

49 Spencer Rise, NW5 1AR. Ref. 2020/3547/P



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Photo 1 – Front elevation



Photo 2 – street context showing no's 47-59 from L-R

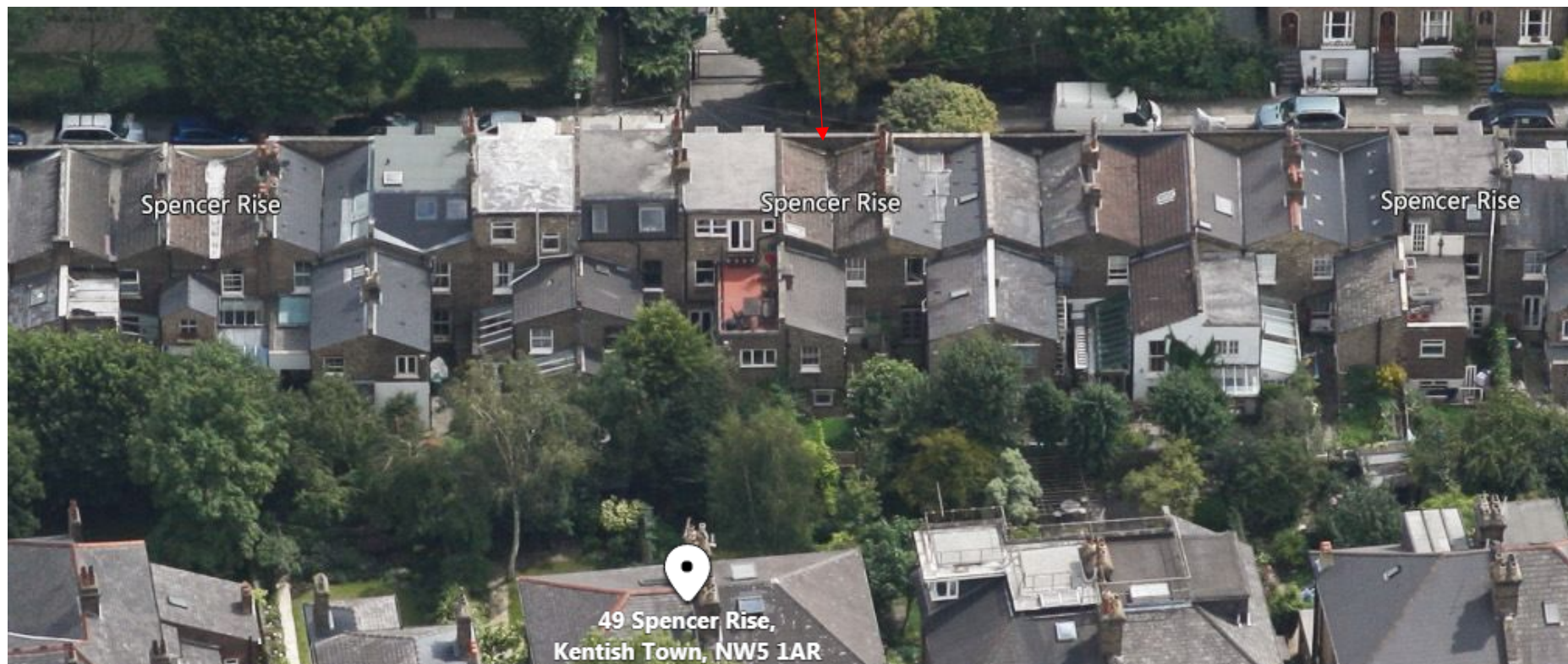


Photo 3 – Rear elevation of Spencer Rise properties – red arrow indicates application site (Chetwynd Road properties bottom of image)



