



Application ref: 2018/6016/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 2 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100
Pall Mall
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**18 Vine Hill
15 - 29 Eyre Street
London
EC1R 5DZ**

Proposal:

Erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), excavation works to enlarge the lower ground floor level and create a lift pith, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1(a)), hard and soft landscaping and other associated works.

Drawing Nos: Energy Strategy Report Rev D by Applied Energy dated 26 June 2019, Affordable Housing Energy Strategy Report by Applied Energy dated 10 May 2019, Flood Risk and Drainage Strategy Report by Heyne Tillett Steel dated November 2018, Sustainability Statement by eight associates dated 07 May 2019, Planning Statement DP9 dated November 2018, Design and Access Statement by Piercy & Company dated November 2018, Townscape, Visual Impact and Heritage Assessment by Peter Stewart Consultancy dated November 2018, Construction Management Plan by Blue Sky Building dated October 2018, Travel Plan by rgp dated November 2018, Transport Assessment by rgp dated November 2018, Daylight and Sunlight Report by Point 2 Surveyors Ltd dated November 2018, Excavation Method Statement Rev B by Heyne Tillett Steel dated 7 November 2018, Structural Survey by Heyne Tillett Steel Rev B dated 6 November 2018, Financial Viability Assessment by DS2 dated November

2018, Statement of Community Involvement by Kanda dated November 2018, Noise Impact Assessment by Scotch Partners dated 9 November 2018, Hotel Demand Assessment by White Bridge dated November 2018, Delivery and Servicing Management Plan by rpg dated November 2018, Archaeological Desk Based Assessment by Mola dated November 2018 and Air Quality Assessment by Eight Associates dated November 2018 and DEN and CHP Checklist Rev A by Applied Energy dated 01/07/19.

13548-A LXX 03 001 Rev A, 13548-A LXX 03 010 Rev A, 13548-A L-1 01 099, 13548-A L00 01 100, 13548-A LM0 01 101, 13548-A L01 01 102, 13548-A LM1 01 103, 13548-A L02 01 104, 13548-A LM2 01 105, 13548-A L03 01 106, 13548-A LXX 01 201, 13548-A LXX 01 202, 13548-A LXX 01 203, 13548-A LXX 01 301, 13548-A LXX 01 302, 13548-A L-1 02 099, 13548-A L00 02 100, 13548-A LM0 01 101, 13548-A L01 02 102, 13548-A LM1 02 103, 13548-A L02 02 104, 13548-A LM2 02 105, 13548-A LXX 01 201, 13548-A LXX 01 202, 13548-A LXX 01 203, 13548-A LXX 02 301, 13548-A LXX 02 302, 13548-A LLG 00 099 Rev A, 13548-A LUG 00 100 Rev A, 13548-A L01 00 101 Rev B, 13548-A L02 00 102 Rev B, 13548-A L03 00 103 Rev B, 13548-A L04 00 104 Rev C, 13548-A L05 00 105 Rev B, 13548-A L06 00 106 Rev B, 13548-A L07 00 107 Rev B, 13548-A LRF 00 110, 13548-A LXX 04 101 Rev A, 13548-A LXX 04 102 Rev A, 13548-A LXX 04 104 Rev A, 13548-A LXX 04 105 Rev A, 13548-A LXX 05 101 Rev A, 13548-A LXX 05 102 Rev A, 13548-A LXX 04 103 Rev A, 13548-A LXX 04 105 Rev A(Proposed West Elevation Hotel and Affordable Block, 13548-A LXX 04 105 Rev B(Proposed Section E-E) and 13548-A LXX 04 106 Rev A

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.

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: 13548-A LXX 03 001 Rev A, 13548-A LXX 03 010 Rev A, 13548-A L-1 01 099, 13548-A L00 01 100, 13548-A LM0 01 101, 13548-A L01 01 102, 13548-A LM1 01 103, 13548-A L02 01 104, 13548-A LM2 01 105, 13548-A L03 01 106, 13548-A LXX 01 201, 13548-A LXX 01 202, 13548-A LXX 01 203, 13548-A LXX 01 301, 13548-A LXX 01 302, 13548-A L-1 02 099, 13548-A L00 02 100, 13548-A LM0 01 101, 13548-A L01 02 102, 13548-A LM1 02 103, 13548-A L02 02 104, 13548-A LM2 02 105, 13548-A LXX 01 201, 13548-A LXX 01 202, 13548-A LXX 01 203, 13548-A LXX 02 301, 13548-A LXX 02 302, 13548-A LLG 00 099 Rev A, 13548-A LUG 00 100 Rev A, 13548-A L01 00 101 Rev B, 13548-A L02 00 102 Rev B, 13548-A L03 00 103 Rev B, 13548-A L04 00 104 Rev C, 13548-A L05 00 105 Rev B, 13548-A L06 00 106 Rev B, 13548-A L07 00 107 Rev B, 13548-A LRF 00 110, 13548-A LXX 04 101 Rev A, 13548-A LXX 04 102 Rev A, 13548-A LXX 04 104 Rev A, 13548-A LXX 04 105 Rev A, 13548-A LXX 05 101 Rev A, 13548-A LXX 05 102 Rev A, 13548-A LXX 04 103 Rev A, 13548-A LXX 04 105 Rev A(Proposed West Elevation Hotel and Affordable Block, 13548-A LXX 04 105 Rev B(Proposed Section E-E) and 13548-A LXX 04 106 Rev A.

