room at ground floor level.
  - c. New opening at first floor between front and rear rooms and new partition wall to create wardrobe.
  - d. Removal of section of wall at second floor level and new partition walls to create bathroom.

### 1.2 Revisions

1.3 The following revisions were made at the planning and conservation officers' request:

- Side elevation of first floor conservatory overlooking no.39 changed to obscured glazing (a condition is attached accordingly).
- The proposals originally included the re-location of the doorway to the front room from the hallway at ground, first and second floor level. These alterations were removed due to the harm caused to the plan form of the listed building.
- New opening to wall between hall and reception room at ground floor removed from proposals due to the loss of historic fabric and harm to plan form.
- Proposed enlargement of opening between ground floor front and rear room removed from proposals due to the harm caused by the loss of existing doors and architrave.

### 2.0 Assessment

2.1 The material planning considerations in the determination of this application are:

- Design (impact of the proposals on the character and appearance of the host building and wider Camden Town Conservation Area)
- Amenity (impact of the proposals on the amenity of neighbouring residents in terms of daylight, outlook and privacy)
- Trees & Landscaping



### **3.0 Design**

#### External works

3.1 The majority of the proposed external works are considered to be relatively minor in nature and would preserve or enhance the special character of the host listed building and wider conservation area.

3.2 The alterations to the existing windows and doors at ground and lower ground floor level would not cause harm to the character of the building or result in a harmful loss of historic fabric. To the rear of the existing non-original ground floor extension, the two existing patio doors would be replaced with new metal framed triple sliding doors and the section of wall between them removed. Although the replacement doors are a more contemporary design, they would be seen from very limited private views, if at all, would not result in the loss of original historic fabric, and are not considered to cause harm to the special character of the building. Details of the replacement doors would be secured by condition (see listed building consent draft decision notice).

3.3 The existing patio doors into the rear courtyard area would also be replaced with new timber doors and the opening made wider; and the second access door to the courtyard would be replaced with a window. The works involve alterations to the non-original extension and the timber-framed replacements are considered to be sympathetic to the host building. Detailed drawings of the replacement doors and window will be secured by condition (see listed building consent draft decision notice).

3.4 The replacement of the unsympathetic timber windows to the rear elevation at lower ground and ground floor level is considered acceptable. They would be replaced with timber-framed sash windows with glazing bars to match those on the floors above, which is considered a heritage gain that would enhance the character of the building.

3.5 The principle of the replacement first floor timber-framed glazed structure of the same volume as the existing is considered to be acceptable. Although the principle of a first floor conservatory would not normally be supported by the Council, it is considered acceptable in this instance due to the particular circumstances of the site. Council records indicate that the glass structure was first erected without the benefit of planning permission prior to the property being listed on 30/12/1999. The structure is therefore considered to be lawful by virtue of time. The proposed timber-framed replacement would be the same height, width, and dimensions as the existing, and therefore any impact on the character and appearance of the host building is considered to be very limited when compared to the existing arrangement. Although there are views of the extension from Mornington Street to the south of the site, the proposed replacement is not considered to cause harm to the character of the wider conservation area because the replacement conservatory would be almost identical, and the visual impact would be minimal. Detailed drawings of the conservatory would be secured by condition (see listed building consent draft decision notice).

3.6 The proposed rooflight would be similar in size to that previously approved under reference 2011/5762/L. The works would not result in the loss of any significant historic fabric or harm the significance of the original building as the works would affect only the 1960s rear extension. The rooflight is not considered to harm the setting of the host listed building or neighbouring buildings, given the impact of the existing rear extensions.

3.7 To the front elevation, the ground floor pink-painted render would be re-painted in a pale pink which is considered to have limited impact on the appearance of the host building. Overall, the external alterations are considered acceptable and would not cause harm to the special character of the building or the character and appearance of the wider conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

#### Internal alterations

3.8 At basement level, the proposed re-introduction of the spine wall to divide the front and rear rooms would restore the original plan form and is considered acceptable. The subdivision of the rear room with new partition walls to create a utility room and shower room is not considered to cause harm.

3.9 There is no objection to the removal of the non-original partition walls and shower room at ground floor level, as this will allow for the exposure of the original cornicing within this room.

3.10 At first floor level, the proposal to create a new doorway between the front and rear rooms is considered acceptable. Whilst on site, it could be seen that there is a section of skirting that has clearly been cut historically. This location would be used for the new door between these rooms, and a new partition wall installed to create a walk in wardrobe between the front and bedroom and rear bathroom. The existing bathroom door would be retained and locked shut, so that access to the bathroom was via the master bedroom only. These alterations could be easily reversed in future and are considered acceptable.

3.11 The proposed demolition of a section of wall and alterations to the plan form at second floor level is considered to cause minor harm to the special interest of the building. However, it was noted that the spine wall between the bedrooms has been modified historically and to the rear room there was no chimney breast. The reinstatement of the rear timber sash windows and the removal of partitions and cupboards represents sufficient heritage gain to justify the modest harm involved with the installation of the top floor bathroom.

3.12 The Council's Conservation Officers have assessed the proposals and consider the works to preserve and enhance the special character of the host building, the setting of the terrace of listed buildings and the character of the wider conservation area.

