

R00033/DB/BH/MR

FAO: Kristina Smith
Planning Department
London Brough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

17th January 2019

Dear Kristina,

140-146 CAMDEN STREET, CAMDEN, LONDON, NW1 9PF
SECTION 73 APPLICATION TO VARY CONDITION 2 AND CONDITION 7 OF PLANNING PERMISSION 2019/3403/P

I write on behalf of our client, Elebro Ltd, to submit a Section 73 application to vary condition 2 (the approved plans) and condition 7 of planning permission 2019/3403/P, which was approved on 10th September 2019 for the *“variation of condition 2 (approved plans) and removal of condition 12 (lifetime homes) of planning permission ref. 2017/1407/P (dated 28/11/19) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to amend housing mix; internal reconfiguration to create larger unit sizes and reduce cores; relocation of wheelchair unit, plant, refuse and cycle store and associated elevational alterations at ground floor level.”*

This site has been subject to discussions as part of the Post Approval Agreement (PAA) relating to LPA reference 2014/7908/P and subsequent Section 73 application (2017/1407/P). The full planning history is set out further in this letter. The PAA has been agreed with the London Borough of Camden (the Council) to facilitate applications for potential amendments to the scheme which have arisen during the detailed design, alongside the discharge of planning conditions.

Site Background

Planning permission 2019/3403/P granted consent for the following development:

- 2,137.3 sq m commercial space (flexible Use Class B1); and
- 36 residential units made up of:
 - 24 private residential units, made up of:
 - 5 x 2-bed units;
 - 5 x 3-bed units; and
 - 14 x 4-bed units;
 - 12 affordable units, made up of:
 - 4 x 1-bedroom units;
 - 5 x 2-bedroom units; and
 - 3 x 3-bedroom units.

The application site is located on the corner of Camden Street and Bonny Street, on the edge of Camden Town. The site is located approximately 320 metres from the defined edge of Camden Town Centre which offers a vibrant and exciting area to live within London. As Camden Town is a short walk from the site, the completed development will benefit from a diverse range of shopping, cultural and leisure facilities.

Built development adjoining the site includes a nineteenth century terrace of residential dwellings including 2 – 8 Bonny Street. The dwellings are three storeys in height, grade II listed and located in the Regents Canal conservation area. The further surrounding area comprises a mix of residential and commercial uses. There are also a number of schools, health services and community facilities within close proximity to the site which makes the area ideal for both young professionals and families.

Planning History

Planning permission 2014/7908/P was granted on 11th May 2016 for “Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping.”

This planning permission (LPA Ref. 2014/7908/P) was subsequently amended by a Section 73 application (LPA Ref. 2017/1407/P) for the variation of condition 25. The condition was varied to allow for separate contracts to be let for demolition and construction, and was granted on 28th November 2017 alongside a Deed of Variation to the Section 106 agreement.

A Non Material Amendment (LPA Ref. 2017/6720/P) for “alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift” was approved on 9th February 2018.

Planning permission (LPA Ref. 2017/1407/P) was then implemented in April 2019, through the demolition of the existing buildings. Subsequently, a Post Approval Agreement was signed by the Council on 6th June 2019, which originally covered any outstanding conditions and obligations, as well as a further Non-Material Amendment application and further Section 73 application.

The further Non-Material Amendment application (LPA Ref. 2019/2549/P) was submitted to the Council on 16th May 2019 as part of the PAA agreement. The amendments proposed through this NMA primarily related to the rearrangement of the cores to enable construction contracts to be in place for the superstructure and improve the efficiency of the building.

However, the above NMA application (LPA ref. 2019/2549/P) was subsequently incorporated into the further S73 application made as part of the PAA. This Section 73 application (2019/3403/P) sought the variation of condition 2 and the removal of condition 12, incorporating various design changes such as the rearrangement of the cores and the creation of larger family sized units. The Section 73 was granted on 10th September 2019. The conditions which this application seeks to vary belong to this Section 73 planning permission (2019/3403/P).

Application Proposals

Variation of Condition 7 – ASHP Energy Strategy

The Energy Strategy report prepared by Price & Myers, dated December 2014, and the Energy Strategy addendum prepared by Price & Myers, dated February 2015, were submitted as part of the original application on the site (LPA ref. 2014/7908/P). Both refer to a strategy of Combined Heat Power (CHP) with PV to meet the 35% carbon reduction required to meet the London Plan. Therefore, Condition 7 of the planning permission required a CHP specification to be submitted to the local planning authority.

However, following the issue of planning permission an Energy Strategy Addendum was produced (10393-S-ENER-001), prepared by Whitecode Design Associates and dated December 2017, which subsequently amended the energy strategy. This addendum investigated the alternative strategy of using Air Source Heat Pumps (ASHP) rather than CHP, given the inefficiencies of this method against the size of permitted development. This addendum was submitted to discharge prior implementation obligation 4.12.01 of the S106 agreement. The submitted updated energy strategy justified why CHP was not a suitable strategy for the development and set out the significant benefits of the ASHP energy strategy. This was then approved by the Council in June 2018. Therefore, the use of ASHP has been considered as an appropriate amendment to the energy strategy for the proposed development by the Council.

Whilst the use of ASHP has been accepted to discharge the prior implementation obligation of the Section 106, Condition 7 attached to planning permission 2019/3403/P still refers to CHP. It is therefore proposed to vary this condition to refer to the correct strategy (ASHP) and bring this in line with the overall scheme.

The existing use of CHP in condition 7 is therefore proposed to be replaced with ASHP, to read as follows:

“Prior to the commencement of work on the superstructure, an Air Source Heat Pumps (ASHP) specification (model, size, emissions), flue position & required abatement measures, confirming compliance with the Mayor’s BAND B NOx emissions limits of 95mg/Nm³ together with full dispersion modelling assessing the impact of the proposed ASHP on receptors identified in the approved Air Quality Assessment (revised March 2015) – Air Quality Consultants along with a programme of implementation shall be submitted to and approved in writing by the local planning authority.

The submitted details shall also include proposed inlet positions together with details of any NOx scrubbing system in accordance with the approved Air Quality Assessment (revised March 2015) – Air Quality Consultants.

The relevant part of the development shall be carried out in accordance with the details thus approved and shall be retained and maintained thereafter.

Reason: To ensure the amenity of future occupiers in accordance with the requirements of policies CC1 and CC4 of the Camden Local Plan 2017.”

Variation of Condition 2 (the approved drawings) – Design Changes

Plant and sub-station relocation

Development on the site is currently underway, which has prompted a detailed review of the technical design of the scheme for construction. Through this review it has been determined that the accepted energy strategy, ASHP, cannot be accommodated in the plant room. This is because to function effectively, ASHP require an ample supply of ambient air and there must be free flow air around the units.

Therefore, detailed assessments to determine the most appropriate and feasible locations for the plant have been undertaken. In doing so, economic and viability considerations were also taken into account with regards to the potential loss of internal floorspace. The assessments concluded that the most logistical locations, that would also not cause the loss of any valuable floorspace, for the location of the ASHP were at the roof level of Block C, to serve the residential elements of the development, and on the first-floor green roof, to serve the commercial element of the development. The proposed scheme was therefore updated on this basis. However, upon liaison with officers at the Council it became apparent that the proposed location of the residential ASHP to the roof level of Block C was considered to affect public views from the conservation area and disrupt an otherwise rational roofline.

On the basis of this officer advice, further investigation has been undertaken regarding the potential locations for the residential ASHP. The updated assessments conclude that the plant can be housed on the seventh floor subject to the subsequent loss of internal floorspace which, under the existing planning permission, has consent for a residents communal area and one residential unit. Whilst the developer is willing to accept this loss of floorspace in order to accommodate the plant, in order to satisfy the design and conservation officers comments, changes to the internal layout of the development are required to maintain good living conditions and economic viability.

Specifically, in order to accommodate the ASHP, the communal residents area is proposed to be reduced in internal size allowing for the plant to be located to the rear on the same level. As a consequence, it is also proposed to re-locate the residential unit currently consented at this level in order to maintain good living conditions for occupiers and mitigate the effects of noise. Therefore, the 4-bedroom unit is proposed to be re-located to the third floor where, under the current planning permission, a gym is proposed. Concurrently, the gym is proposed to be relocated to the seventh floor and border the ASHP. The residents lounge is proposed to be retained, albeit at a reduced size due to the accommodation of the plant and its enclosure. A further minor design change is proposed to the first-floor green roof, which involves the re-configuration of the rooflight in order to facilitate the re-location of the plant in this area.

In addition, minor elevational changes will also be made as a result of the re-location of the residential plant to the seventh floor. The plant will be housed within an acoustic enclosure and hidden by back-painted glass, which will replace the clear glass as currently consented. The louvres will also be screened within the lower parapet and thus these elevational changes are minimal.

Therefore, this application proposes the following changes to facilitate the re-location of the ASHP:

- Re-location of the residential ASHP and plant to the rear of the communal residents area at seventh floor, housed in an acoustic enclosure;

- Consequential re-location of the currently consented 4-bedroom unit on the seventh floor to the third floor, with the concurrent re-location of the currently consented third floor gym to the seventh floor;
- Re-location of commercial ASHP and plant to first-floor green roof, housed in an acoustic enclosure;
- Re-configuration of first-floor green roof rooflight to accommodate the new plant location;
- Re-arrangement of ground floor to relocate sub-station to the northern corner of the building; and
- Minor elevational changes to preserve the appearance of the building.

Fenestration Changes

As well as the changes proposed as a consequence of the re-location of the plant and ASHP to the seventh floor, further elevational changes are also proposed to the remainder of the building. This is to the proposed materials and these changes do not propose to amend the massing or scale of the building. The over-arching intention of this change is to use a more simplistic palette in order to employ higher quality materials for the development.

Specifically, the changes seek to simplify various façade elements in response to internal layout changes by modifying the proportions of balconies and openings, reducing the amount of metal cladding, and introducing opaque glazing. The elevations will follow a structured pattern creating defined blocks, and high-quality materials will be employed at a detailed level. It should be noted that the original colour, finish, and variety of brickwork is not proposed to be varied.

Further elevational changes include the re-distribution of the green ceramic tiles that are proposed to the canalside frontage (south elevation). As currently consented, these tiles are placed to the lower ground and ground floors of the rear block only. It is proposed to re-distribute these tiles to the lower ground floor only and stretch these across the lower ground floor façade, along the length of the canal.

It should be noted that these elevational changes have been reviewed by, and discussed with, officers at the Council and ultimately it was concluded that these changes will have a positive effect on the appearance of the consented building.

Specifically, these changes include:

- The simplification of various façade elements, including;
 - o Modification of balcony openings;
 - o Reduction in volume of metal cladding; and
 - o Introduction of opaque glazing.
- In order to facilitate the use of higher-quality materials than those currently consented; and
- The re-distribution of green ceramic tiles to the lower ground floor south elevation only to unify the two blocks.

Design changes summary

In summary, this application proposes the following changes:

- Inclusion of residential ASHP and plant to the rear of the communal residents area, on the seventh floor, housed in an acoustic enclosure;
- Consequential re-location of the currently consented 4-bedroom unit on the seventh floor to the third floor, with the concurrent re-location of the currently consented third floor gym to the seventh floor;
- Re-location of commercial ASHP and plant to first-floor green roof, housed in an acoustic enclosure;

- Re-configuration of first-floor green roof rooflight to accommodate the new plant location;
- Re-arrangement of ground floor to relocate sub-station to the northern corner of the building;
- Installation of back-painted glazing to proposed seventh floor plant area and installation of louvres within the lower parapet;
- Modification of balcony openings, reduction in metal cladding, and introduction of opaque glazing to various elements of the façade;
- Introduction of higher-quality materials; and
- Re-distribution of green ceramic tiles to lower ground floor south elevation only.

Whilst the wording of condition 2 is proposed to remain the same, the approved drawings will be replaced by those listed in table 1 (where // means no replacement).