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

3 Detailed drawings/samples(Ragged School Building)

Detailed drawings, or samples of materials as appropriate, in respect of the following for the extension to the Ragged School, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

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

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

4 Detailed drawings/samples(Eyre Street Hill Building)

Detailed drawings, or samples of materials as appropriate, in respect of the following for the new building on Eyre Street Hill (Hotel and Residential Uses), shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

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

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

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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

- 6 Prior to first occupation of each of the relevant uses in each building, the refuse and recycling storage areas shall be completed and made available for occupants of that building.

The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units in the relevant plot and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 7 No hard and soft landscaping shall take place on the relevant part of the site until full details and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) an open space management plan.
- c) details of all planting to terraces and lower ground courtyard, including proposed tree.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A1,D1 and A2 of the Camden Local Plan 2017.

- 8 The terrace located at 4th floor of the Ragged School building, 18 Vine Hill, shall only be used during the hours of 0700 to 2100 Monday to Saturday and 1000 to 2000 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 9 The terrace located at Lower ground floor level in association with the hotel use shall only be used during the hours of 0700 to 2200 Monday to Saturday and 1000 to 2100 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 10 The Courtyard located at Lower ground floor level shall only be used by office occupiers during the hours of 0700 to 2200 Monday to Saturday and 1000 to 2100 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 11 Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. SUDS shall be will be implemented prior to the occupation of the relevant parts of the development and permanently retained and maintained thereafter.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

- 12 Prior to commencement of any development other than works of demolition, site clearance & preparation, full details of the proposed combined heat and power unit (CHP) plant and confirmation that the plant will comply with the Mayor's emission standards as set out in the Mayor's Sustainable Design and Construction SPG (2014), and details of any necessary NO₂ abatement mechanisms shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2018.

- 13 Prior to first occupation of the hotel and residential building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 14 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 15 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.

- 16 Prior to commencement of any works on site, other than works of demolition, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 17 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Amber noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 18 Prior to installation of machinery, plant or equipment and ducting at the development each item shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 19 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by ground- or airborne vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 20 The design and structure of the Eyre Street Hill building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from external noise sources in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 21 Other than works of demolition and site clearance, no development shall commence until full details of the following bicycle parking shall be provided:

- a) Secure and covered parking for 17 residents cycle spaces
- b) Secured and covered parking for 32 office occupiers cycle spaces
- c) Secured and covered parking for 8 hotel staff spaces
- d) Parking for 12 visitor cycle spaces

All such facilities shall thereafter be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017 and the London Plan.

- 22 Prior to commencement other than demolition, site clearance and preparation a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017 and the London Plan.

- 23 Other than the unit to first floor level, the residential units shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 24 The unit located to the first floor of the residential building, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy C6 of the Camden Local Plan 2017.

- 25 Notwithstanding the hereby approved plans, a detailed plan of the bar/check in area shall be submitted to and approved in writing to ensure the provision of an accessible level area is provided.

Reason: To ensure the development provides fair access for all in accordance with the requirements of Policy C6 of the Camden Local Plan 2017.

- 26 Prior to the commencement of use of the hotel, there shall be the provision of 15 (10%) fully wheelchair accessible rooms.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan 2016 and Policy C6 of the Camden Local Plan 2017.

- 27 No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the

potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 28 Prior to the commencement of above ground works, an impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The study shall identify any new additional capacity required in the system and suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to copy with the additional demand in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.

- 29 Prior to occupation of the relevant use, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the permitted uses and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 30 No above ground new development shall commence in a Phase until a Fire Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy CP3 of the Core Strategy and policy D11 of the Draft London Plan.

- 31 Other than works of demolition and site clearance, no development shall commencement until full details of the proposed Mechanical Ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenity of future occupiers of the development site in accordance with the requirements of policy A1 of the London Borough of

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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 5 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.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short

term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 7 In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

- 8 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to visit thameswater.co.uk/buildover

- 9 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Businesscustomers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer