

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

On behalf of
Capella Assets Limited
c/o Agent

Planning Application Reference No. **HGY/2021/1190**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Branksome, Courtenay Avenue, N6**

Proposal: **Demolition of existing dwelling house (Class C3) and erection of replacement dwelling house (Class C3), including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 19/04/2021 and drawing numbers:

Plans:

1945-PL-000, 100, 110, 111, 112, 113, 120, 121, 122, 123, 130, 200, 210, 211A, 212, 213, 214, 220, 221, 222, 223, 230, 2857-P-01, 02.

Supplementary Documents:

Design and Access Statement, Planning Statement dated April 2021, Air Quality Statement reference AQ1956 prepared by Gem Air Quality Ltd dated March 2021, Construction Management Plan (CMP) by Rockbridge Rev C dated 16/7/2021, Desk Study, Ground Investigation and Ground Movement Assessment Report with reference J20302 prepared by GEA Limited dated April 2021 (including Part 1-9), Energy and Sustainability Statement Rev E by E&S Bristol (dated July 2021), Carbon Offset Calculation (dated March 2021), Design Stage SAP Summary prepared by E&S Bristol, Drainage Strategy including SUDS pro-forma, Thermal Comfort Analysis (dated March 2021) prepared by E&S Bristol, Part G Water Use Calculation prepared by E&S Bristol, Environmental Noise Survey and Plant Noise Assessment Report ref. 28651/PNA dated 23 March 2021, Cover letter by Savills dated 16/4/2021, Daylight & Sunlight Assessment dated March 2021, Arboricultural implications Assessment & Draft Tree Protection Plan by Bartlett Project ref. GD/200133 R2/sh Rev 1, Biodiversity Net Gain Assessment by Greengage dated March 2021, Building Condition Report rev A by Stephen Levrant Heritage Architecture (dated June 2021), Heritage Statement by Stephen Levrant Heritage Architecture (dated April 2021), proposed west, east and street elevations - coloured sketches, watercolour sketches 1-3, Preliminary Ecological Appraisal by Greengage (Dated April 2021).

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SEE SCHEDULE OF CONDITIONS ATTACHED

06/10/2021

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

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The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos (Plans: 1945-PL-000, 100, 110, 111, 112, 113, 120, 121, 122, 123, 130, 200, 210, 211A, 212, 213, 214, 220, 221, 222, 223, 230, 2857-P-01, 02.

Supplementary Documents: Design and Access Statement, Planning Statement dated April 2021, Air Quality Statement reference AQ1956 prepared by Gem Air Quality Ltd dated March 2021, Construction Management Plan (CMP) by Rockbridge Rev C dated 16/7/2021, Desk Study, Ground Investigation and Ground Movement Assessment Report with reference J20302 prepared by GEA Limited dated April 2021 (including Part 1-9), Energy and Sustainability Statement Rev E by E&S Bristol (dated July 2021), Carbon Offset Calculation (dated March 2021), Design Stage SAP Summary prepared by E&S Bristol, Drainage Strategy including SUDS pro-forma, Thermal Comfort Analysis (dated March 2021) prepared by E&S Bristol, Part G Water Use Calculation prepared by E&S Bristol, Environmental Noise Survey and Plant Noise Assessment Report ref. 28651/PNA dated 23 March 2021, Cover letter by Savills dated 16/4/2021, Daylight & Sunlight Assessment dated March 2021, Arboricultural implications Assessment & Draft Tree Protection Plan by Bartlett Project ref. GD/200133 R2/sh Rev 1, Biodiversity Net Gain Assessment by Greengage dated March 2021, Building Condition Report rev A by Stephen Levrant Heritage Architecture (dated June 2021), Heritage Statement by Stephen Levrant Heritage Architecture (dated April 2021), proposed west, east and street elevations - coloured sketches, watercolour sketches 1-3, Preliminary Ecological Appraisal by Greengage (Dated April 2021)).

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Car Stacker

No development shall take place until scaled drawings with details of the location and dimensions, specifications and maintenance schedule of the proposed car stacker have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until the car stacker for the residents of the proposed development has been installed in accordance with the approved details. The car stacker shall be retained thereafter for this use only.

Reason: To ensure the proposed car stacking facilities are of the highest standard, installed and maintained as per the manufacturer's specifications.

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4. Electric Vehicle Charging Point (Active Provision)

The EVCP as hereby shown on the approved drawings shall be provided prior to occupation. The proposed development shall not be occupied until the electric vehicle charging point(s) for the residents of the property has been installed in accordance with the approved details. The electric vehicle charging point(s) shall be retained thereafter for this use only.

Reason: To conform with London Plan (2021) Policy T6.1 Residential Parking.

5. Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

6. NRMM

a. No works shall commence on the site until details confirming the Plot has been registered at <http://nrmm.london> have been submitted to approved in writing by the Local Planning Authority. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>.

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

7. Air Quality

The development shall be carried out in accordance with the submitted Air Quality Statement with reference AQ1956 prepared by Gem Air Quality Ltd dated March 2021 and Construction Management Plan (CMP).

To protect local air quality and comply with Policy 7.14 of the London Plan.

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8. Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement (dated July 2021) prepared by E&S Bristol delivering a minimum 62% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 10% reduction), an air source heat pump and minimum 5 kWp solar photovoltaic (PV) energy generation.

(a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include:

- Specification and efficiency of the proposed ASHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the location of the ASHP unit and pipework;
- Proposed noise, visual and exhaust mitigation measures for the ASHP;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid or semi-rigid MVHR ducting;
- Maximum possible solar energy to be generated on the roof, with a minimum of 5 kWp; with details including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy if this has increased.
- A metering strategy.

(b) Prior to the occupation of development, evidence that the ASHPs and solar PV comply with relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.

(c) Within two months of occupation, energy generation evidence shall be submitted to demonstrate the solar PV array and its monitoring equipment has been installed correctly. The PV array shall be maintained for the lifetime of the development, and cleaned at least annually following installation.

(d) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

(e) The development must be built in accordance with the approved overheating measures in line with the Thermal Comfort Analysis (dated March 2021) prepared by E&S Bristol, and maintained for the lifetime of the development:

- Openable windows with areas of at least 40°, with reduced opening for ground floor windows during the night
- g-values of 0.63 for windows and 0.40 for rooflights

Active cooling is not permitted in this development.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter for the lifetime of the development.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

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9. Living roofs

Prior to the commencement of development, details of the living roof(s) must be submitted to and approved in writing by the Local Planning Authority. Living roof(s) must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roof(s) will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- iv) Details of the location of semi-buried log piles / flat stones for invertebrates;
- v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi) Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation of the dwelling, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of sedum, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

10. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with London Plan Policy SI 13, Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

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11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed and replaced (minimum 13nos. replacement).
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

12. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

13. No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

14. Basement

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

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

15. Basement 2

Notwithstanding the information submitted with the application no development shall take place until a final/ detailed Method Statement for the construction of the development and a detailed plan for structural monitoring (including the pre-construction structural conditions of the application property and adjoining properties), have been submitted to and approved in writing by the local planning authority.

The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 throughout the building and that of either neighbouring buildings which are within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

16. Part M(4)

The dwelling hereby approved 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 D5 of the London Plan 2021.

17. GPDO

Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no rear extensions shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

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18. Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

19. CMP/ CLP

Construction Management Plan (including Construction Logistics Plan)

Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) The estimated peak number and type of vehicles per day and week;
- c) Estimates for the number and type of parking suspensions that will be required; and
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.

INFORMATIVE:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

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INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £124,733 (2,060sqm x £60.55) and the Haringey CIL charge will be £760,613.80 (2,060sqm x £369.23). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE:

The applicant is also advised that permission for working outside the submitted time of the Construction Management Plan (CMP) in page 26 of the report is the absolute prerogative of the local authority and such permission will need to be sought before undertaken any such work.

Whilst it is noted in the submitted Construction Management Plan (CMP) that, the site or Contractor Company is registered with the Considerate Constructors Scheme, Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

INFORMATIVE:

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE:

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

06/10/2021



Robbie McNaugher
Head of Development Management and Planning Enforcement
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