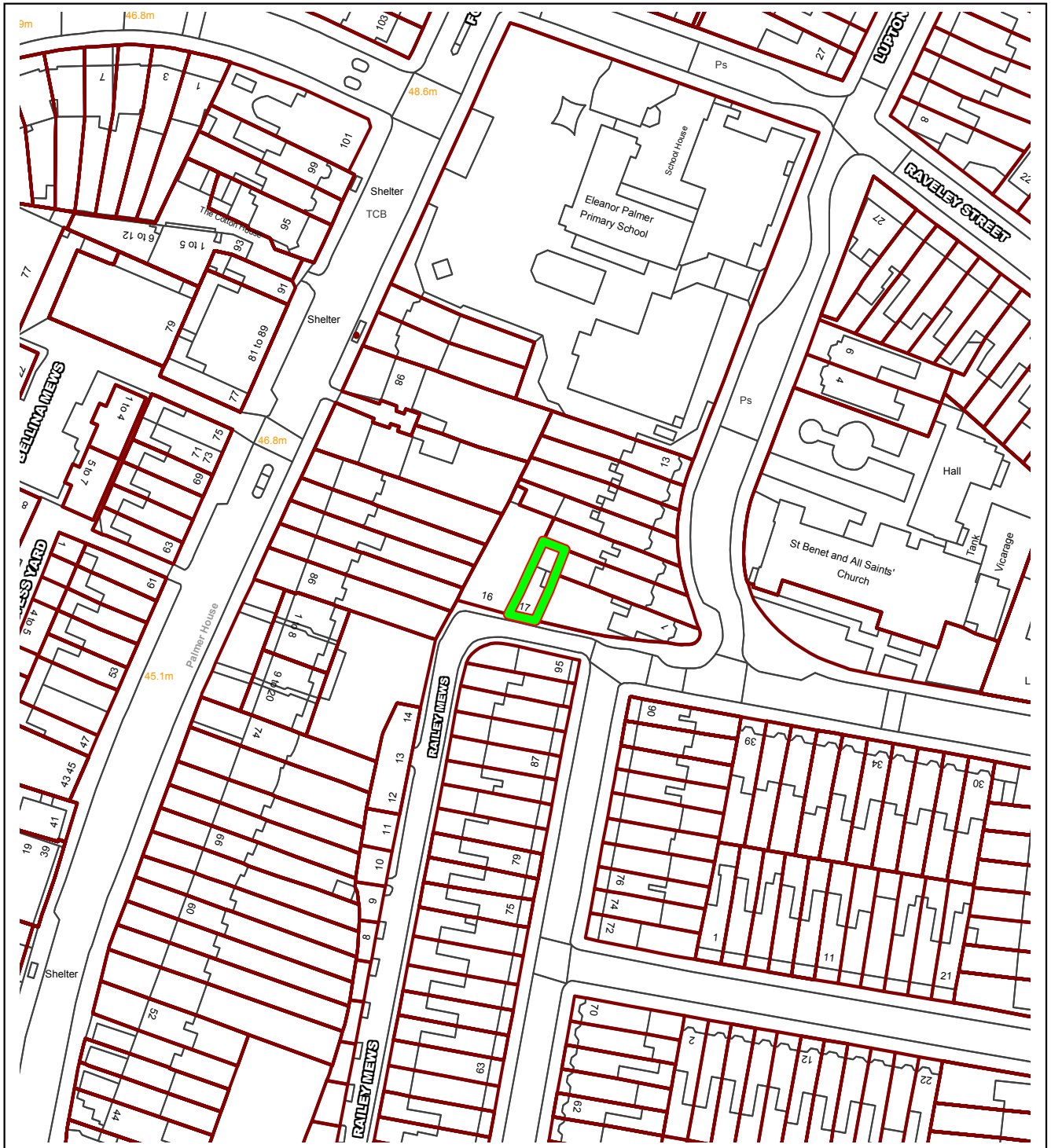


# 2017/4756/P – 17 Railey Mews, NW5 2PA



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Photo 1 – aerial view of property (red) and surrounding area



Photo 2 – View looking east and west (existing)



Photo 3 – View looking east and west (proposed)



Photo 4 - View looking north at no's 16 and 17 Rayley Mews



Photo 5 – View looking south down Railey Mews

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>17/10/2017</b>
<b>(Members' Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>05/10/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			2017/4756/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
17 Railey Mews LONDON NW5 2PA			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of three storey rear infill extension; excavation of basement level with closed front lightwell; other external alterations including installation of timber cladding to front and side elevation and replacement of gates at ground floor level.				
<b>Recommendation(s):</b>	<b>Grant conditional planning permission subject to a Section 106 Legal Agreement</b>			
<b>Application Type:</b>	<b>Householder Application</b>			

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses	<b>06</b>	No. of objections	<b>06</b>
Summary of consultation responses:	<p><u>Publicity</u></p> <ul style="list-style-type: none"> <li>• 3 no. site notices were displayed between 08/09/2018 and 29/09/2017</li> <li>• A press advert was published between 14/09/2017 and 05/10/2017</li> </ul> <p><b>Objections have been received from no. 16 Railey Mews; no's 1, 1a, 3, 5 Lupton Street; and no.93 Leverton Street on the following grounds:</b></p> <p><u>Design</u></p> <ul style="list-style-type: none"> <li>• Misleading claims about condition of existing render to justify new cladding</li> <li>• Fins overhang the boundary line and make the building look bulkier</li> <li>• Proposed design is inappropriate for mews location</li> </ul> <p><i>Officer response: Please refer to 'Design' section of report</i></p> <p><u>Basement</u></p> <ul style="list-style-type: none"> <li>• Basement will undercut foundations of adjoining property and could cause damage</li> </ul> <p><i>Officer response: Please refer to 'Basement Considerations' section of report</i></p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> <li>• Original permission required retention of obscured glass blocks to prevent overlooking of house and garden opposite. No indication that new windows would be permanently closed</li> <li>• Proposed roof terrace will provide more space for entertaining</li> <li>• Glazed extension will lead to overlooking of no's 1, 1a and 3 Lupton Street – angled cladding is not sufficient to protect views when coming down the staircase. Cladding could be removed at a later date.</li> <li>• Substantial noise and disruption over a long time period</li> </ul> <p><i>Officer response: Please refer to 'Amenity' section of report</i></p> <p><u>Trees</u></p> <ul style="list-style-type: none"> <li>• There is a large tree nearby which is an asset to the area – would like reassurance that the proposed basement will not cause damage to the tree</li> </ul> <p><i>Officer response: Please refer to 'Trees' section of report</i></p> <p><u>Other</u></p> <ul style="list-style-type: none"> <li>• Cladding fins will project into garden of 1a Lupton St</li> </ul> <p><i>Officer response: this is not a planning matter and will be dealt with under the Party Wall Act</i></p> <ul style="list-style-type: none"> <li>• Uplift of bedrooms will increase the parking congestion in the area</li> </ul> <p><i>Officer response: it is not considered that an additional bedroom to an existing</i></p>			