Photo 4 – Rear elevation

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	05/10/2020
		N/A		Consultation Expiry Date:	27/09/2020
Officer			Application Number(s)		
Kristina Smith			2020/3547/P		
Application Address			Drawing Numbers		
49 Spencer Rise London NW5 1AR			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension with dormer windows to front and rooflights to rear					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<u>Publicity</u> <ul style="list-style-type: none">• 2 no. site notices were displayed from 28/08/2020• A press advert was published on 03/09/2020 <p>One objection was received on the following grounds:</p> <u>Principle</u> <ul style="list-style-type: none">• Will create a precedent for further removal of butterfly roofs on Spencer Rise• Overdevelopment that will increase pressure on Council services <p><i>Officer response: The proposal is considered to be policy compliant and all future applications will continue to be assessed on their own merits. The additional floorspace is relatively minor and not considered to represent significant additional pressure on Council services.</i></p> <u>Design and conservation</u> <ul style="list-style-type: none">• Further destruction of front and rear roof profiles of historic terrace• Due to topography, the view of the existing mansards from Chetwynd Road is deplorable <p><i>Officer response: refer to 'design and conservation' section below</i></p> <u>Other</u> <ul style="list-style-type: none">• Reduces stock of much needed smaller houses in area <p><i>Officer response: the decision has been, in part, based on Neighbourhood Plan policy DC4 and its associated justification which seeks to allow families to expand in situ as an alternative to them moving out of the area or living in crowded accommodation. All future applications will continue to be assessed on their own merits.</i></p>			
	Local Groups/ CAAC comments:	<p>The <u>Dartmouth Park Neighbourhood Forum</u> (DPNF) wrote <u>in support</u> of the application:</p> <p><i>After much consideration, Dartmouth Park Neighbourhood Forum supports this application. It is important that Camden Council understands that this support is based on the following three factors:</i></p> <ol style="list-style-type: none"><i>1. We are only commenting based on the policies in the Neighbourhood Plan. Camden Council will be expected to assess against Local Plan and other relevant policies;</i><i>2. An understanding that it is a finely balanced issue, with arguments</i>		

both ways, as summarised below;

3. *The support applies only to this particular situation, and is not intended as a precedent in respect of the rest of the street or any other part of our area. Any future application will need to be assessed in its own right.*

The most relevant policies in the made Dartmouth Park Neighbourhood Plan are DC2, DC3, DC4 and, less directly, H1. To some extent, these pull in different directions.

One the one hand, DC2 seeks to protect the area's heritage assets and the integrity of the Conservation Area, and DC3 requires good design, principally by ensuring that development relates to its context. These policies protect against over-development and designs that go against the grain of our special area. Regarding DC2, most roofs on the street are concealed behind parapets and we do have some concerns that the continuity of the roofscape will be damaged. DC3(e), meanwhile, requires that any extensions or modifications to existing buildings be subordinate to the existing development and in keeping with its setting, including the relationship to any adjoining properties. The fact that the four adjacent houses in this row (51-57) already have a very similar extension to the one proposed at number 49 counts in the application's favour against these two policies.

On the other hand, policy DC4 supports small residential extensions where certain criteria are met. This policy has been written specifically with applications like this in the streets around Spencer Rise in mind, in response to issues raised during public consultation. DC4(f) supports roof extensions that respect the existing roof form in terms of design, scale, materials and detail; and that are restricted to the rear except where it is part of the established local character. Given the character established by the mansards on 51-57 Spencer Rise, we are content that the criteria in DC4 are met.

The principle behind H1 is to support and protect a range of housing provision to meet current and future housing needs, and in particular to ensure the provision of smaller homes for downsizing older residents or first home buyers. We have some concern that by increasing the house to 4 bedrooms the application would increase the number of larger, more expensive properties in the area, while reducing the number of small, more affordable properties. However, we appreciate that the houses in Spencer Rise are already rather expensive for a starter home, and we are persuaded that in this case the increase in size is not disproportionate.

The Dartmouth Park Conservation Area Advisory Committee (DPCAAC) objects to the proposal.

- Their objection quotes the dismissed appeal decision for the previous mansard application at length, including the Inspector's explanation for the harm caused by the proposed roof extension which would not outweigh the small public benefit generated.
- It cites the DPCAAMS published in 2009 which attracted significant weight in the Inspector's decision.
- The DPCAAC identify harm to the character and appearance of the host dwelling and conservation area and consider it to conflict with policies D1, D2 of the Camden local Plan (2017) and policies DC3

and DC4 of the DPNP (2020)

- Nothing in the DPNP to reverse two decades of planning decisions supported by appeal decisions and certainly nothing which justifies reversing the 2013 decision in relation to the application site.

Site Description

The application site is a two-storey single dwelling house on the north side of Spencer Rise that forms a pair with its neighbour at no.51. It belongs to a wider building group of two storey properties with similar characteristics but subtle variations. All properties belonging to the building group would have originally had valley roofs

The property is not listed but it lies within the Dartmouth Park Conservation Area and is designated as a building that makes a positive contribution to the conservation area. It is also situated in the Dartmouth Park Neighbourhood Forum area.

Relevant History

Application site

No.49

2012/5467/P – Erection of a mansard roof extension to existing dwelling (Class C3). **Refused 29/11/2012** for the following reason:

The proposed mansard roof extension, by reason of its bulk, height and position would materially harm the consistent parapet-line and thus the integrity of the terrace of buildings at nos 39-49 Spencer Rise, which have a largely unimpaired roofline, and thus fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area.

Appeal ref: APP/X5210/D/13/2190582 **dismissed 21/02/2013**.

Same side of street (ordered by distance from application site)

No.41

2006/3883/P - Erection of a single storey rear extension and roof extension to single family dwelling house (Class C3). Refused 19/12/2006 for the following reasons:

The proposed roof extension, by reason of its bulk, height and design would be detrimental to the character and appearance of the subject dwelling, the terrace of which it forms a part and the surrounding conservation area.

The proposed demolition of the valley roof form, would result in the loss of a feature that is considered to make a valuable contribution to the appearance of the conservation area.

No.51

CTP/D11/20/14/28768 - The erection of a roof extension at second floor level to provide additional living accommodation. Granted 06/09/1979.

No.53

8903220 - The erection of a roof extension to provide two bedrooms and a single storey rear conservatory to the existing dwelling house. Granted 06/12/1989.

No.55

CTP/D11/20/11/23216 - Erection of an additional storey to provide two bedrooms. Granted 15/10/1976.

No.57

2007/4644/P - Erection of a mansard roof extension with two front dormer windows to existing single dwelling house. Granted 21/12/2007.

No.59 (most recent permission)

2020/2910/P - Erection of mansard roof extension with dormer windows to front and rear. Granted 23/09/2020

No.37

8400923 - Erection of a mansard roof extension. Granted 08/08/1984.

No.27

2004/3614/P - The erection of a roof extension and ground floor rear extension. Granted 29/10/2004.
N.b - Mansard roof not implemented.

No.23

PEX0300173 - The erection of a mansard roof extension. Refused 01/05/2003 for the following reason:

The bulk and height of the proposed mansard extension are considered unacceptable in that they would cause harm to the appearance of the conservation area, would have a detrimental impact on the symmetry of the terrace, and would be overly bulky and dominant on the existing building form.

Other side of the street

Nos.14 – 22 are two storey townhouses of a similar architectural style as the application site. They all feature mansard roof extensions.

No.14

PEX0000358 - The erection of a mansard roof extension to provide additional two rooms to a single family dwelling. Granted 02/10/2000.

No.16

8802605 - Erection of an additional storey at roof level. Granted 16/03/1989.

Nos.18 & 20

2004/4225/P - The erection of mansard roof extensions to Nos. 18 and 20 Spencer Rise. Granted 29/11/2004.

No.22

2008/1419/P - The erection of mansard roof extension and rear ground floor single storey infill extension to single-family dwellinghouse. Granted 03/06/2008.

No.32

31115 - Erection of an additional storey. Granted 24/10/1980.

No.38

9501088 - Retention of mansard roof extension as a variation of planning permission granted 10/01/1991 (Ref: 9003467) Refused 21/09/1995. Appeal allowed 15/07/1996.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

The London Plan Intend to Publish version (2019)

Camden Local Plan (2017)

H6 – Housing choice and mix

H7 – Large and small homes

A1 - Managing the impact of development

D1 - Design

D2 – Heritage

Camden Planning Guidance 2018-2020

CPG Design

CPG Home improvements

CPG Amenity

Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) (2009)

Dartmouth Park Neighbourhood Plan (2020)

H1 – Meeting housing need

DC1 – Enhancing the sense of place

DC2 – Heritage assets

DC3 – Requirement for good design

DC4 – Small residential extensions

Assessment

1. Background

- 1.1. There is an extensive history for the provision of mansard roof extensions on this side of Spencer Rise. The full history is provided in the 'planning history' section above; however, the most relevant decisions to this application are a previous refusal at the application site and two consents at no's 57 and 59 Spencer Rise, the latter consented within the last month (at time of writing). The application site and no.59 share very similar characteristics and are considered to be genuinely comparable in terms of acceptability for a mansard roof extension.
- 1.2. The planning history most relevant to this application begins with an application for a mansard roof extension at no.57 being determined at Planning Committee in 2007 (owing to the applicant being a Councillor). The recommendation to approve was justified on the grounds that the 'proposed extension would not appear out of place or discordant with the street scene and would not unduly dominate the roofscape or the neighbouring buildings thus avoiding harm to the character and appearance of the conservation area'. The committee report goes on to note that 'the principle of mansard developments in this street has already been introduced with the granting of planning permission at nos. 14, 18, 20, 27 and 28, all approved after the dismissed appeal at no. 47'. It should be noted that firstly, all but one (no.27 – never implemented) of the permissions referenced were on the opposite side of the road and secondly, at the time of this decision, the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) had not yet been adopted.
- 1.3. Following this decision, an application for a mansard roof extension at the application site was refused in 2012 and later dismissed on appeal. It was refused on the grounds that the subject terrace (no's 37-59) remains largely unimpaired in contrast to the mansards at no's 51-57 which form a group and that the 'provision of a mansard would allow the slow erosion of the largely

unimpaired roofscape, and would thus fail to preserve and enhance the Dartmouth Park Conservation Area'. The decision notes that the adoption of the DPCAAMS, with its particular reference to mansard roofs on this side of Spencer Rise, had been introduced.

- 1.4. The appeal decision identifies that the roofs of many properties in the terrace remain substantially unaltered and concealed behind the parapet and is regarded as an important characteristic of the terrace. It considers that the introduction of a mansard would involve substantial alteration to the form of the roof and would undermine the architectural integrity of the house and the contribution of the front elevation to the street. At the same time, the Inspector acknowledges that the development would be seen in the context of neighbouring mansard roofs which would reduce the harm to an extent but nevertheless it would extend the run and encroach upon a section of relatively unspoiled roofline. With regards to the 2007 permission at no.57, the Inspector admits that the scheme is genuinely comparable and struggles to reconcile the different approach the Council has taken. He attaches some weight to this but reaches the conclusion that it does not outweigh the harm.
- 1.5. The adoption of the Dartmouth Park Neighbourhood Plan (2020) changed the policy context of the Forum area. The Plan forms part of Camden's Development Plan and has equal weight to the Camden Local Plan (2017) and more weight than the DPCAAMS which supports the Development Plan and offers guidance, much like the CPG documents. The Plan includes a policy (DC4) that supports proposals for small residential developments (subject to criteria, discussed in more detail in para 2.10 below and makes specific reference to the residents of Spencer Rise and a petition that points out that, *"There are many residents on this road who need the extra space that could affordably be provided through a loft conversion. At present many families are either overcrowded or forced to move out of the area"*. The policy is designed to respond to such concerns. It also acknowledges the concern that such extensions may increase the number of larger, more expensive properties in the Area, while reducing the number of small, more affordable properties.
- 1.6. Since the plan was adopted, a mansard roof at no.59 has been consented under application ref. 2020/2910/P (dated 23/09/2020) with support from the DPNF (and objection from the DPCAAC). As is the case with this application, the Forum acknowledged it was a finely balanced judgement with arguments both ways. Officers consider No.59 and the application site to be very comparable sites, explained in design and conservation section in more detail.

2. Proposal

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

- Erection of a mansard roof extension (70 degree slopes) with two dormer windows to front and rooflights to rear and on flat 'top' of roof

2.2. Assessment

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

- Design and heritage
- Amenity of neighbouring occupiers

Design and heritage

Principle of a mansard

2.4. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) 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.

2.5. CPG *Home improvements* provides specific guidance on the acceptability of roof extensions and alterations, with particular regard to roofs forming a part of a terrace group. It provides guidance on when a roof alteration or addition is likely to be unacceptable, with a number of specific examples. The following are considered relevant to the application site:

- *Where there is an unbroken run of valley roofs;*
- *Where there are complete terraces or groups of building that have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- *Where buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form.*

2.6. The site is located within Dartmouth Park Conservation Area sub area 3 (Dartmouth east). Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, the Council is required to pay special attention to preserving or enhancing the character or appearance of the conservation area.

2.7. The Dartmouth Park Conservation Area statement (2009) provides additional guidance for roof extensions within the area which largely aligns with the guidance provided in CPG (Altering and extending your home), albeit more area-specific.

2.8. In relation to the application site, paragraph 7.61 notes that, "Spencer Rise is one of the few Streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street". The sub area guidance also specifically refers to mansard roof additions on Spencer Rise as 'Negative Features' and the 'Management' section of the Conservation Area Statement refers to the pressure for extensions within the conservation area and echoes the guidance set out in CPG. It states that "proposals for additional storeys will generally be resisted. Exceptions to this may be made on the south side of Spencer Rise where the majority of buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group".

2.9. The guidance set out in the Conservation Area Statement is relatively unequivocal about mansard roof extensions along the northern side of Spencer Rise and has helped to justify previous refusals for such proposals. However, a recent material change to the policy context, namely the adoption of the Dartmouth Park Neighbourhood Plan in March 2020, has introduced fresh considerations. Subject to certain criteria, policy DC4 supports proposals for small residential developments and makes specific reference to loft conversions on Spencer Rise. The criteria of relevance to this application are as follows:

- subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;
- does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);
- is sensitive to and respects the overall character and appearance of the street scene;
- in the case of roof extensions or dormers: (i) respects the existing roof form in terms of design, scale, materials and detail; and (ii) is restricted to the rear except where it is part of the established local character.

2.10. The proposal is considered to deliver on all of the criteria (the impact on the amenity of neighbouring properties is considered in the 'Amenity' section) and is evidently comparable to the recent consent at no.59 in this regard. Firstly, the mansard proposed would be adjacent to an existing group of four mansard roof extensions at no's 51-57 (plus a recently consented, but not yet implemented mansard at no.59) and so would not be an isolated example (as referenced in the DPCAAMS as a negative feature). Secondly, the application site belongs to a group of houses

(no's 37-59) comprising pairs of houses that have subtly different features to the wider terrace, including small variations in their height and relative positions and detailing of the windows. Finally, the application site forms a pair with its neighbour with mansard at no.51. Their entrance doors are centred in the middle of the pair and they generally have a strong symmetry between them. Continuing this symmetry at roof level, therefore, is not considered to bring about harm to the proportions, character and appearance of the building, and the pair.

- 2.11. Notwithstanding this site assessment, there is clearly a degree of judgement here which explains the often contradictory planning history, including the previous refusal at the application site. However, it is officer opinion that in light of the particular site conditions, the introduction of a mansard roof in this location would avoid harm to the host property and conservation area and would also avoid a precedent being set in favour of mansard roofs anywhere on the north side of Spencer Rise.

Form and design

- 2.12. In terms of form and design, CPG *Home improvements* offers guidance on the form and design of mansards in terms of height, pitch and profile, and materials.
- 2.13. At 2.3m, the internal height of the proposed mansard would correspond with the recommended height of the CPG. It would also match that of the existing mansard at no.51, avoiding a stepped junction between the two. In accordance with CPG, the mansard and the front slope would be of a 70 degree angle and set behind the front parapet which would remain unaltered. The roof covering would be natural slate which is considered to be a high quality and appropriate finish.
- 2.14. Where there is a valley roof, CPG advises that it should be retained with the new roof addition starting from behind the parapet at hopper head level, forming a continuous slope up to 70 degrees. The guidance continues to note that conservation style rooflights are usually more appropriate than dormers. The design of the mansard follows the guidance and allows the profile of the original valley roof to continue to be appreciated. The rear slope would incorporate a relatively large rooflight made up of three panes that would be installed flush to the roofslope. There is little consistency to the form of the mansards to the rear with two properties having continued up the vertical brick elevation to the detriment of the original valley roof form. As such, the proposed design is considered to be acceptable.
- 2.15. The flat roof element would incorporate a modest sized rooflight that would be sufficiently set back from the front and rear to prevent it from being visible.
- 2.16. The proposal is considered to preserve the character and appearance of the Dartmouth Park Conservation Area. 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.

Amenity of neighbouring occupiers

Privacy

- 2.17. The mansard extension is likely to result in some additional overlooking to neighbouring gardens; however, this is moderated by the presence of windows below and also the set back of the dormer window from the rear elevation.
- 2.18. The closest property to the rear on Chetwynd Road would be approximately 30m away, which is significantly over the 18m recommended by CPG Amenity to avoid a loss of privacy. Furthermore, there are already windows situated below the mansard and at the same level on the existing mansard at no.51.

2.19. Owing to the substantial c.30m distance between the application site and the properties to the rear, there would be no noticeable impact on daylight or outlook to properties on Chetwynd Road either. Whilst the proposed mansard will be visible from rear windows of these properties, and will to some extent impact their view, this must be differentiated from an impact on outlook which is when new massing has an overbearing impact on a neighbour.

Planning balance

2.20. There are a number of policy considerations at play and in assessing the planning balance, officers have sought to weigh up the various, often competing factors including design and heritage; amenity; and the Neighbourhood Plan objective to enable existing families to remain in the area.

2.21. In recognition of families moving out of the area, or living in overcrowded properties, policy DC4 has been introduced to support small residential extensions to enable them to expand in situ. The policy recognises the tension between preserving the character and appearance of the area and enabling growing families to stay in the area. It is therefore subject to a criteria to ensure extensions are only supported where they would respect the character and appearance of the area and neighbouring amenity. Whether the proposal achieves this is a matter of judgement and the subjectivity of this matter has been illustrated by previous planning decisions. In this situation, however, it is considered that the proposal would avoid harm to the host building and conservation area. The proposed mansard would extend the established style of roof extension seen on no's 51-57 (and recently consented at no.59) and would serve to complete the pair of properties it forms a part of. Furthermore, the mansard would be appropriately designed in accordance with CPG.

2.22. It is important to emphasise that the adoption of the DPNP and policy DC4 *does not* mean that a mansard would be acceptable on any of the Spencer Rise properties and each case will continue to be assessed on its own merits.

3. Recommendation

3.1 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 12th October, 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 and search for 'Members Briefing'.

Application ref: 2020/3547/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 5 October 2020

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SM Planning
80-83 Long Lane
London
EC1A 9ET

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
49 Spencer Rise
London
NW5 1AR

Proposal: Erection of mansard roof extension with dormer windows to front and rooflights to rear

Drawing Nos: 01; 02; 03; 04; 05; 06; 07; design and access statement (dated 7 July 20);
cover letter dated 10/08/2020

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: 01; 02; 03; 04; 05; 06; 07; design and access statement (dated 7 July 20); cover letter dated 10/08/2020

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

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 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.
- 3 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