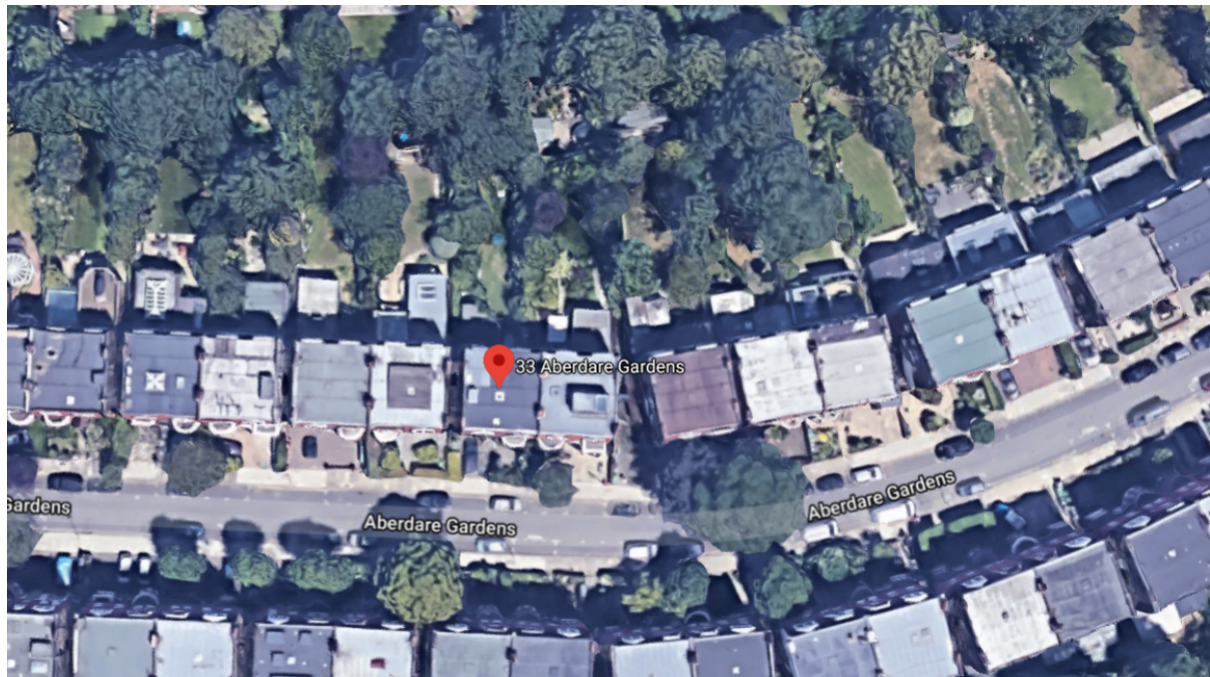


# 2020/1110/P - 33 Aberdare Gardens, London, NW6 3AJ



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Site Photos: 2020/1110/P - 33 Aberdare Gardens, NW6 3AJ