	<p><i>dwelling would result in increased car ownership</i></p> <ul style="list-style-type: none"> <li>• Area of PV panels seems to be shadowed by higher roof</li> </ul> <p><i>Officer response: the position of PV panels is indicative and does not form part of this application</i></p> <ul style="list-style-type: none"> <li>• Underground accommodation is not suitable as living space</li> </ul> <p><i>Officer response: please see paragraph 2.12 of report</i></p> <ul style="list-style-type: none"> <li>• Overdevelopment of small site</li> </ul> <p><i>Officer response: the site would still be in use as a single family dwelling house with the same number of occupants</i></p> <ul style="list-style-type: none"> <li>• Object that garage is no longer providing off-street car parking</li> </ul> <p><i>Officer response: the garage has already been converted to habitable living space and does not form part of this application</i></p>
<p><b>CAAC comments:</b></p>	<p><b>The Kentish Town Conservation Area Advisory Committee have objected on the following grounds:</b></p> <ul style="list-style-type: none"> <li>• Concerns about the proposed basement as it will undercut foundations of adjoining property and could cause damage</li> </ul> <p><i>Officer response: Please refer to 'Basement Considerations' section of report</i></p> <ul style="list-style-type: none"> <li>• Proximity to large tree which is an asset to area</li> </ul> <p><i>Officer response: Please refer to 'Trees' section of report</i></p> <p><b>The Kentish Town Neighbourhood Forum had no comments to make in relation to the application</b></p>

## Site Description

The site is a three storey modern dwelling house located at the north end of Railey Mews, separated from the rest of the mews by the rear gardens of properties on the east side of Fortess Road. Railey Mews turns a corner before the application site, meaning that the application site it is not read in the same views as the original mews properties further south. Whilst the application site is not an original mews property it displays some features typical of the mews typology, including integrated garage and industrial appearance. The property comprises outside amenity space in the form of a roof terrace and rear courtyard.

Adjoining the property to the west, no.16 Railey Mews is a large two storey warehouse building with a double height ground floor level. It extends to the rear to nearly fill its large plot which stretches across the rear gardens of Lupton Street. To the east, the property abuts the rear gardens of no.11 Lupton Street. No's 16 and 17 are of a large scale, more utilitarian style when compared to the smaller proportions of the rest of the mews properties.

The building is not listed but is located within the Kentish Town Conservation Area and is not identified as a building that makes a positive contribution to the Conservation Area. The Conservation Area Appraisal and Management Strategy reads, *"Railey Mews comprises converted Mews houses and small warehouse buildings, the southern section benefits from the retention of historic fabric, with the northern part much altered due to residential conversion and redevelopment"*

The site falls within the Kentish Town Neighbourhood Forum area.

## Relevant History

Land to Rear of no.1 Lupton Street (Original application for mews house)

**PE9700933R1** - The erection of a three storey house with integral garage – **Granted 28/04/1998**

## Relevant policies

**National Planning Policy Framework (2012)**

**The London Plan (2016)**

**Camden Local Plan (2017)**

A1 - Managing the impact of development

A5 - Basements and Lightwells

D1 - Design

D2 – Heritage

DM1 - Delivery and Monitoring

T4 - Promoting the sustainable movement of goods and materials

**Camden Planning Guidance**

CPG 1 Design (2015)

CPG4 Basements (

CPG Amenity (2018)

CPG 7 Transport (2011)

**Kentish Town Neighbourhood Plan (2016)**

Design Policy D3

**Kentish Town conservation area appraisal and management strategy (2011)**



## Assessment

### 1. Proposal

1.1. The applicant seeks planning permission for the following works:

- Erection of full height (3 storey) rear infill extension measuring 7.8m (h) x 2m (w) x 2m (d)
- Excavation of basement level with internal lightwell to front
- Re-cladding of building with timber fins
- Alterations to fenestration at ground and first floor level

### 2. Assessment

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

- Design and Heritage
- Basement Considerations
- Amenity of neighbouring occupiers
- Transport Considerations
- Trees

### Design and Heritage

2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that all development should consider the character, setting, context and the form and scale of neighbouring buildings whilst Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. Furthermore, Policy D3 of the Kentish Town Neighbourhood Plan supports opportunities for high quality innovative design unless this will be harmful to areas of homogeneous architectural style.