Table 1 - List of approved and proposed plans

2019/3403/P (Approved)	Section 73 (Proposed)
D-CSC3-A110-Rev.G: Proposed Location Plan	//
D-CSC3-A111-Rev.G: Proposed Site Plan	//
D-CSC3-A112-Rev.J: Proposed Lower Ground Floor Plan (Canal Level)	//
D-CSC3-A113-Rev.K: Proposed Ground Floor Plan (Street Level)	D-CSC3-A113-Rev.M: Proposed Ground Floor Plan (Street Level)
D-CSC3-A114-Rev.J: Proposed First Floor Plan	D-CSC3-A114-Rev.K: Proposed First Floor Plan
D-CSC3-A115-Rev.J: Proposed Second Floor Plan	//
D-CSC3-A116-Rev.J: Proposed Third Floor Plan	D-CSC3-A116-Rev.L: Proposed Third Floor Plan
D-CSC3-A117-Rev.J: Proposed Fourth Floor Plan	D-CSC3-A117-Rev.J: Proposed Fourth Floor Plan
D-CSC3-A118-Rev.J: Proposed Fifth Floor Plan	D-CSC3-A118-Rev.L: Proposed Fifth Floor Plan
D-CSC3-A119-Rev.J: Proposed Sixth Floor Plan	D-CSC3-A119-Rev.K: Proposed Sixth Floor Plan
D-CSC3-A120-Rev.J: Proposed Seventh Floor Plan	D-CSC3-A120-Rev.K: Proposed Seventh Floor Plan
D-CSC3-A121-Rev.J: Proposed Roof Plan	D-CSC3-A121-Rev.M: Proposed Roof Plan
D-CSC3-A211-Rev.G: Proposed South & West Context Elevation	D-CSC3-A211-Rev.K: Proposed South & West Context Elevation
D-CSC3-A212-Rev.H: Proposed North and East Context Elevation	D-CSC3-A212-Rev.L: Proposed North and East Context Elevation
D-CSC3-A213-Rev.H: Proposed West Elevation	D-CSC3-A213-Rev.L: Proposed West Elevation
D-CSC3-A214-Rev.G: Proposed South Elevation	D-CSC3-A214-Rev.L: Proposed South Elevation
D-CSC3-A215-Rev.H: Proposed East Elevation	D-CSC3-A215-Rev.L: Proposed East Elevation
D-CSC3-A216-Rev.H: Proposed North Elevation	D-CSC3-A216-Rev.L: Proposed North Elevation
D-CSC3-A311-Rev.G: Proposed Section AA	D-CSC3-A311-Rev.H: Proposed Section AA
D-CSC3-A312-Rev.F: Proposed Section BB	D-CSC3-A312-Rev.G: Proposed Section BB
D-CSC3-A313-Rev.F: Proposed Section CC	D-CSC3-A313-Rev.J: Proposed Section CC
D-CSC3-A314-Rev.H: Proposed Section DD	D-CSC3-A314-Rev.L: Proposed Section DD
D-CSC3-A315-Rev.C: Proposed Section EE	D-CSC3-A315-Rev.F: Proposed Section EE

Planning Considerations

The Energy Strategy Addendum dated December 2017 confirmed that CHP was no longer a suitable strategy for this site, as its use on a development of this scale would be inefficient with a minimal load during summer months. This was accepted by the Council through the discharge of obligation 4.12.01 of the Section 106 legal agreement. The use of ASHP within this development has therefore been accepted by the council and the planning permission has been implemented. The purpose of submitting the Energy Strategy Addendum prepared by Whitecode Design Associates is to remedy the wording of condition 7 and bring this in line with the discharged planning obligation. It should be considered that

given the planning permission has been implemented that this is the permitted energy strategy. The following paragraphs assess the location of the proposed ASHP and associated enclosures against the relevant planning policy considerations.

The re-location of the commercial plant and ASHP to the first-floor green roof, and the residential plant and ASHP to the seventh floor, presents additional noise considerations regarding the development. Policy A4 'Noise and Vibration' of the Camden Local Plan (2017) states that the Council will seek to ensure that noise and vibration is controlled and managed, and that planning permission will not be granted for development likely to generate unacceptable noise and vibration impacts. This unacceptable impact will be determined using the levels set out in Appendix 3 of the Camden Local Plan. Similarly, Chapter 6 of the Camden Amenity Supplementary Planning Guidance (SPG) states that the Council will assess the impact of noise and vibration through the consideration of acoustic reports submitted by applicants, and that noise mitigation is expected to be incorporated into developments at the design stage.

As well as the Energy Strategy Justification prepared by Whitecode Design Associates, dated January 2019, a detailed Acoustic Assessment produced by RBA has also been prepared during the determination of the location for the proposed plant. The proposed locations of the plants to the first and seventh floor are based upon the recommendations of this assessment, along with logistical requirements. The Noise Assessment further recommends, amongst other mitigation, that the plants should be housed within acoustic enclosures. These recommendations will be implemented in line with the Amenity SPG and all plants are proposed to be enclosed by an acoustic enclosure. The seventh-floor residential plant will also be enclosed within the existing footprint of the building, enclosed by back-painted glass to the facade. The proposed mitigation will ensure that there are no unacceptable potential noise impacts from the re-located plants, as detailed in the submitted Noise Assessment, in accordance with Policy A4 and Chapter 6 of the Amenity SPG.

Whilst the Noise Assessment concludes that there will be no unacceptable noise impacts from the proposed re-location of the plants, the developer has sought to ensure this further through the re-location of the currently consented residential unit on the seventh floor. A further reason for the re-location of this unit is the loss of internal residential floorspace caused. The unit is proposed to be replaced with the approved gym which is currently located on the third floor. In terms of the accommodation, the re-location of the unit will allow it to remain as a 4-bedroom 5-person unit with ample living space and uncompromised amenity. Living standards will not be compromised by the proposed re-location and, in fact, the re-location of the unit will ensure these living conditions are maintained. The re-location of the gym to the seventh floor will also have no bearing on living conditions or amenity, and neither re-location will affect the internal circulation or access routes around the building. The re-location of this unit is therefore deemed to be in line with Policy A4 and Chapter 6 of the Amenity SPG, and also have no material effect on the overall development.

The relocation of the plant equipment has also been significantly considered with regards to their design. Policy D1 of the Camden Local Plan states that development will be required to respect local context, be sustainable in design, comprise details and materials of a high-quality, and integrate well with the surrounding streetscape. The policy also states that building service equipment should be carefully integrated into the development. Similarly, Chapter 1 of the Camden Amenity SPG states that developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers. Importantly, the Camden Design Planning Guidance document states that building services equipment should not harm occupant or neighbour amenity, health or wellbeing, be incorporated into the

host building aesthetically, have a minimal impact on the environment; and not harm listed buildings, conservation areas or streetscapes.

The proposed plant and ASHP to the seventh floor will be built into the existing footprint of the building and hidden from views by back-painted glass. This back-painted glass will blend seamlessly into the glass elevation proposed to the remainder of the seventh-floor façade and have no material effect on the overall appearance of the building in comparison to that currently consented. In addition, the louvres will be sensibly placed in the lower parapet, ensuring they are hidden from view. The 3D street views prepared by Chassay and Last Architects illustrate the above, demonstrating that the proposed seventh floor plant will be imperceptible from street level. This is demonstrated most clearly in drawing number S3-CSC6-SK-907 which illustrates the view of the development from the canal. The differential façade in which the plant is enclosed is minimally visible and clearly does not materially affect the visual appearance of the building.

In addition to the above design considerations regarding the re-location of the residential plant and ASHP to the seventh floor, the location of the commercial plant to the first floor has also been considered regarding its design and integration with the building. The solid acoustic screen proposed to enclose the plant will be of a material similar to that of the surrounding development in order to ensure it integrates aesthetically. Similarly, the plant is proposed to be placed to the rear of the roof area, in order to ensure that it does not harm the outlook of the units. Furthermore, in order to accommodate the plant in this location the first-floor roof lights are proposed to re-arranged. The lights will be re-distributed from four oblong lights arranged in a rectangular formation, as currently consented, to one single rectangular rooflight. This form of rooflight is the same as that previously consented under an NMA application on the site (LPA ref. 2017/6720/P) and is therefore clearly acceptable.

Careful integration of the plant equipment has been considered at both locations, ensuring that there is no loss to the character of the area, the appearance of the building or streetscape, or the outlook of surrounding existing and future residents in line with Policy D1 and the Camden Design Planning Guidance.

In addition to the above design considerations, the proposed further elevational changes will significantly improve the appearance of the building. The simplification of the façade through alterations to balcony openings and a reduction in use of metal cladding allows for a more unified design, whilst the colour, finish, and variation of the brickwork will preserve the visual identity and interest of the building. Furthermore, in line with Policy D1, the simplified façade will allow for the use of high-quality materials across the design. This will significantly improve the detailed design of the building, providing a high-quality and exemplary finish. As an additional improvement, the re-distribution of the green ceramic tiles to the lower ground floor only will improve the unification between the two blocks, whilst also improving the visual interest of the building along the canal side. Similarly, the extension of the tiles will improve the brightness and vibrancy of the pedestrian walkway along the canal, improving the experience for passers-by. The proposed elevational changes will therefore enhance the appearance of the building, in line with Policy D1 and the Camden Design Guidance. Furthermore, these elevational proposals have been previously considered by the Council at the pre-application stage, and it was confirmed in Kristina Smith's email dated 1st November 2019 that the proposed changes are considered positive.

Conclusion

In conclusion, the use of an ASHP energy strategy and plant has not only been accepted previously by the Council through the discharge of the Section 106 obligation, but it also more effective, more

appropriate, and further in line with the latest policy guidance. In addition, the use of ASHP provides significant environmental benefits and seeks to achieve London's carbon budgets. As set out in the Mayor's Environmental Strategy, energy efficiency, low carbon electricity and low carbon heat are all essential. With the decarbonisation of the grid, heat pumps provide a sustainable and efficient option to meet the London Plan target and against SAP10, a 65% carbon reduction is provided by ASHP alone.

Furthermore, the re-location of the plants has been carefully considered from both an amenity and design perspective. The noise mitigation methods proposed, including acoustic enclosures and screens, will ensure that there are no adverse noise impacts as a result of the proposed re-location. As an additional defence, and to maintain unit sizes and living quality, the proposed re-location of the residential unit from the seventh to third floor will maintain amenity standards and living conditions. The re-location of the gym to the seventh floor will have no effect on the operation of the building.

Additionally, the design of the plants has ensured that the enclosures are well integrated to the rest of the development. The first-floor commercial roof plant will not affect residential outlook, and the integration of the seventh-floor residential plant into the building's footprint will ensure that any change in appearance is imperceptible. The re-location of the plants will have no significant harmful effects on the appearance of the building or the streetscape, nor on the outlook of surrounding existing and future residential occupiers.

As a further design consideration, the elevational changes proposed will improve the appearance of the building. The simplification of the elements, use of high-quality materials, and varied brickwork will create a unified and visually interesting façade. Changes to the ceramic tiling will unify the two blocks at lower ground floor level, improve the coherence of the canal side elevation, and provide visual interest for pedestrians along the canal.

The proposed changes are in line with Policy A4 and D1 of the Camden Local Plan, the Camden Amenity SPG, and Camden Design Planning Guidance. Furthermore, planning officers at the Council have been supportive of this approach within the pre-application advice received. We therefore respectfully request that the council grants planning permission for the variation of both condition 2 and condition 7 of planning permission 2019/3403/P.

Scope of the submission

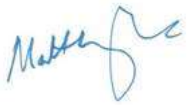
The below documents have been submitted to the Council in support of this submission:

- This covering Letter prepared by ROK Planning;
- The completed application forms;
- The required fee of £234.00;
- Drawings prepared by Chassay + Last Architects:
 - Site Location Plan at 1:1250;
 - Site Plan at 1:500;
 - S73.1 Approved plans document;
 - S73.1 Approved elevations document;
 - S73.2 Proposed plans document;
 - S73.2 Proposed elevations document; and
 - S73.2 Proposed Streetviews document.
- Energy Strategy Justification document prepared by Whitecode Design Associates;

- Addendum Energy Strategy prepared by Whitecode Design Associates; and
- Acoustic Assessment prepared by RBA Acoustics.

I trust that you have all the information you require for the submission of this application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe
Director
ROK Planning

T: 0773 0064234

E: matthew.roe@rokplanning.co.uk