1) Aerial view of site



2) Existing rear elevation





3) Front elevation



4) Front/side views



5) Separation distance between side wall of no.33 and boundary with no.31





6) View towards rear garden taken from first floor windows of application site

# Plans:

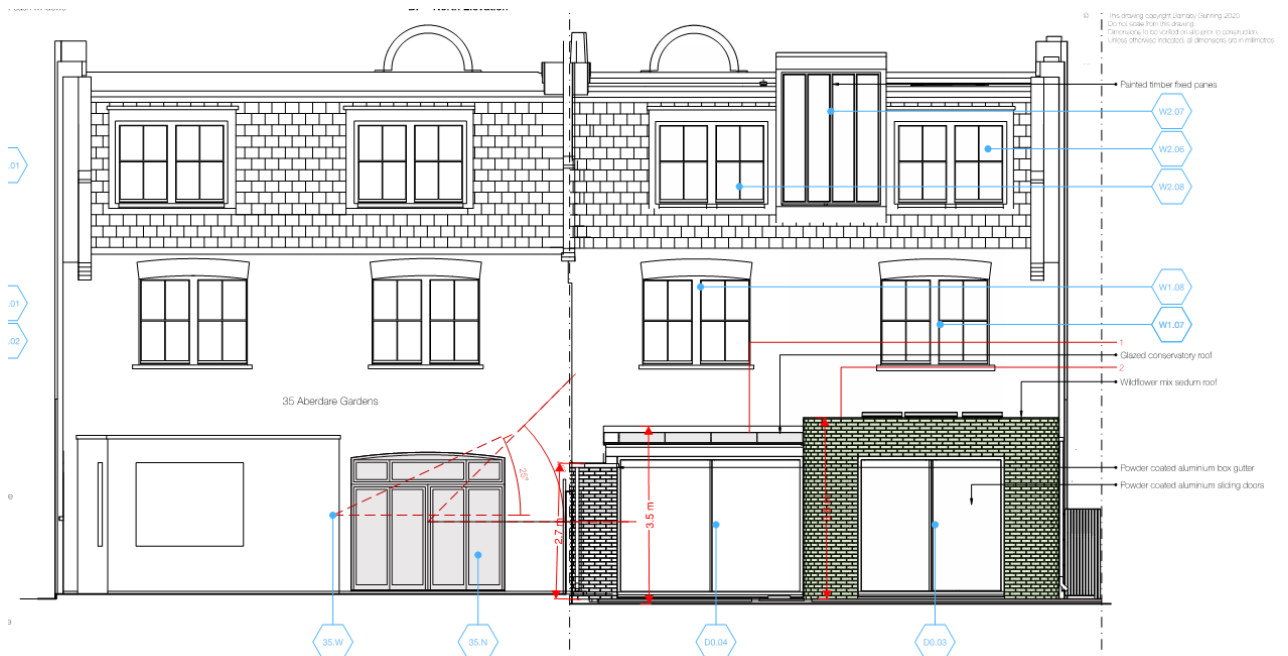
Existing site plan:



## Proposed site plan:



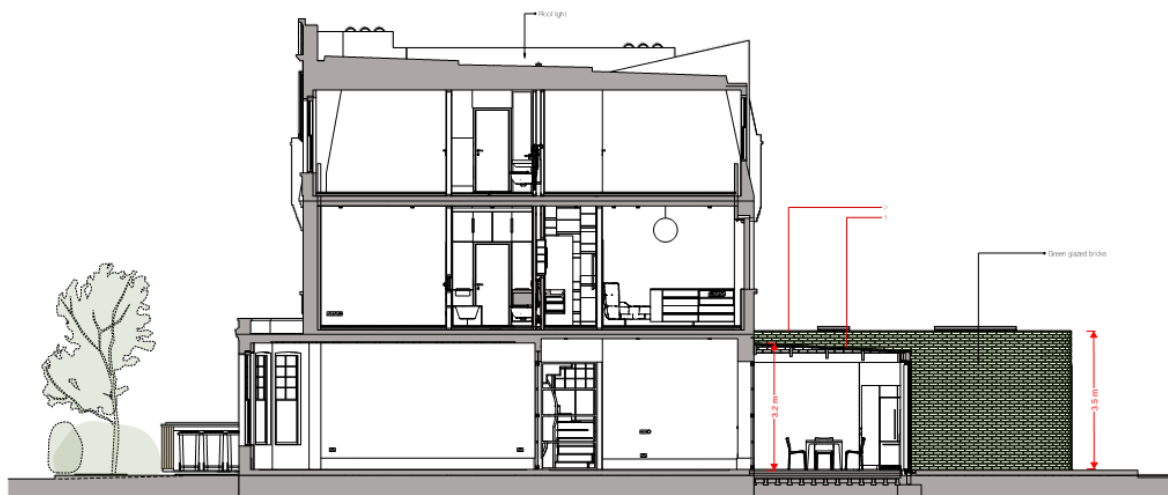
## Proposed rear elevation:



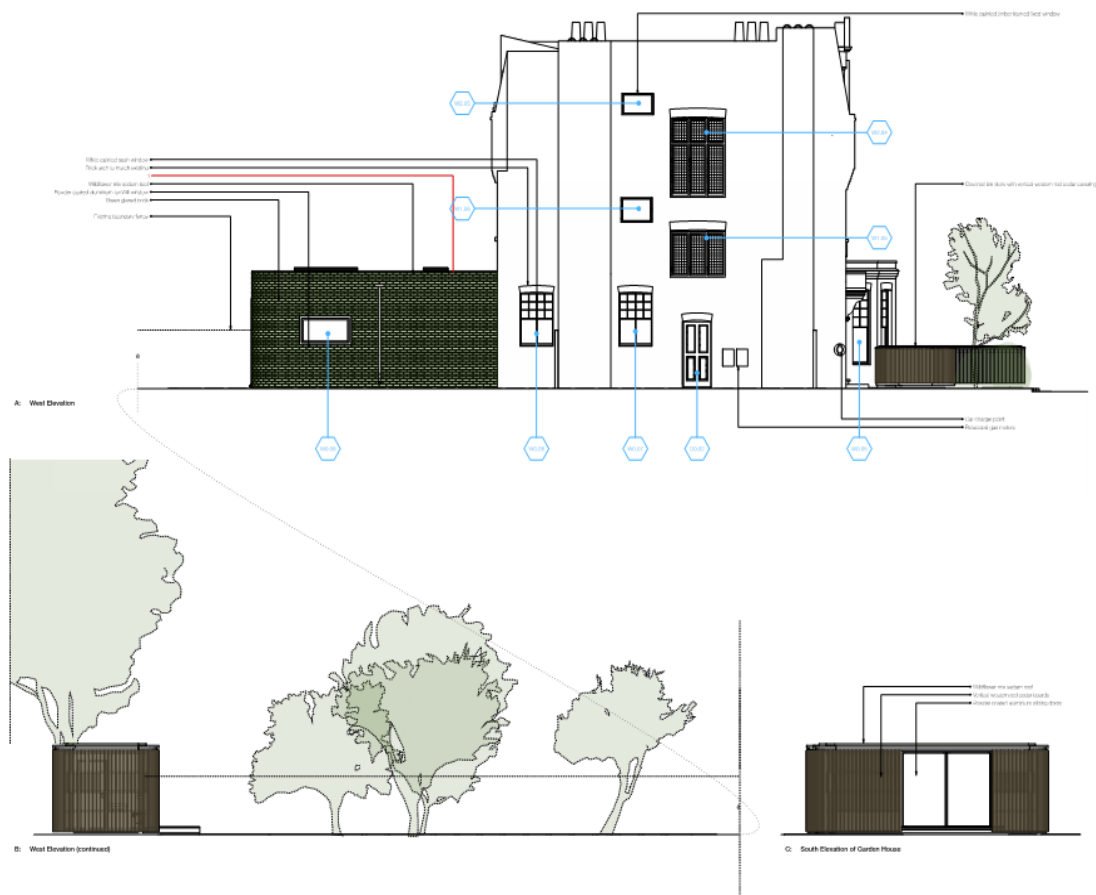
## Front elevation:



## Side elevation section plan:



Side elevation and outbuilding:



NIGS				
The following table lists the 100 top NIGS for each of the 100 NIGS in the NIGS database. The NIGS are ranked by the number of NIGS in the NIGS database that are associated with the NIGS in the NIGS database.				
Window	W	S	W	Type
W001	001	001	001	The top 100 NIGS in the NIGS database
W002	002	002	002	
W003	003	003	003	
W004	004	004	004	
W005	005	005	005	The top 100 NIGS in the NIGS database
W006	006	006	006	
W007	007	007	007	
W008	008	008	008	
W009	009	009	009	The top 100 NIGS in the NIGS database
W010	010	010	010	
W011	011	011	011	
W012	012	012	012	
W013	013	013	013	The top 100 NIGS in the NIGS database
W014	014	014	014	
W015	015	015	015	
W016	016	016	016	
W017	017	017	017	The top 100 NIGS in the NIGS database
W018	018	018	018	
W019	019	019	019	
W020	020	020	020	
W021	021	021	021	The top 100 NIGS in the NIGS database
W022	022	022	022	
W023	023	023	023	
W024	024	024	024	
W025	025	025	025	The top 100 NIGS in the NIGS database
W026	026	026	026	
W027	027	027	027	
W028	028	028	028	
W029	029	029	029	The top 100 NIGS in the NIGS database
W030	030	030	030	
W031	031	031	031	
W032	032	032	032	
W033	033	033	033	The top 100 NIGS in the NIGS database
W034	034	034	034	
W035	035	035	035	
W036	036	036	036	
W037	037	037	037	The top 100 NIGS in the NIGS database
W038	038	038	038	
W039	039	039	039	
W040	040	040	040	
W041	041	041	041	The top 100 NIGS in the NIGS database
W042	042	042	042	
W043	043	043	043	
W044	044	044	044	
W045	045	045	045	The top 100 NIGS in the NIGS database
W046	046	046	046	
W047	047	047	047	
W048	048	048	048	
W049	049	049	049	The top 100 NIGS in the NIGS database
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W051	051	051	051	
W052	052	052	052	
W053	053	053	053	The top 100 NIGS in the NIGS database
W054	054	054	054	
W055	055	055	055	
W056	056	056	056	
W057	057	057	057	The top 100 NIGS in the NIGS database
W058	058	058	058	
W059	059	059	059	
W060	060	060	060	
W061	061	061	061	The top 100 NIGS in the NIGS database
W062	062	062	062	
W063	063	063	063	
W064	064	064	064	
W065	065	065	065	The top 100 NIGS in the NIGS database
W066	066	066	066	
W067	067	067	067	
W068	068	068	068	
W069	069	069	069	The top 100 NIGS in the NIGS database
W070	070	070	070	
W071	071	071	071	
W072	072	072	072	

F	Planned for planning	22/01/2020
1	Invoice received	
B	Planned for planning	13/06/2020
D	Planned	20/05/2020
C	Revised	22/05/2020
B	Issued for pricing	02/04/2020
A	Issued for planning	26/02/2020
UNDO	00000000	0000

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www.gurney.com

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**BETA-311**

**08 Abscon Gardens**

**RWD SAU**



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	28/04/2020
		N/A	<b>Consultation Expiry Date:</b>	07/06/2020
<b>Officer</b>			<b>Application Number(s)</b>	
Jaspreet Chana			2020/1110/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
33 Aberdare Gardens London NW6 3AJ			Refer to 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 single storey rear extension (following removal of existing); erection of outbuilding within rear garden; installation of replacement windows, new bin store and cycle storage to front.				
<b>Recommendation:</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed outside no.33 Aberdare Gardens and no.85 Greenloft Gardens on 08/05/2020 (consultation end date 01/06/2020).  The development was also advertised in the local press (Ham & High) on 14/05/2020 (consultation end date 07/06/2020).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No objections were received from neighbours during the course of the application.			
Combined Residents Association of South Hampstead (CRASH)	The Combined Residents Association of South Hampstead (CRASH) has objected to the proposal on the following grounds:			
	<div>1. Although there is an existing half width extension at the rear (which will be demolished, the new one is substantially bigger &amp; together with the conservatory infill, will reduce the area of the garden &amp; add to the bulk of the building.</div> <div>2. On top of this, the proposed garden building will further reduce the area of the garden. If permission is granted for one building then the other should be refused, since the strategies set out for the Conservation Area is to retain existing garden space &amp; resist 'overly large extensions &amp; hardstanding'. Para 13.43 of the conservation area strategy document adopted in 2011 states 'any development of rear garden space should not detract from the general feeling of openness &amp; should ensure most of the existing garden space is retained'.</div> <div>3. The work will involve removal of some trees &amp; bushes. Although they don't appear to have any special merit they do provide habitat for birds &amp; other wildlife. The proposal mention replacement trees, but the tree report has not been submitted.</div> <div>4. The design of the extension incorporates a wall of green glazed bricks &amp; curved off corners, neither of which respect the historic pattern &amp; character of the existing buildings. CRASH considers this to be totally inconsistent with the traditional brickwork of the area &amp; should not be permitted.</div> <div>5. The roof windows to the extension &amp; conservatory will cause light spill &amp; pollution affecting adjoining properties. The design brief suggest the addition of sedum roofs on all flat roof areas. The installing and maintaining this on the rear extensions is unclear where much of the roof is taken up by roof windows. The roof windows should be removed &amp; the roofs should be covered with sedum.</div> <div>6. The plan of the garden room (studio room) shows a WC and sink, but there is no reference to the provision of drainage or other services. The WC &amp; sink should not be permitted because this raises the potential for the building to be used as living accommodation.</div> <div>7. The proposed balcony/terrace at rear first floor level will enable</div>			

adjoining gardens to be overlooked thus causing some loss of privacy.

Officer's Response:

- *In regards to points 1, 2, 4 & 6 please refer to section 4 (Conservation and design) of this report.*
- *In regards to point 3 please refer to section 6 (Trees) of this report.*
- *In regards to points 5 and 6 please refer to section 5 (Impact on neighbouring amenity) of this report.*
- *In regards to point 7 please refer to section 2 (Revisions) of this report.*



## Site Description

The application site is a three storey semi-detached house split into two flats located on the west of the bend on the north side of the Aberdare Gardens. The surrounding area is predominantly residential consisting of similarly sized and designed houses with large rear extensions. The site is located within South Hampstead Conservation Area, though the property is not a listed building, nor are there any within the vicinity.

## Relevant History

33 Aberdare Gardens (application site)

**TP21919/47581** – Alterations to insert north facing studio window and removal of wall between two rear rooms at second floor level – **Granted – (1983)**

**CTP/H5/8/1/SNH** – Conversion into 3 self-contained flats, this application appears to cover the construction of the rear extension at ground floor level and a small tool shed that is now the cupboard at the back of the room including a side entrance – **Granted – (1965)**

31 Aberdare Gardens

**2003/3231/P** – Change of use of existing ground and first floor flats into 1 maisonette and the erection of a single storey rear conservatory – **Granted – 06/02/2003**

25 Aberdare Gardens

**2014/6749/P** - Single storey ground floor rear extension with wine cellar area at basement level – **Granted – 13/01/2015**

23 Aberdare Gardens

**2003/0399/P** – The enlargement of an existing ground floor rear extension, the replacement of a conservatory with a larger conservatory and enlargement of two windows to side elevation at ground floor level – **Granted – 29/10/2003**

## Relevant policies

**National Planning Policy Framework (2019)**

**The London Plan (2016)**

**Intend to Publish London Plan (2019)**

**Camden Local Plan (2017)**

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage

**Camden Planning Guidance:**

- CPG Altering and extending your home
- CPG Amenity

**South Hampstead Conservation Area character appraisal and management strategy (2011)**

## Assessment

### 1. The proposal

1.1. Planning permission is sought for:

- Replacement and new single storey rear extensions, the replacement to measure: 8m depth, 5.2m wide and 3.5m in height, the infill extension would measure: 4m in depth, 4.7m wide and between 2.7m-3.2m in height, the combined width of the extensions would be 10m.
- Construction of garden studio building to measure: 7.8m wide, 2.8m in height and 3.4m deep.
- Replacement windows
- New bin store and cycle storage to front and associated works

### 2. Revisions

2.1. During the course of the assessment revisions to the proposed scheme were requested in order to address concerns. The revisions made to the proposed scheme can be summarised as follows:

- 1m reduction in depth of each rear extension
- Terrace railings and balcony have been removed
- Glazing has been reduced on the roof of the rear extension and the green roof has been extended
- Green glazed bricks have been removed from the infill extension and replaced with stock bricks to match existing rear elevation of house
- The outbuilding has been reduced in scale, and is set in from the side and rear boundaries
- A tree report was submitted, demonstrating the impact on nearby trees

2.2. The revisions made to the scheme did not materially affect the scheme, as such they were accepted as amendments under the ongoing application and did not require re-consultation.

### 3. Assessment

3.1. The main considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, street scene, local area and the South Hampstead Conservation Area
- The impact on neighbouring amenity
- The impact on surrounding trees

3.2. These elements are discussed in turn below.

### 4. Design and Conservation

4.1. The councils design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy D2 states that the Council will preserve, and where possible, enhance Camden's diverse assets and their settings including conservation areas and listed buildings.

4.2. CPG Altering and extending your home recommends alterations to consider the character and design of the host building and its surroundings. Materials and design should complement the existing building.

Rear extension

- 4.3. The host property has an existing extension which projects 5.5m into the garden and is 5.3m wide, the proposed works would involve a replacement extension at 8m in depth and the same width as the existing. This would then have an infill single storey rear extension attached being 4m deep creating an open plan kitchen and dining area with a staggered profile.
- 4.4. It is clear that other adjacent and nearby properties also have substantial rear extensions which extend full width of the rear elevation (for examples at no.31 next door, and nos. 23, 25, 27 and 29 Aberdare Gardens). The cumulative impact of the extensions would not detract from the appearance of the host property. Given the surrounding context, the proposed rear extensions would be in-keeping and considered acceptable within the area.
- 4.5. The design of the extension would have a contemporary appearance with a curved design and flat roofs. The kitchen extension would have glazed green bricks, with a sedum roof with rooflights and powder coated aluminium sliding rear doors. The infill dining extension would have a lower extension with a stock brick side wall to match the existing house, powder coated aluminium doors and a set in glazed roof.
- 4.6. Both extensions would differentiate from each other, whilst their staggered form would help to reduce the massing. Although the kitchen extension would have a more modern curved design and use glazed green bricks the extension is single storey at ground floor level placed to the rear of the property and is set back and set in from the large rear extension and no.31. Given this siting, scale and design, it is considered not to cause a detrimental impact on the character and appearance of the subject site or the surrounding conservation area. Therefore the use of materials and design of both extensions is considered to be acceptable and would enhance the conservation area.
- 4.7. Internally the existing arrangement of the stairs is to be replaced with a single stairwell providing a self-contained staircase to the 2<sup>nd</sup> floor which rises over a similar ramp of stairs to the first floor. This allows for reinstatement of an entrance room at ground floor and the provision of two street facing bedrooms at first floor and a rooflight within the roof.

#### Outbuilding

- 4.8. The proposed rear garden outbuilding would be placed at the end of the garden over 11m away from the rear of the house. It would be set off the side and rear boundaries and would be of a timber-framed construction, clad in natural red cedar boards, with powder coated aluminium sliding doors and green sedum roof. Its curved design correlates with the proposed rear kitchen extension and its timber form would help to create a softer appearance within the garden. There are a number of outbuildings within neighbouring gardens which are of similar size and width to the proposal. Given that it is set back over 11m from the main house and over 62sq. m of garden space remains, the majority of the garden would be retained following the works and therefore it is considered that the openness would still remain within the garden area. The use of this outbuilding would be ancillary to the enjoyment of the main dwelling, and a condition shall be added to ensure this.

#### Fenestration alterations

- 4.9. The replacement of most of the modern windows on the property with traditional sliding timber sashes is considered to be acceptable subject to details secured by condition. The new side access door and side window at ground floor would open a previous access where a door and window used to previously exist. These are considered to be acceptable. The third floor central window would be replaced with a like-for-like window with painted timber fixed panes; this is considered to be acceptable.

#### Bin/bike stores

- 4.10. The front garden area of the property is to be re-landscaped to increase the amount of



planting beds and prune the existing hedges and a screened bin store and cycle store would also be provided. These enclosures would be appropriately placed and not cause harm to the character and appearance of the subject site or the surrounding area.

4.11. 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.

4.12. Overall, the scale, bulk, design and use of materials of the proposals would be relative to that of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the South Hampstead Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016, Intend to Publish London Plan 2019 and NPPF 2019.

## **5. Impact on neighbouring amenity**

5.1. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.

5.2. No.33 shares boundaries with no.31 to the west of the site and no.35 to the east.

5.3. Given the set in from the side boundary with no.31 Aberdare Gardens, and set back 1m from the rear extension, coupled with the overall height, design and proportions, it is considered that the proposed kitchen extension would not have a detrimental impact on the amenities of no.31 in regards to loss of light, overbearing, overshadowing or privacy impacts.

5.4. The proposed infill extension has been set back 1m in its revised depth and has been reduced in height on the boundary with no.35. The boundary hosts a 1.65m high close boarded fence lined on the eastern side with a 2m high trellis covered with planting. In addition the extension introduces a solid fixed roof element which reduces the glazing towards no.35 which would help to limit any light spill towards no.35.

5.5. The agents have submitted a 45 degree line test which was undertaken from the centre of the rear elevation doors at no.35 in order to assess any daylight/sunlight impact on the occupiers of no.35. The drawings demonstrate that the corner of the infill extension is clipped by the 45 degree line, failing this 45 degree test, and thereby indicating that the proposal may have an impact on neighbouring amenities. As such, the agent conducted a daylight and sunlight assessment – the results show that:

- Window 35.N has an existing VSC greater than 27%. The proposed extension towards No.35 would result in a reduction of less than 1% maintaining a VSC >27%
- Window 35.W has an existing VSC less than 27%. The proposed extension will result in a reduction of less than 1%

5.6. Given the above, the agent has demonstrated that the proposal would be in compliance with current BRE standards and would not constitute undue harm to neighbouring occupiers in terms of daylight/sunlight.

5.7. Given the siting, scale and design of the proposal, it is considered not to result in undue harm to neighbouring amenities in compliance with policy A1 of the Camden Local Plan.

## **6. Trees**

6.1. Two trees are proposed to be removed to facilitate the construction of the outbuilding. A tree report was submitted which demonstrates that one tree (T8) is of poor quality, whilst the other (T7) is a moderate quality oak, albeit of poor structural form. The loss of the oak represents a

minimal impact upon visual amenity in the conservation area.

6.2. The root protection areas of three off site trees extend into the application site and encroach most of the area intended for the outbuilding. This has been considered in the design which incorporates mini-piles and a suspended base, this would minimise the impact upon these surrounding trees and is considered to be acceptable.

6.3. The Council's tree officer has reviewed the report and states that the works are considered to be acceptable and would not overly impact on any of the trees nearby trees. He commented that the ones that are to be removed are not of notably quality/importance. A condition has been included to ensure that the tree protection measures outlined within the tree report are implemented on site prior to the commencement of development.

## **7. Conclusion**

7.1. By reason of its siting, scale, design and material finish, the proposed development is considered not to cause harm to the character or appearance of the property or surrounding conservation area, nor would it unduly harm the amenities of neighbouring residents, or the health of nearby trees. As such, the proposal is considered to be acceptable in compliance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016, Intend to Publish London Plan 2019 and NPPF 2019.

## **8. Recommendation**

8.1. Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24<sup>th</sup> August 2020, 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'.***

Application ref: 2020/1110/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 19 August 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Barnaby Gunning Studio Ltd  
63 Loudoun Road  
London  
NW8 0DQ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**33 Aberdare Gardens**  
**London**  
**NW6 3AJ**

Proposal: Erection of single storey rear extension (following removal of existing); erection of outbuilding within rear garden; installation of replacement windows, new bin store and cycle storage to front.

Drawing Nos: 327\_A\_010 Rev A, 327\_A\_011 Rev A, 327\_A\_012 Rev A, 327\_A\_013 Rev A, 327\_A\_110\_G Rev G, 327\_A\_111 Rev I, 327\_A\_112 Rev E, 327\_A\_113 Rev F, Design and access statement, 327\_DSA\_200722, Arboricultural Impact Assessment April 2020.

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 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: 327\_A\_010 Rev A, 327\_A\_011 Rev A, 327\_A\_012 Rev A, 327\_A\_013 Rev A, 327\_A\_110\_G Rev G, 327\_A\_111 Rev I, 327\_A\_112 Rev E, 327\_A\_113 Rev F, Design and access statement, 327\_DSA\_200722, Arboricultural Impact Assessment April 2020.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Arboricultural Impact Assessment. The protection shall then remain in place and other recommendation shall be followed for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors;

B) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

- 6 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used of green roof and showing a variation of substrate depth with peaks and troughs.

- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The outbuilding hereby approved shall remain ancillary to the use of the main property 33 Aberdare Gardens, NW6 3AJ, and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 8 Works to construct the garden room hereby approved shall be carried out in accordance with the tree/ root protection measures as described within the Arboricultural Impact Assessment April 2020.

Reason: to ensure that all trees on the host site and within neighbouring properties are protected during and after development in accordance with policies A1 and A3 of the Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Director of Economy, Regeneration and Investment

**DRAFT**

**DECISION**