#### *Rear extension*

2.3. There is an existing courtyard to the rear of the property at the eastern corner. It is proposed to partly enclose this area up to roof level, leaving some space for a lightwell to the new basement level. The extension would have a small footprint measuring approx. 2m deep by 2m wide and extend the full height of the building i.e. 7.8m/ 3 storeys high. Although not technically compliant with CPG1 guidance that seeks to limit the height of rear extensions to a storey below the eaves, this advice is suited more to the Borough's Victorian building stock where its purpose is to ensure extensions are subordinate and sympathetic to the host dwellings. In this case, the building is modern 'cube' form with an area of massing missing from the north-east corner that provides an enclosed courtyard. The extension would partly infill this area without altering the rear or side building line and is considered to be a coherent alteration that would not harm the integrity of the building form.

2.4. The extension would be glazed on the side elevation and cladded with timber fins, appearing as a lightweight corner to a largely solid building that complements the fenestration elsewhere on the

building.

#### *Installation of timber cladding*

- 2.5. The front and side elevations of the property would be clad with continuous vertical fins of Norwegian White Pine covered in a ceramic coating, projecting approx. 16cm from the building wall. The cladding material is considered to be high quality, sustainable and durable. Whilst there is not a precedent in the surrounding area for such material, the mews context is considered to be an appropriate location for a more interesting and eclectic material palette.
- 2.6. The existing building is fully rendered in white, which contributes little to its character and is not a finish evident on any other mews property. Moreover, the building is a neutral contributor to the conservation area and therefore there is scope for improvement. It is considered that the proposed cladding would improve the aesthetic quality of the building and a condition would require full details and a sample of the cladding to be submitted and approved in order to secure its quality.

#### *Alterations to fenestration at ground and first floor levels*

- 2.7. It is proposed to replace the timber double garage doors with translucent glazed panels that would retain the large aperture of the garage door and remain sympathetic to the mews typology. The loss of the timber doors and their replacement with a new material is acceptable as the traditional-style timber doors are not characteristic of a modern property such as this.
- 2.8. The existing glass bricks in the living room at first floor level would be replaced with fixed glass panes that are part sandblasted to prevent overlooking of the property opposite. The new glass is considered to be a much cleaner, more contemporary appearance.

#### *Excavation of basement level*

- 2.9. The proposed basement level which would be contained underneath the footprint of the property and provide an additional 45 sqm of residential floorspace, comprising a large en-suite bedroom, service room and enclosed courtyard.
- 2.10. The only manifestation of the basement would be a lightwell situated behind the ground floor opening that would be barely perceptible through the glazed screen.
- 2.11. The proposed works would materially change the appearance of the property. 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 2013. Officers are of the opinion that the proposal would improve the appearance of the building and subsequently enhance the character and appearance of this part of the Kentish Town Conservation Area.

#### **Basement Considerations**

- 2.12. The basement would be located underneath the footprint of the property and is fully compliant with Local Plan policy A5 in terms of its scale and size.
- 2.13. The basement would provide the main bedroom of the property. Although the bedroom would have limited daylight/ sunlight and outlook, it is an existing property with several other habitable rooms that benefit from good levels of amenity. Furthermore, ADF values have been calculated for the room that demonstrate it would comply with the minimum target value of 1% for bedrooms.

2.14. A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed by Campbell Reith with a subsequent revision to the BIA provided by an additional author during the course of the application. Campbell Reith has now confirmed that the BIA is in accordance with CPG4. The final audit report contains at the following conclusions:

- The BIA has been carried out by engineering consultants who possess suitable qualifications.
- The BIA has confirmed that the proposed basement will be founded within London Clay. It is unlikely that the ground water table will be encountered during basement excavation, although allowance has been made for dewatering.
- The BIA discusses a basement excavation to a depth of 3.20m within reinforced concrete walls cast beneath the existing perimeter ground beams, and connected to these ground beams. Selected existing piles will be trimmed down to the new founding level, and others incorporated into walls within the basement, so that the property is to be supported on a combination of the existing piles and a ground bearing basement slab. Temporary propping arrangements are discussed. Confirmation that the cut down piles will be able to carry the proposed loadings has been provided.
- It is proposed to underpin the foundations to No 16 Railey Mews where they are adjacent to the basement, although the strong objection of the neighbour is noted.
- Comments received suggest that the foundations to front of No 16 Railey Mews are subject to a complex loading arrangement. The nature of the foundations and the loading arrangement of No 16 were reconsidered in updated information and it is accepted that the conclusions in the updated BIA are conservative.
- Outline structural calculations and assumed geotechnical parameters to demonstrate the feasibility of the proposals have been reviewed and are accepted.
- The BIA documents include an arboricultural report that states the proposed development is outside all Root Protection Zones of nearby trees and vegetation, including those with TPOs.
- Consideration of desiccation has been provided.
- Analysis of horizontal and vertical ground movements concludes a Burland Category 1 'very slight' or less damage category assessment for properties and sensitive infrastructure in the immediate vicinity. The Damage Category Assessment considers the proposed underpinning to No 16 Railey Mews in the construction sequence and is accepted. Confirmation of the adequacy of the reduced length piles is presented.
- The BIA confirms that the local and wider hydrogeology are unlikely to be adversely affected by the proposal.

#### *Approval in Principle*

2.15. The proposal involves a front lightwell and basement excavation directly behind the footway adjacent to the site. The Council has to ensure that the stability of the public highway adjacent to the site is not compromised by the proposed basement excavations. The AIP and an associated assessment fee of £1,800 will be secured by a section 106 legal agreement.

#### **Amenity of neighbouring occupiers**

2.16. The extension would be situated a sufficient distance away from the rear windows of no's 1-3 Lupton Street for there to be no impact on daylight/sunlight levels. This is evidenced by compliance with the 25 degree rule as measured from the ground floor window on the rear elevation of no.1 Lupton Street.

2.17. Given the extension would not project out from the side or rear building line and would be built up against the massing of the existing property, any further overshadowing of the adjoining

gardens would be negligible.

- 2.18. The extension would be glazed on its east elevation and clad with timber fins. The cladding is considered sufficient treatment to prevent an unacceptable level of overlooking to the gardens of nos 1, 1a and 3 Lupton Street. Any views through the timber fins would be limited glimpses only and would be a sufficient distance away from the rear windows of nos 1 and 1a Lupton Street (approx. 14.5m) to not result in a material loss of privacy.
- 2.19. The new glazing on the front elevation would be obscured below a Finished Floor Level of 1.7m and fixed shut to prevent overlooking to no.95 Leverton Street. This would be consistent with the existing situation whereby the front window comprises glass bricks.
- 2.20. No amendments are proposed to the size or location of the roof terrace. There is already an additional area of roof that can be accessed via a retractable ladder and this is for roof maintenance purposes only.

## **Transport and Highways Considerations**

### *Construction Management Plan*

- 2.21. Due to the excavation involved, the Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be required, in line with Policy A1. The CMP would need to identify the potential impacts of construction and indicate how any potential negative impacts would be mitigated. The CMP will be secured as a Section 106 planning obligation.
- 2.22. A CMP Implementation Support Contribution of £3,136 would also be required to cover the costs of assessing, reviewing and monitoring the CMP across the duration of construction. This would be secured as a Section 106 planning obligation if planning permission is granted.

### *Highway Works*

- 2.23. By reason of their scale, the proposed works could lead to the public highway directly adjacent to the site sustaining damage. Camden would need to undertake highway remedial works following completion of the proposed development and a financial contribution of £5,000 for highway works will be secured as a Section 106 planning obligation, in accordance with policy A1.

## **Trees**

- 2.24. There is a mature horse chestnut tree located in the rear garden of no.1 Lupton Street that is protected by a TPO. An Arboricultural Impact Assessment (AIA) has been submitted with the application that demonstrates some impact on the theoretical Root Protection Area (RPA) as calculated according to the guidelines within BS 5837 (2012); however, this impact would be limited and within acceptable limits. The actual RPA is predicted to be considerably less than this area due to crown reduction and proximity to built structures. The proposed excavation would not have any impact on the adjusted RPA.
- 2.25. Although not referred to in the AIA, comments from neighbours have raised concerns about the existing house being constructed on pile foundations, which could impact on the extent of root growth. Whilst the AIA is acceptable in principle, the proposed tree protection measures are quite basic and so a pre-commencement condition shall be added to any permission that requires more detail on how trees shall be protected during construction work.

### **3. Recommendation**

3.1 Grant Conditional Planning Permission subject to a section 106 legal agreement.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9<sup>th</sup> July 2018, 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'.*

DRK Planning Ltd  
215 Alfred Court  
53 Fortune Green Road  
West Hampstead  
NW6 1DF

Application Ref: **2017/4756/P**

05 July 2018

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**17 Railey Mews**  
**LONDON**  
**NW5 2PA**

Proposal:

**DECISION**  
Erection of three storey rear infill extension; excavation of basement level with closed front lightwell; other external alterations including installation of timber cladding to front and side elevation and replacement of gates at ground floor level.

Drawing Nos: (Prefix: 4041) A0080 (Rev 01); A0110 (Rev 01); A0120 (Rev 01); A0130 (Rev 01); A0140 (Rev 01); A0210 (Rev 01); A0220 (Rev 01); A0230 (Rev 01); A0310 (Rev 01); A0410 (Rev 01); A0420 (Rev 01); A0800 (Rev 01); A0900 (Rev 01); A1100 (Rev 01); A1200 (Rev 01); A1300 (Rev 01); A1400 (Rev 01); A2100 (Rev 01); A2200 (Rev 01); A2300 (Rev 01); A3100 (Rev 01); A3200 (Rev 01); A3300 (Rev 01); A4100 (Rev 01); A4200 (Rev 01); BS 5837 Arboricultural Report & Impact Assessment (dated 13th July 2017) prepared by Crown Consultants; Design & Access Statement prepared by KHBT LLP (dated 19/07/17); Cover letter from drk planning (dated 21st August 2017); Basement Impact Assessment prepared by Atelier one REV E (dated June 2018)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 4041) A0080 (Rev 01); A0110 (Rev 01); A0120 (Rev 01); A0130 (Rev 01); A0140 (Rev 01); A0210 (Rev 01); A0220 (Rev 01); A0230 (Rev 01); A0310 (Rev 01); A0410 (Rev 01); A0420 (Rev 01); A0800 (Rev 01); A0900 (Rev 01); A1100 (Rev 01); A1200 (Rev 01); A1300 (Rev 01); A1400 (Rev 01); A2100 (Rev 01); A2200 (Rev 01); A2300 (Rev 01); A3100 (Rev 01); A3200 (Rev 01); A3300 (Rev 01); A4100 (Rev 01); A4200 (Rev 01); BS 5837 Arboricultural Report & Impact Assessment (dated 13th July 2017) prepared by Crown Consultants; Design & Access Statement prepared by KHBT LLP (dated 19/07/17); Cover letter from drk planning (dated 21st August 2017); Basement Impact Assessment prepared by Atelier one REV E (dated June 2018)

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details and sample of timber cladding and translucent channel glass to be submitted to the Local Planning Authority

b) Details including sections at 1:10 of the method of attachment of the timber fins to the building

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment compiled by Atelier one (REV E, dated June 2018) (and other supporting documents) and the recommendation in the Campbell Reith Audit dated June 2018.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 7 The front window at first floor level shall be fixed shut and obscure glazed to a distance of 1.7m from finished floor level (FFL). The window shall thereafter be retained as such.

Reason: To prevent unreasonable overlooking to the garden of no.95 Leverton Street in accordance with policy A1 of the 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

Supporting Communities Directorate

**DECISION**