3.13 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

3.14 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

#### **4.0 Amenity**

4.1 The proposed alterations to the rear fenestration are considered to have a very limited impact on neighbouring amenity. Although two of the existing door openings would be widened, the works would not involve any new window openings or increased opportunities for overlooking. An objection was received regarding the potential of the larger rear patio doors to cause light pollution. Due to their location and distance from the nearest neighbouring property, any increase in light spill compared to the existing arrangement would be minimal.

4.2 Objections have been received regarding the replacement glass structure at first floor level and the possibility of increased use of this room resulting in harm to neighbouring amenity as a result of light spill and overlooking. Whilst it is acknowledged that the replacement double-glazing could result in increased use of this room, any amenity impacts are not considered to be sufficiently harmful to warrant refusal of the application. The property most affected by the development would be no.39 to the south, which has a roof terrace at the same level adjacent to the proposed conservatory. However, the side elevation of the conservatory facing no.39 would be fully obscured to prevent overlooking (as well as diffuse any lightspill) between these neighbouring occupiers. Due to the angle of views from this extension looking north, it is not considered to result in harmful overlooking of neighbouring windows along the remainder of the terrace.

4.3 Objections have been received regarding the proposed fire pit in the rear garden. This is shown on the drawings as a fairly small, moveable structure which is not under the control of planning and therefore is not under consideration as part of this application. There are no restrictions on the use of outdoor barbecues, chimineas, fireplaces or pizza ovens provided that only authorised fuel is used.

## **5.0 Trees and Landscaping**

5.1 The proposals include the re-landscaping of the rear garden, the removal of 1 x birch tree and 1 x apple tree and their replacement with 3 x fruit trees. A tree report has been submitted in support of the application which demonstrates that the Birch tree is dead and the apple tree is in a poor condition with low amenity value.

5.2 The Council's tree officers have assessed the proposals and confirmed that the proposed tree removals would not adversely affect the character of that part of the conservation area. A condition will be secured requiring any trees that die within 5 years to be re-planted.

5.3 An objection was received regarding the extent of hard landscaping within the rear garden. The rear garden at present features a similar amount of paving, and therefore the proposals are not considered to result in an adverse effect on drainage or run-off.

## **6.0 Conclusion**

6.1 On balance, the proposals are considered to preserve the special character of the host building, surrounding terrace and wider conservation area and are considered acceptable.

## **7.0 Recommendation**

7.1 Grant conditional planning permission and listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20<sup>th</sup> November 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



AD Design Concepts  
25 Grampian Gardens  
London  
NW2 1JH

Application Ref: **2017/4919/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

13 November 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**41 Arlington Road**  
**London**  
**NW1 7ES**

**DECISION**

Proposal: Demolition and rebuilding of single storey rear conservatory at 1st floor level; replacement of 2 x non-original rear windows at ground and lower ground level with timber sash replacements; replacement of fenestration and 1 x new rooflight to single storey rear extension; and internal refurbishment including modification of layouts and internal openings.

Drawing Nos: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A, Landscape concept plan numbered 9, Landscape masterplan and section numbered 9, letter from M.Y. Trees dated 19 July 2017, Heritage statement dated July 2017, Design & Access Statement dated July 2017.

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

#### **Conditions And Reasons:**

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

Executive Director Supporting Communities



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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A.

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

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

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

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Details including 1:10 plan, section and elevation drawings with glazing bar details at 1:1 of replacement non-original doors and window to rear elevation within courtyard.

b) Details including 1:10 plan, section and elevation drawings with glazing bar details at 1:1 of triple sliding doors within modern extension.

c) Details of replacement conservatory including 1:10 section and elevation drawings with glazing bar details at 1:1.

d) Details including 1:10 plan, section and elevation drawings with glazing bar details at 1:1 of replacement timber sash windows at rear ground and lower ground floor level.

e) Details of service runs for all new bathrooms including ventilation system and any associated grilles, services, plumbing and electrics and how they relate to the historic fabric.

f) Details of all new joinery including typical sections at a scale of 1:10.

The relevant part of the works shall then be carried in accordance with the approved details

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

- 5 All new partitions must be scribed around existing moulding.

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

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DECISION



Mr Almas Bavic  
AD Design Concepts  
25 Grampian Gardens  
London  
NW2 1JH

Application Ref: **2017/4350/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

14 November 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**41 Arlington Road  
London  
NW1 7ES**

**DECISION**

Proposal: Demolition and rebuilding of single storey rear first floor conservatory; replacement of 2 x non-original rear windows at ground and lower ground level; replacement of fenestration and 1 x new rooflight to single storey rear extension; landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.

Drawing Nos: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A, Landscape concept plan numbered 9, Landscape masterplan and section numbered 9, letter from M.Y. Trees dated 19 July 2017, Heritage statement dated July 2017, Design & Access Statement dated July 2017.

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

Condition(s) and Reason(s):

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

Executive Director Supporting Communities



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

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A, Landscape concept plan, and Landscape masterplan and section.

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

- 4 The use of the first floor conservatory shall not commence until the obscure glazing, as shown on the approved drawings, has been installed. The glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The planting of 3 x replacement fruit trees shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning