

HGY/2024/0921 Harcourt House Roof Extension

Objection to Planning Application, incl Latest Amendments to the Drawings and Reports as of 7th March, 2025

Planning Service

London Borough of Haringey

L6 River Park House

225 High Road

Wood Green

N22 8HQ

10 March 2025

Dear Ms Huang,

Planning Application HGY/2024/0921 Erection of one additional storey at roof level to existing building to provide two self contained apartments, plant and associated works

We are writing to express our strongest objection to the amended planning application referenced above.

We have observed that new and revised drawings and reports have been recently uploaded to the planning portal. While we are uncertain if further information will be added, we are submitting this objection based on the documents available as of 7th March, 2025.

We are submitting this objection under protest and without prejudice to further action.

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| <p>A. Amended planning information and substantial report has been recently uploaded to the planning portal and recorded incorrectly as having been there since November 2024.</p> <p>B. Further substantial information and reports, some that have been identified as missing from the initial planning application, were only made public on the planning portal on Friday 7 March 2025.</p> <p>C. The same portal has a new amended target determination date of Wednesday 12 March 2025, two working days after previously requested and new information was made public.</p> <p>D. Some of the documents and reports appear to have been received by the council as early as July 2024. Explanation for the delay has been sought from the council, but at the time of writing no response has been received. The question why the amended information as well as additional reports and designs are being made public only now remains unanswered.</p> <p>E. This timeline and determination date are completely unreasonable. Over the initial 21 day consultation period, the original application received over 50 objections from residents, councillors and local groups. It is very clear there is substantial interest and concerns in the community as well as design shortfalls identified in professionally commissioned reports.</p> <p>F. Should the application be determined as approved on the new target date and without re-consultation on the previously missing information and amended proposals, the council will be failing in its duty to act reasonably and with care, depriving those who are entitled to provide representation of the opportunity to do so.</p> <p>G. This is against national planning guidance on amended applications and Haringey's Customer Charter.</p> <p>H. We request on the strongest terms, as minimum, a re-consultation period before determination. This will allow time to make representations on the new information and amended proposals and will make good the Council's failure to make the planning information public in the timely manner. It will also afford sufficient-time for the Planning Officers to consider the detailed objections outlined in this letter. Finally it will allow any remaining information in Council's possession that is relevant to the planning application to be made public.</p> |
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The key reasons for our objection to the amended proposals are detailed below.

1. Roof extension as drawn is not feasible or legally buildable. The design does not meet Building Regulations and Building Safety Act

The proposed extension does not comply with critical Building Regulations and the Building Safety Act, particularly in areas such as fire safety. We raised these serious concerns previously but we felt ignored as we have received no feedback to date, nor have the drawings and proposals been amended to address our concerns. As pointed out before, future planning amendments will be necessary to achieve compliance.

2. Proposed flats are single aspect, north facing, not compliant with the London Plan 2021 and Housing Design Standards LPG 2023

The proposed new flats are single aspect and north facing, which does not comply with the London Plan 2021 and Housing Design Standards LPG 2023. They are substandard in terms of design, orientation, aspects, and inclusive design, and should not be permitted.

3. Design is technically unfeasible and fails to recognise the fragile, already extended Victorian structure and technical reports. Future planning amendments will be required.

The proposed shallow floor, walls, and roof build-up are technically infeasible to construct. The proposals also fail to recognise that the original Victorian building was previously extended in the 1920s, requiring additional structural support and foundation shoring. Future planning amendments will be required to make the proposals buildable.

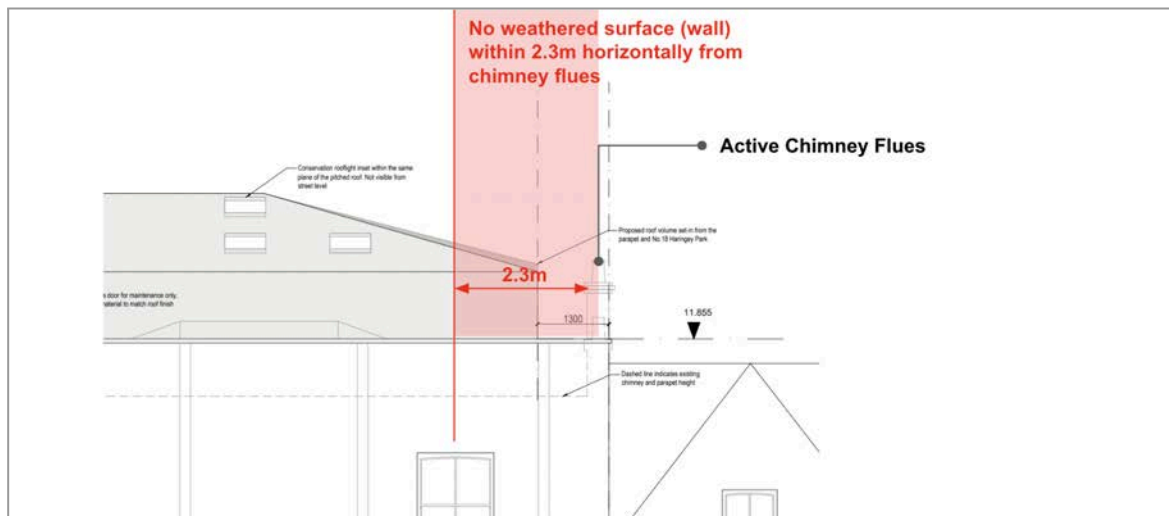
4. Inaccurate, misleading, incomplete and missing critical information:

The new section CC submitted is entirely wrong (CF-214-DR-1230-A), contradicting other submitted drawings. Critical information, such as the required PV array on the roof, detailed elevation, and construction methodology statement, is missing, hindering a full understanding of the development's impact. The poorly prepared drawings fall below the expected professional standard of a qualified architect and must be amended before determination.

We would also like to point out that the previous points of objection raised in our letter dated 23 May 2024 such as overdevelopment & detrimental effect to the conservation area; loss of light, overshadowing, privacy and amenity and the lack of consultation remain. These points have not been repeated in this letter.

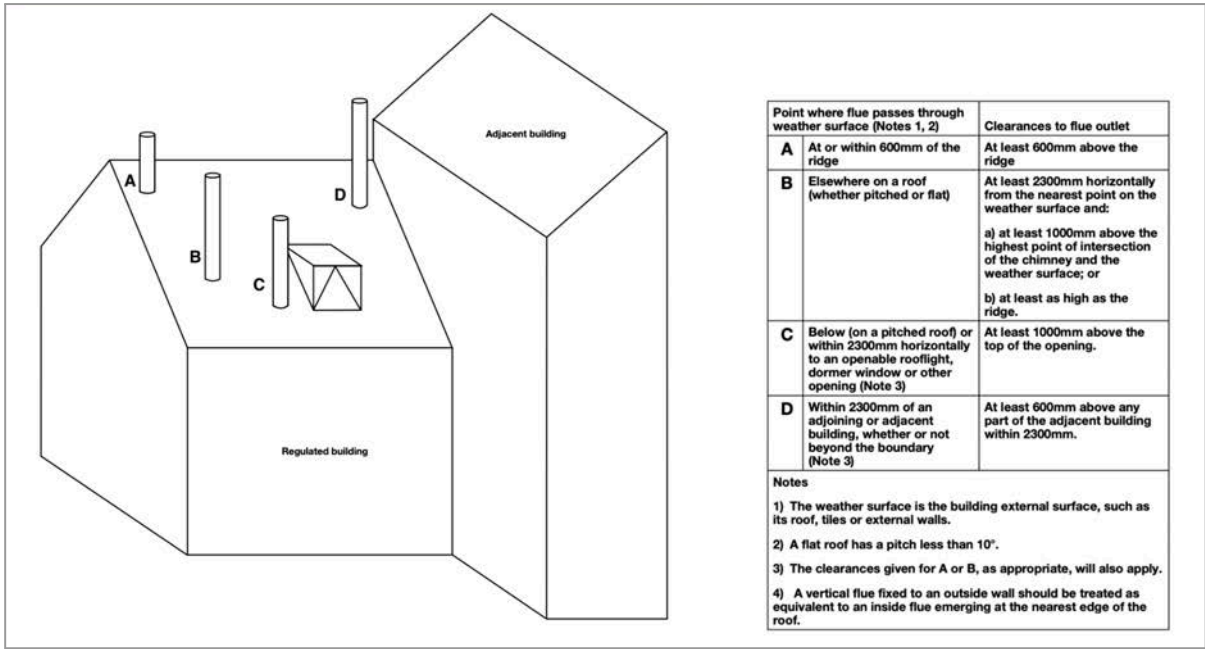
1. Roof extension as drawn is not feasible or legally buildable. The design does not meet Building Regulations and Building Safety Act

- 1.1. The proposed development design, in its current form, fails to comply with multiple Building Regulations, and safety acts. They are critical for the safety of the building and the residents of the existing and proposed flats. These non-compliances mean the amended as well as the initial design fails to be feasible and will necessitate future material planning amendments to the layout and appearance. These are planning matters and, if known, must be addressed before determination.
- 1.2. **Unfeasible design of chimney flues; unfeasible position and proximity of new walls, roof and openings adjacent to active flue openings.** The East elevation of the new structure is designed to be approximately 1m distance horizontally from the openings of heightened stack of flues on the party wall shared between 17 and 18 Haringey Park. This design is flawed and infeasible as it contravenes Building Regulations 2010 AD Part J (Combustion Appliances and fuel storage systems). Section J2 of the document mandates the requirements for discharge of products of combustion. For illustration, Diagram 17, on page 31¹ explains that clearances to flue outlets must be “at least 600mm above any part of the adjacent building within 2300mm”. This is to ensure the safety of those using the flues as well as the safety of residents in the proposed new flats. As residents we can confirm categorically that the flues are in use. Therefore, the current design is unquestionably unfeasible with current information and must be amended to meet regulations. This must be done before determination as the necessarily amended design will have potential impact to the height of the flues, the position of the proposed new opening (window) in front of the active flues as well as possibility of moving the walls and the roof to positions compliant with safety regulation.



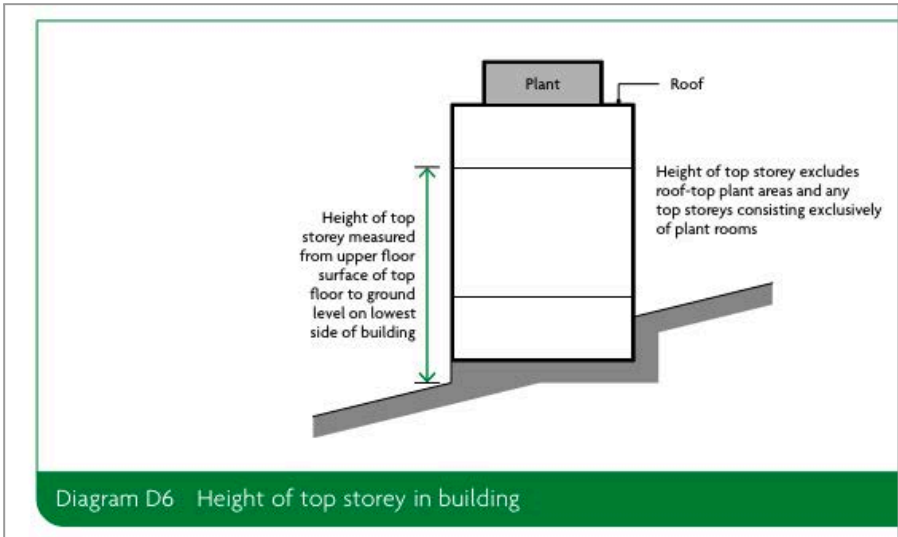
Extract from submitted elevation CF-214-DR-1310-B

¹ [Approved Document Part J 2010 edition incorporating 2022 amendments. Diagram 17. Page 31](#)

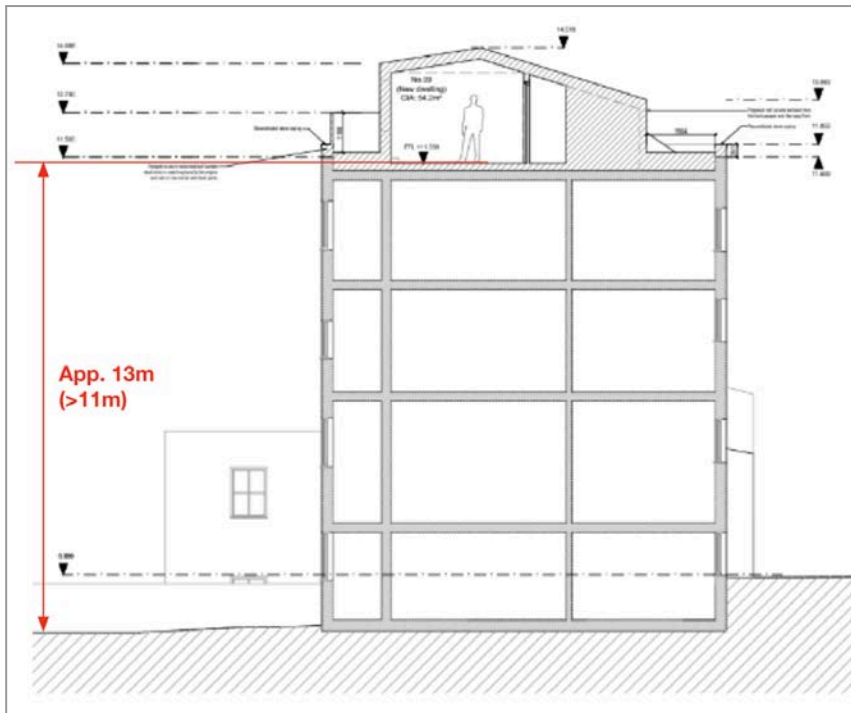


Extract diagram 17 from Approved Document J 2010 edition

1.3. **Unfeasible design through non compliance with fire safety.** The floor level of the new flats will be more than 11m above ground level of the lowest part of the building and the building will contain more than 4 stories (see diagrams below). This requires ‘building-wide’ changes to meet the Building Safety Act 2022, enacted following the Grenfell Fire. Sprinklers, smoke vents and protected fire lobbies will be required to meet the latest Building Regulations AD Part B1. The current design, fails to recognise this unambiguous categorisation of the building and makes no provision for the additional fire safety measures. These measures, when adequately designed and implemented, will have material impact to the appearance and internal layout of the existing and proposed flats.



Extract Diagram D6 from Approved Document B1 2019 edition incorporating ‘20, ‘22, ‘25 amendments



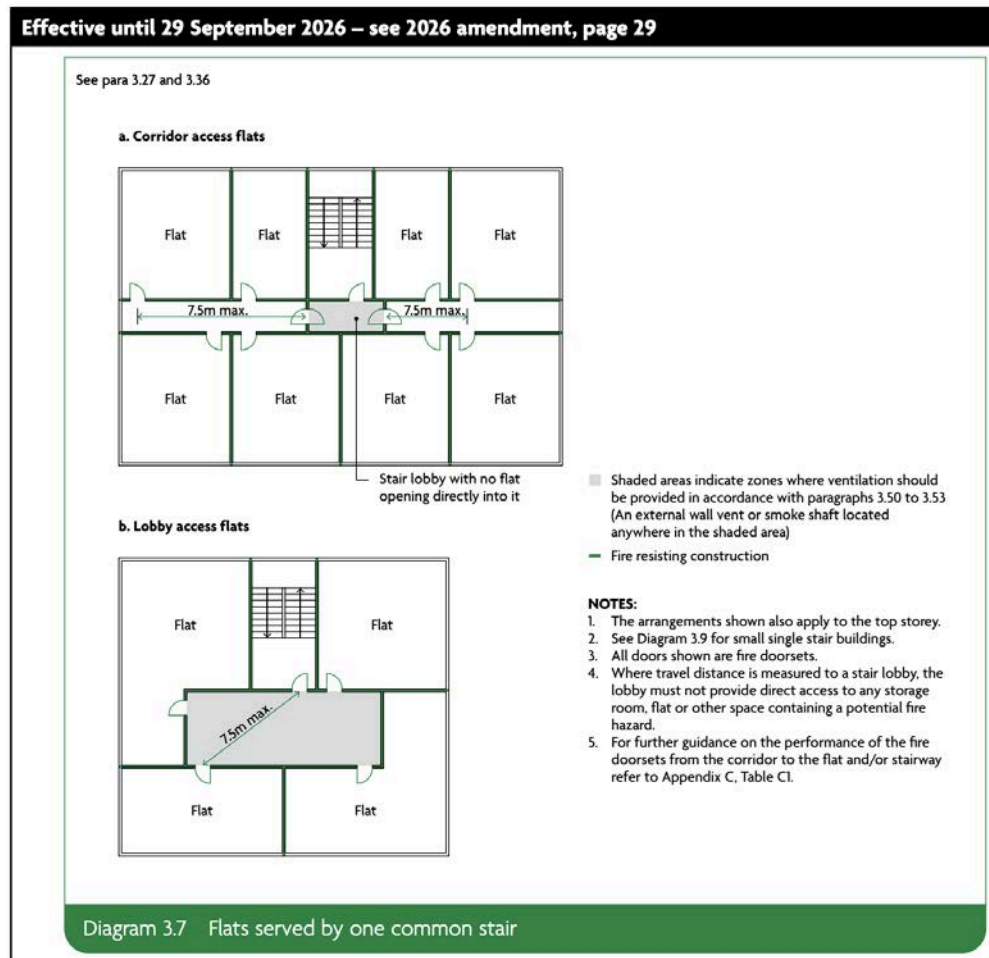
Extract from submitted elevation CF-214-DR-1220-B

- 1.4. ***This has already been highlighted in detail in previous representations to the Council, yet for clarity: the amended as well as the original design fails to meet legal requirements for fire safety of the building and the residents. The residents and concerned parties have not been provided any information in the original or amended design to alleviate these concerns of non-compliance with the legislation created following the systematic failures that led to the Grenfell tragedy. The amended design does not incorporate any key legal requirements for buildings over 4 storeys and over 11 meters in habitable floor height. For this reason the proposals can not be approved in their current form.***
- 1.5. The proposals fail to provide design details on how these additional fire safety requirements triggered by the extension will be met. Haringey Building Control must be consulted as part of the application determination to make sure the assessment is made on realistic and compliant design, and their advice must be shared on the Planning Portal. To illustrate, some of the requirements are:
- 1.5.1. **Sprinklers** - Building Regulations AD Part B1 7.4² states that “blocks of flats with a top storey more than 11m above ground level (see above Diagram D6) should be fitted with a sprinkler system throughout the building in accordance with Appendix E”. No details have been provided on how the applicant intends to comply with this requirement to install sprinkler systems retrospectively in all existing flats which are already occupied. The planning drawings also make no provision for the necessary plant room for the installation of the mandated sprinkler system. This means amendments will be necessary to make the design feasible.
- 1.5.2. **Protected fire lobbies** - The building will exceed four stories with the top story being higher than 11 meters due to the extension. Therefore, it will no longer be classified as a ‘small single stair building’ as per Building Regulations AD Part B1 3.28³. This reclassification necessitates protected fire lobbies on each floor to comply with Part B1.

² [Approved Document B \(fire safety\) volume 1: Dwellings, 2019 edition incorporating '20, '22, '25 amendments, 7.4, Page 64](#)

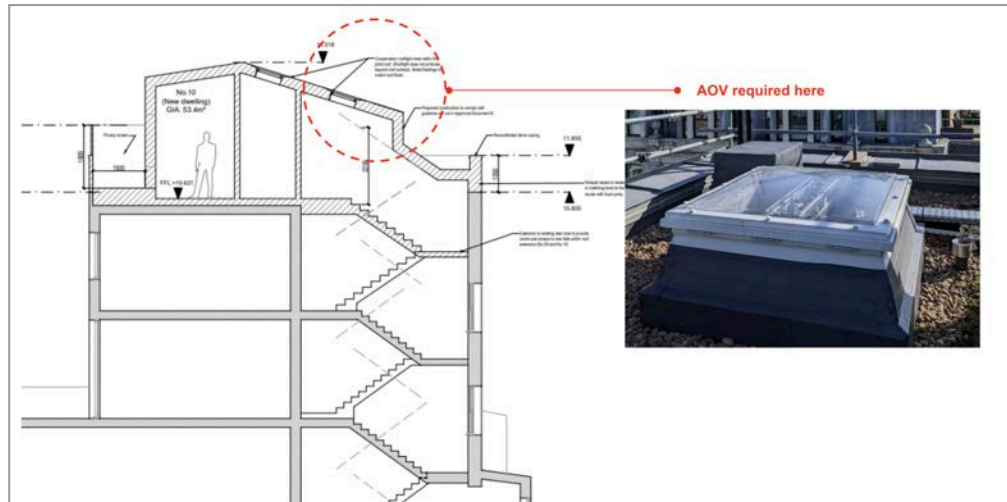
³ [Approved Document B \(fire safety\) volume 1: Dwellings, 2019 edition incorporating '20, '22, '25 amendments, 3.28, Page 32](#)

However, the current planning drawings do not show any protected lobbies for the existing or proposed new flats. For clarity: the proposed design fails to demonstrate necessary adjustments to existing flats as well as mandated fire safety requirements in the new flats.



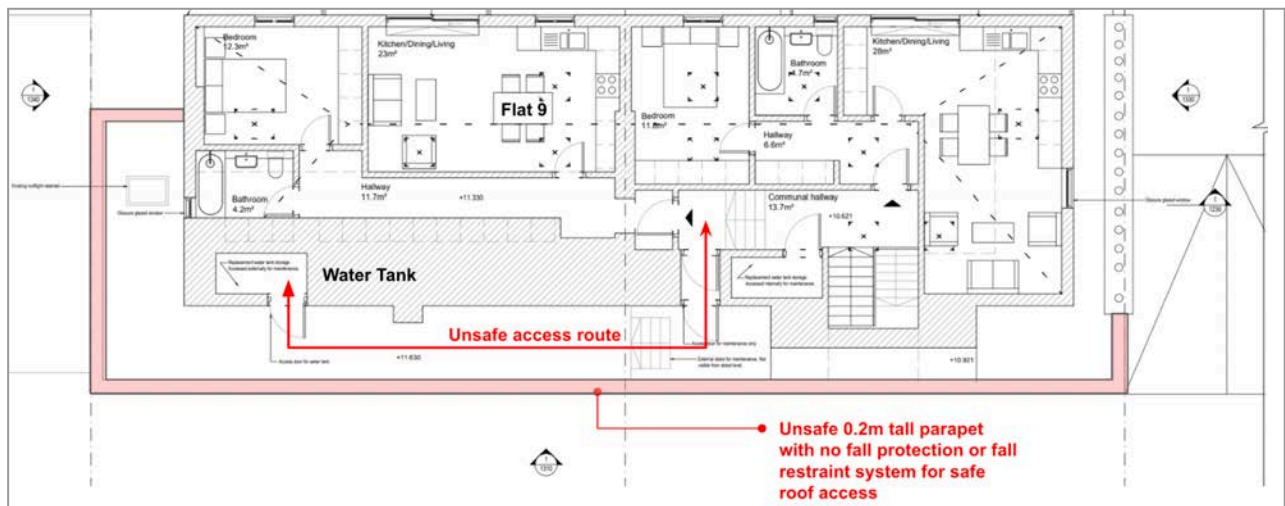
Extract diagram 3.7 from Approved Document B1 2019 edition incorporating '20, '22, '25 amendments

- 1.5.3. **Smoke vent** - An automatic smoke vent is required at the top of the stairs to meet Building Regulations AD Part B1. Smoke vents are not discrete, cannot be flush mounted and will therefore impact the appearance of the proposed roof extension. See below for an example of a smoke Automatically Operated Vent (AOV). The proposed drawings must be updated to show the AOV accurately so that the visual impact can be assessed. Complete lack of any features and systems required for fire safety of buildings over 4 storeys and over 11m high makes the proposed design unfeasible and must be addressed before determination.

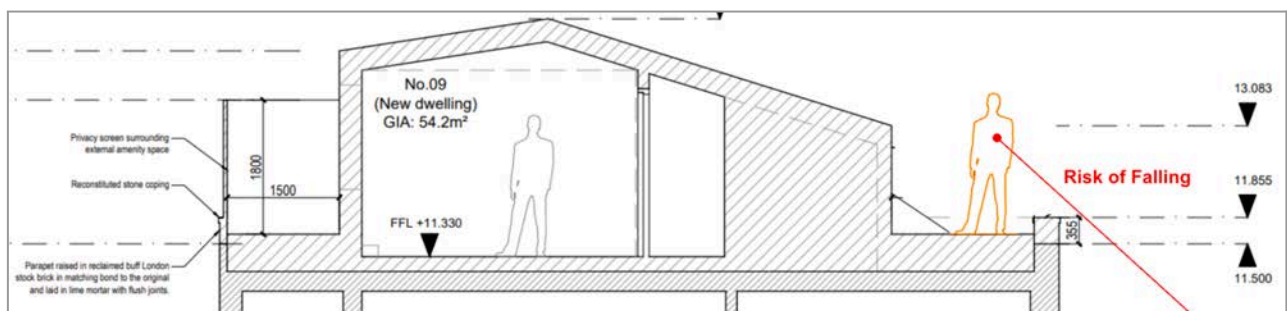


Extract from submitted section CF-214-DR-1220-B

- 1.6. The proposed location for the water tank behind Flat 9 presents significant safety concerns. Accessing the relocated tank requires traversing a narrow, approximately 1-metre wide walkway without any edge protection. This configuration contravenes both Health & Safety legislation for working at height and Building Regulations AD Part K, which mandate the provision of safeguards to prevent falls and ensure safe access for maintenance and inspection. The safety is further exacerbated by 1m tall openings and access issues outlined in paragraph 4.2.1. The current design is unfeasible and can not be mitigated by a simplistic statement in the drawings that the access will be reserved to “qualified personnel only”. It is imperative that the applicant incorporates appropriate edge protection and depicts them in the planning drawings and visualisations so its visual impact can be understood and evaluated.

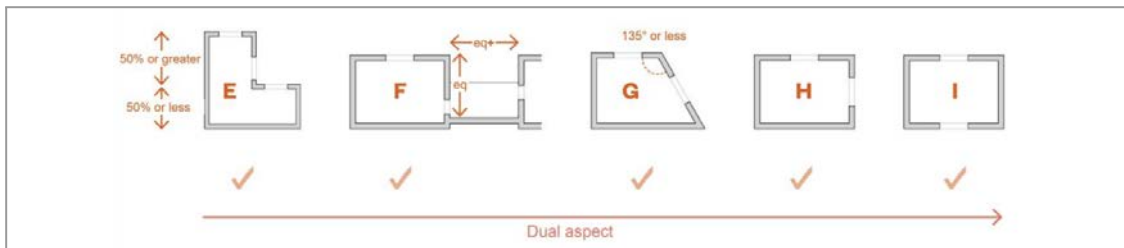


Extract from submitted plan CF-214-DR-1130-B (above) and Extract from submitted section CF-214-DR-1210-B (below)



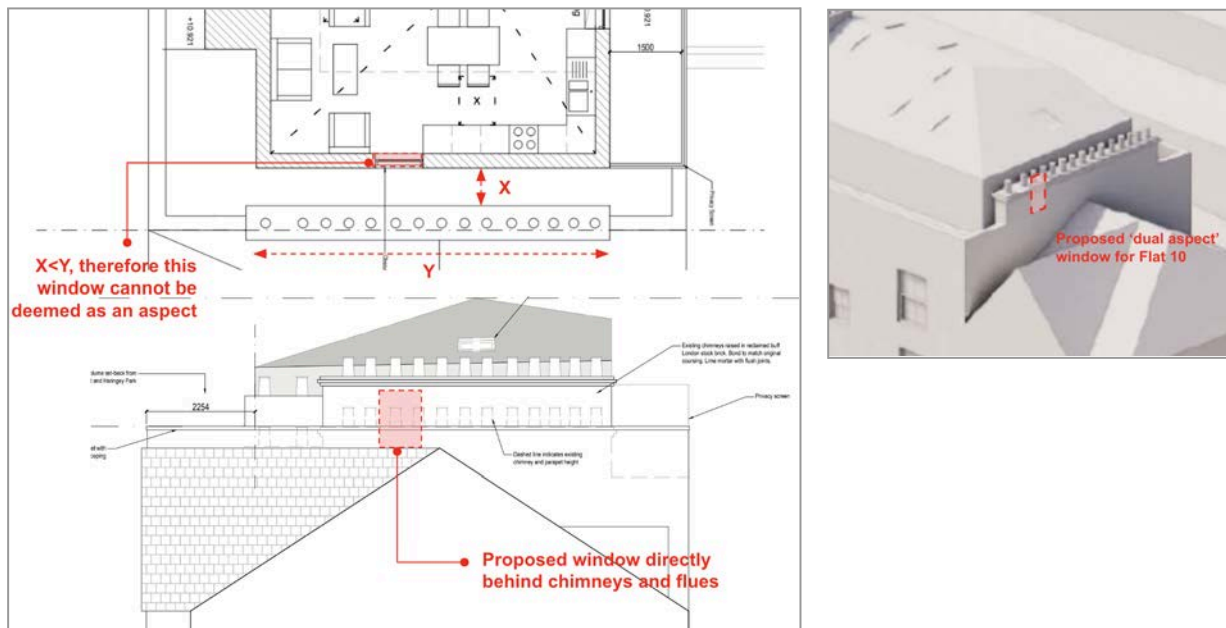
2. Proposed flats are single aspect, north facing, not compliant with the London Plan 2021 and Housing Design Standards LPG 2023

- 2.1. London Plan Policy D6 and Housing Design Standards LPG 2023 C4.1 states that new homes should be dual aspect unless exceptional circumstances make this impractical or undesirable. Where single aspect dwellings are proposed, by exception, they should not face north.
- 2.2. London Housing Design Standards LPG 2023 defines in Appendix 3⁴ a dual aspect dwelling as one “with **opening windows on two external walls**”. Therefore rooflights do not qualify as an aspect. LPG 2023 also defines “where an aspect is facing a neighbouring wall, this aspect can only contribute towards being dual aspect if the separation distance between this aspect and a neighbouring wall is the same or greater than the distance from the outer corner of the wall to the innermost edge of the window.” Refer to (F) in the extract from the LPG 2023 below.



Extract diagram from Housing Design Standards LPG 2023 A3.1.1 Page 36

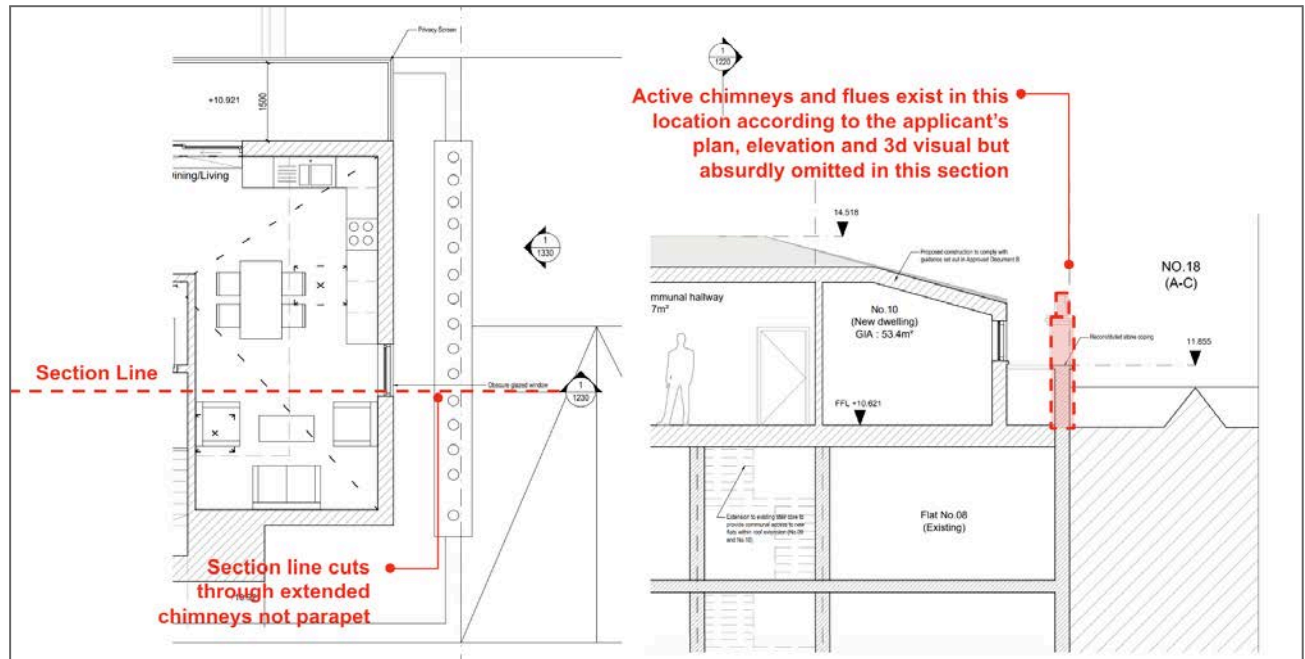
- 2.3. The applicant's Design & Access Statement claims that the proposed new flats will be dual aspect. This is incorrect - For Flat 10, the proposed rooflights do not qualify as an aspect. Additionally, the obscured side window from the kitchen does not meet the requirements for an aspect, as the distance between this window and the opposing wall is substantially smaller than the width of the wall. This is illustrated in the applicant's submitted markup of the plan, elevation, and 3D visuals.



Extract from submitted plan CF-214-DR-1130-B and flank elevation CF-214-DR-1330-B

⁴ [London Plan Housing Design Standards LPG 2023 Appendix 3 Dual Aspect Definition, Page 36](#)

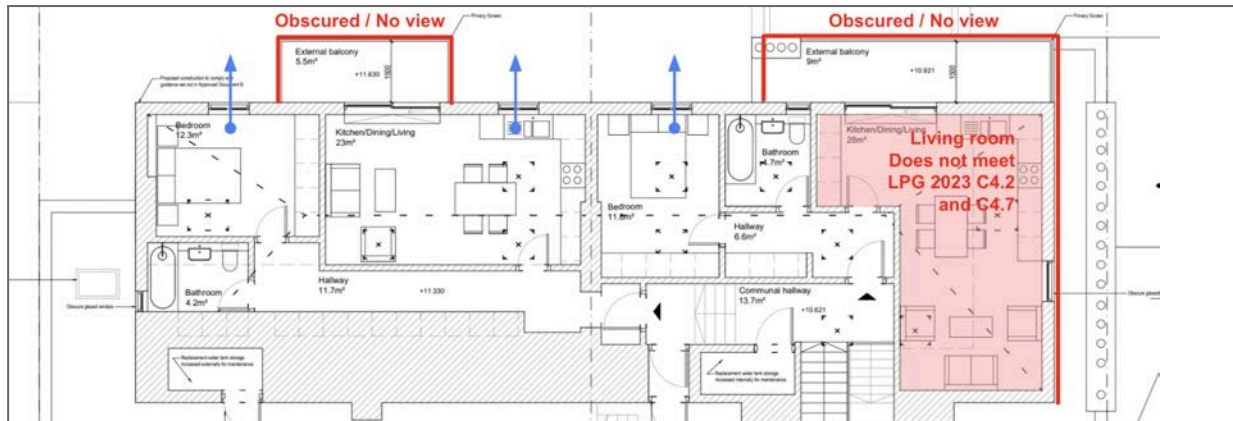
- 2.4. The applicant's new proposed Section CC (CF-214-DR-1230-A) is **false**, and contradicts the submitted plan and flank elevation. The flank elevation and plan above shows that the living / kitchen window for Flat 10 is behind / obstructed by the chimney flues. However, the chimneys are inexplicably removed from Section CC. This discrepancy is disingenuous, misleading, and unprofessional. The section must be updated and resubmitted to accurately reflect the relationship between the side window and the chimneys. **Once the section is updated, it will be evident that Flat 10 is a single aspect north facing unit which is not allowed in the London Plan 2021. For Flat 9, all habitable rooms will also be single aspect north facing as the only window not facing North will be in the restricted height WC.**



Extract from submitted plan CF-214-DR-1130-B and section CC CF-214-DR-1230-A

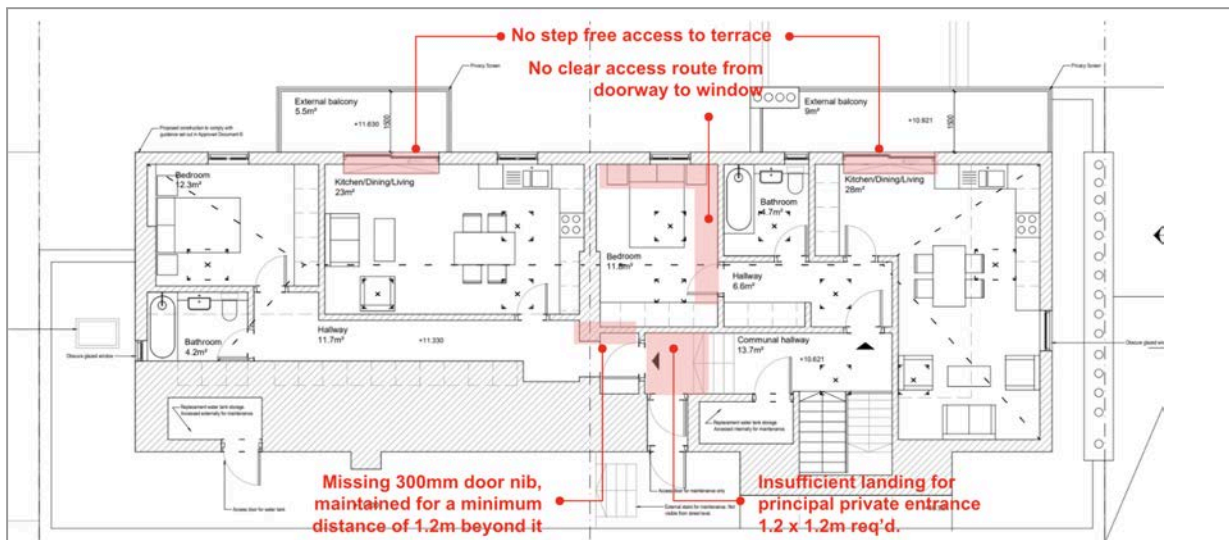
- 2.5. London Housing Design Standards LPG 2023 C4.2⁵ states that the “location of the **main living and eating spaces and the main private outside space should be optimised to make the most of the best views** and the orientation”. C4.7 then elaborates that “**all habitable rooms** (including a kitchen / dining room) should receive natural light and have **at least one openable window that provides a view out when seated.**” The current design completely fails this requirement.
- 2.6. The revised plan (CF-214-DR-1130-B) shows that nearly all rooms will lack a view due to obscured side windows and balconies enclosed by 1.8m tall privacy screens to minimise overlooking of neighbouring properties. **Specifically, Flat 10's living room will have no view and fails to meet LPG 2023 C4.2 and C4.7 requirements.** The design of these dwellings is completely compromised, will offer poor quality of accommodation for the residents and fail to meet standards the local authority and London Housing Design Standards set out and should not be permitted in their current form.

⁵ [London Plan Housing Design Standards LPG 2023 C4 Aspect, orientation daylight and sunlight, Page 23](#)



Extract from submitted plan CF-214-DR-1130-B

- 2.7. London Plan 2021 Policy D7⁶ mandates that 90% of new homes adhere to Building Regulations AD Part M4(2), while the remaining 10% must comply with AD Part M4(3). Although the Plan allows for flexibility in exceptional circumstances, such as small-scale infill developments, **this exemption can only apply to buildings with four storeys or less**⁷. It is also important to highlight that the exemption criteria under 2.3.11 in the Mayor Housing's SPG 2016 no longer apply as Part 2 of this SPG has been superseded by the Housing Design Standards LPG 2023⁸. **As Harcourt House will have five storeys after the roof extension, the new units must comply with AD Part M4(2).**
- 2.8. While the applicant confirmed compliance with AD Part M4(2) in their application form, they failed to provide any compliance evidence and supporting details as required by Haringey's planning application validation checklist for all applications involving new homes⁹. Based on the drawings submitted, **both new units are not compliant with AD Part M4(2), and London Plan 2021 Policy D7**. For example, both flats lack level access to private outdoor space¹⁰ and there is insufficient clearance for the principal private entrance¹¹, as illustrated in the markup below:



Extract from submitted plan CF-214-DR-1130-B

⁶ [London Plan 2021 Policy D7 Accessible Housing, Page 132](#)

⁷ [London Plan 2021 Policy D7 Accessible Housing Clause 3.7.6, Page 133](#)

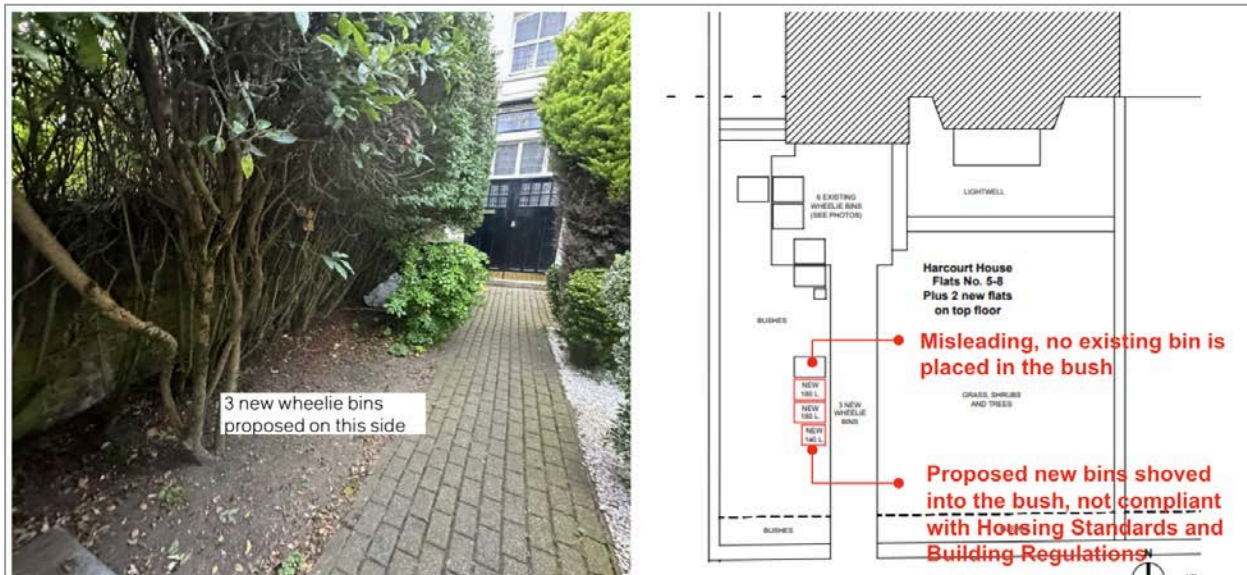
⁸ [Mayor of London: Housing Supplementary Planning Guidance - Updates to the Document](#)

⁹ https://www.haringey.gov.uk/sites/default/files/2024-09/planning_local_validation_list.pdf#page=7

¹⁰ [Building Regulations Approved Documents Part M4\(2\) 2015 edition incorporating 2016 amendments, Performance b, Page 10](#)

¹¹ [Building Regulations Approved Documents Part M4\(2\) 2015 edition incorporating 2016 amendments, 2.20, Page 16](#)

- 2.9. The proposed new flats will be on the 4/F and the only means of accessing the flats will be via 7-8 flights of stairs, with no lift access. This is against Part M4(2) to provide step-free access to dwelling within the curtilage of the building containing the dwelling, and London Plan 2021 Policy D7.
- 2.10. London Housing Design Standards LPG 2023 B6.2 states that “communal and recycling facilities should be located on a hard level surface; well lit and ventilated; and have a floor gully to facilitate cleaning”. Building Regulations AD Part H makes clear “unsightly bins can damage the visual amenity of an area and contribute to increased levels of anti-social nuisance such as odour and litter, so bin storage should be planned carefully. Where the location for storage is in a publicly accessible area or in an open area around a building (e.g. in a front garden) an enclosure or shelter should be considered.”¹²
- 2.11. The applicant’s waste management proposal, as shown in the refuse and bike store plan and photo markup, is unacceptable. The suggestion that the new wheelie bins should be placed in the landscaped bush is unsightly, ill-conceived, and ridiculous. Residents will be greeted by a line of wheely bins before entering the building, and the bins will be directly visible from the habitable room windows of Flats 6 and 7. ***This waste proposal violates reasonable design standards, Housing Standards LPG, and Building Regulations AD Part H.***

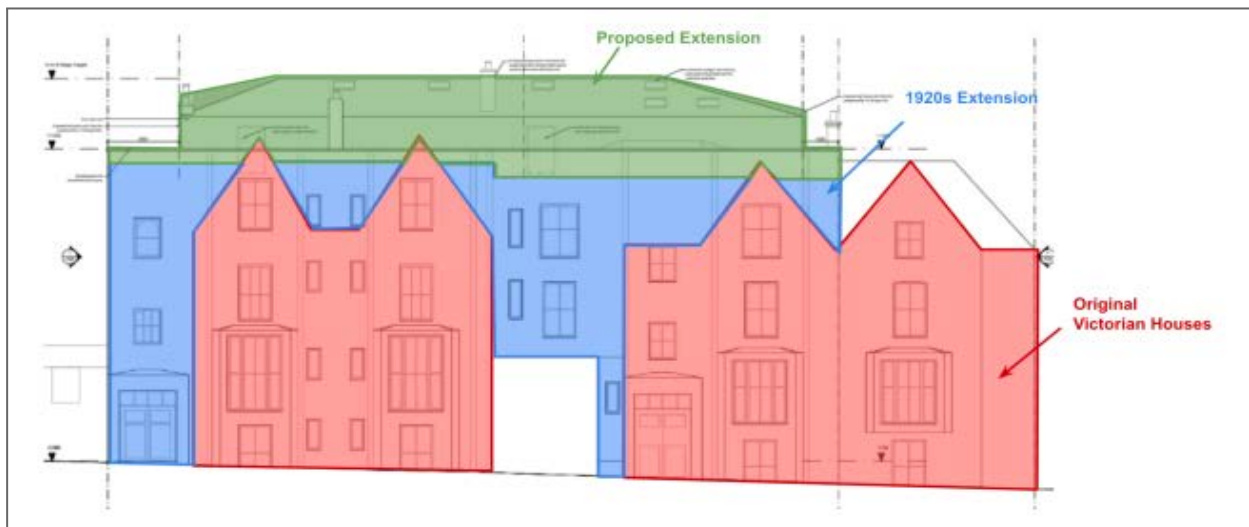


Extract from submitted plan CF-214-DR-1190-A

¹² [Approved Document Part H 2015 H6 1.13. Page 54](#)

3. Design is technically unfeasible and fails to recognise the fragile, already extended Victorian structure and technical reports. Future planning amendments will be required.

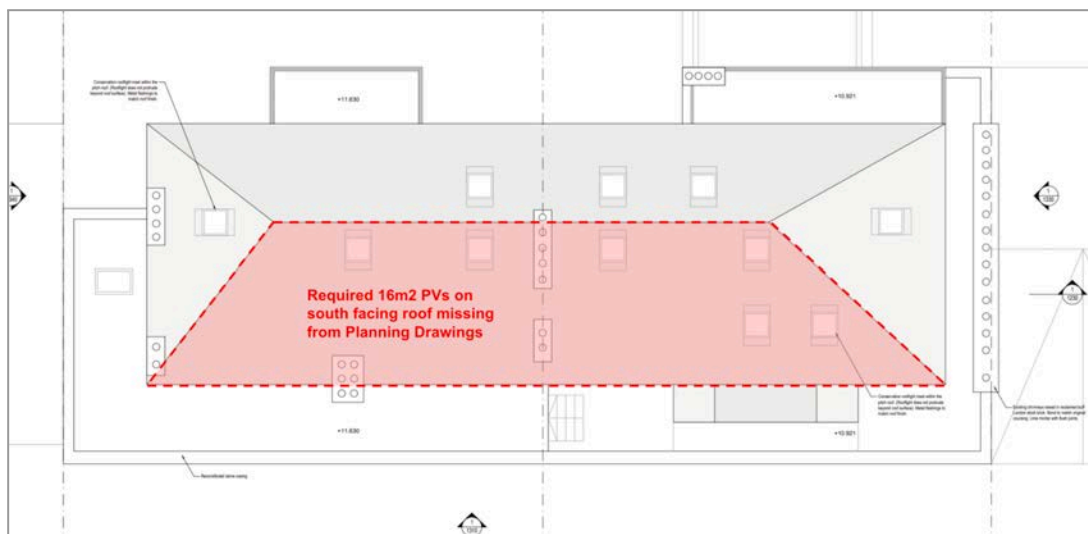
- 3.1. The proposed section (drawing CF-214-DR-1210-B) inaccurately depicts the new extension resting directly on the existing timber roof. This representation is misleading and unbuildable, as the existing roof is designed for snow loading only. Structural support for the proposed extension would necessitate steel beams (approximately 400mm deep, as advised by structural engineer's calculations¹³). Ignoring this information in amended designs is unprofessional and should not be accepted. Additionally, floor voids are required to accommodate drainage for the new bathrooms and kitchens, as they are not aligned with existing drainage stacks. The applicant must either demonstrate how these structural and drainage issues will be addressed within the proposed extremely shallow floor build-up or revise the section and other drawings/visuals to accurately reflect the actual structure and service zones. Realistically the design of the services and structure will significantly add to the height of the new building or reduce the internal floor to ceiling height of the additional flats even further. It is incumbent on the planning officer to ensure a genuine assessment of the new structure's visual impact can be made, and the application is feasible without requiring unavoidable further material amendments.
- 3.2. As confirmed in the applicant's Design and Access Statement and Heritage Statement, Harcourt House was already extended from 2 Victorian villas in the 1920s. A significant portion of the building continues to rest on the original Victorian foundations, yet the applicant has not provided details on how the existing structure will accommodate the proposed further extension. This omission is a significant planning matter, as excavation and underpinning will likely be necessary to reinforce the existing Victorian foundations to support the proposed development. Furthermore, due to the constraints of working within a building containing occupied flats, additional external structures may be required to bolster the external masonry walls during construction. To address these concerns, the applicant must submit a comprehensive structural report detailing how they intend to support the roof extension while utilising the existing Victorian structures. This report should assess and outline methodology and visual impact, as well as potential disruptions to existing residents and neighbouring properties. This will ensure that the full impact of the proposed development can be properly understood and evaluated.



¹³ Refer to section 3 in the structural report prepared by Akera Engineers, dated 2 May 2024, submitted on the Planning Portal

4. Inaccurate, misleading, incomplete and missing critical information

- 4.1. The applicant's Planning Energy Statement Rev 4 proposes installing 10 PV panels array covering 16.4m²¹⁴ on the roof of the extension to meet London Plan and Part L requirements. The Statement also recognises that the PV array may cause detriment to the character of the site and surrounding area. However, the revised planning drawings fail to show these required PVs. For PVs to be effective, they need to be oriented to face within 30 degrees from the south, as stated in the applicant's Energy Statement. For Harcourt House, this means the PVs will be installed on the sloping roof facing Haringey Park. The PVs will be visible from street level and incongruous with the character of the street and the conservation area. Furthermore, the required 16.4m² of the PV panels may obscure the skylights dotted around the south facing roof surface.



Extract from submitted plan CF-214-DR-1140-B

5 Be Clean – Use Energy Efficiently

Within this section three options have been considered for the Be Clean section. To ensure future proofing of the site, it is important to step away from fossil fuel heat sources.

The following options have been modelled and the consequential energy, carbon and fabric compliance have been noted accordingly.

	EPC		TER	DER	%	TFEE	DFEE	%	TPER	DPER	%
Option 1: Air Source Heat Pump	C	77	14.2	6	57.75	35.54	32.44	8.72	75.57	63.61	15.83
Option 2: Exhaust Heat Pump and PV	B	81	14.01	5.13	63.38	35.54	32.44	8.72	74.56	54.04	27.52
Option 3: High Retention Storage Heaters, System 4 ventilation and PV	B	83	14.01	6.34	54.75	35.54	32.44	8.72	74.56	69.68	6.54

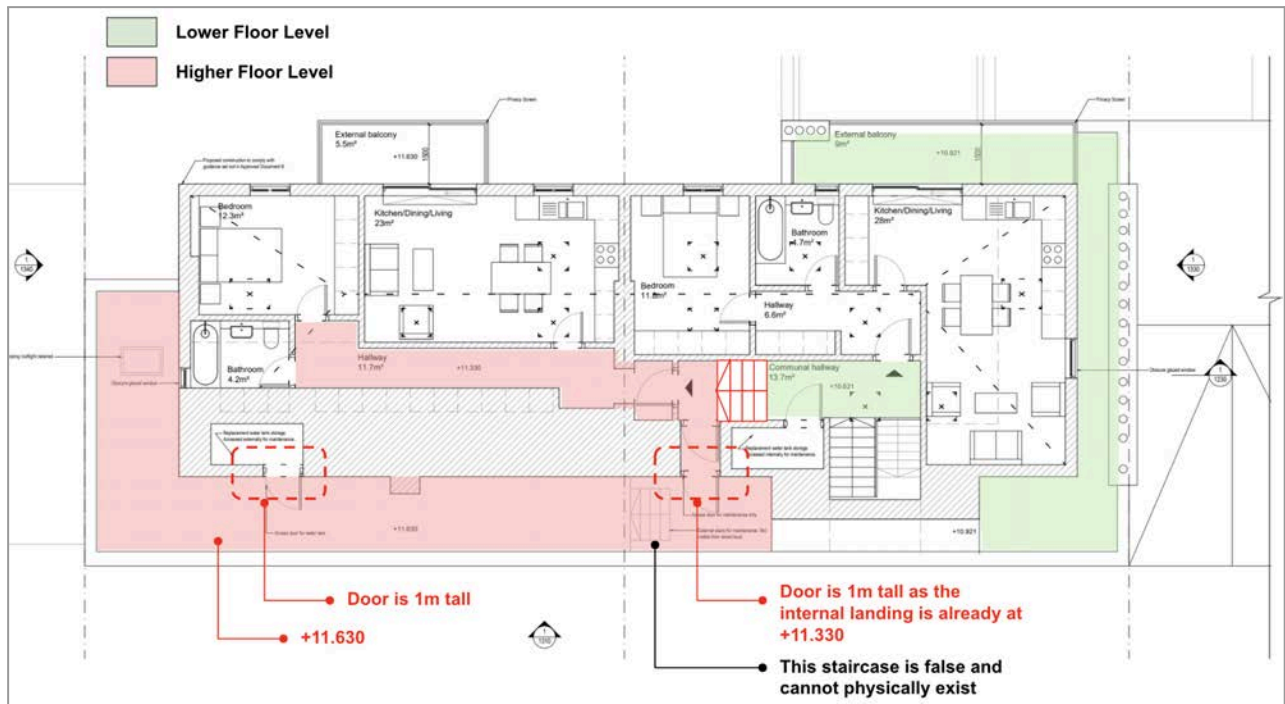
The air source heat pump, and exhaust heat pump, offer a future proofed and highly efficient solution. This will need to be assessed alongside our design and/or planning objectives, i.e., acoustics and noise limitations. Option 2 has been confirmed as the recommended option.

Extract from submitted Planning Energy Statement Page 12

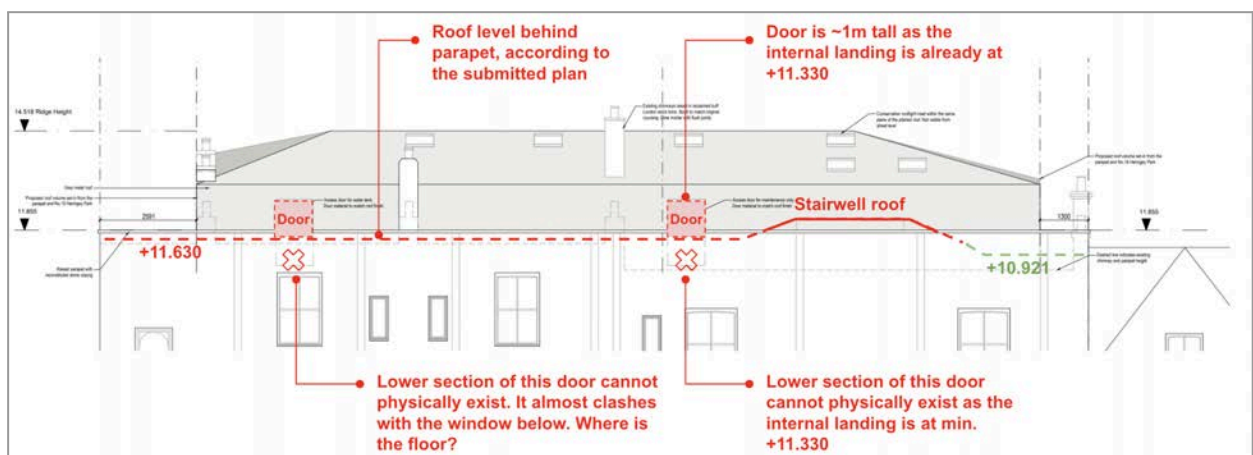
¹⁴ Applicant's submitted Planning Energy Statement Page 14

4.2. The revised planning drawings remain poorly, unprofessionally prepared, misleading and have multiple discrepancies and errors across the plans, sections and elevations. The proposals therefore cannot be physically built without future planning amendments. Key examples are:

4.2.1. The doors accessing the roof and the water tank cannot physically exist as illustrated in the front elevation and plan extract below. According to the plan, the landing accessing the roof is already at a higher level (+11.330) therefore **both proposed access doors would only be 1 metre tall** which is absurd, unsafe and not compliant with regulations. It is incomprehensible that a qualified architect could overlook this when preparing the drawings. We are seriously considering reporting such failings in quality and professional standards to relevant registration and standards bodies.



Extract from submitted plan CF-214-DR-1130-B

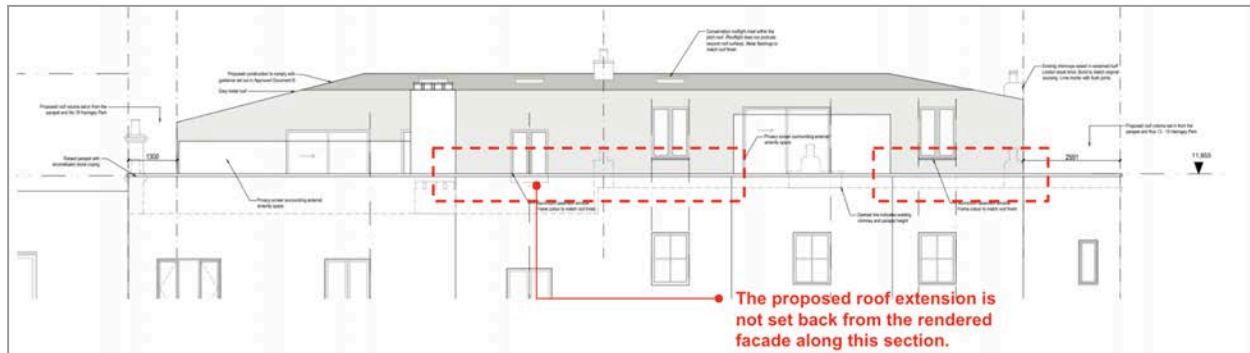


Extract from submitted front elevation CF-214-DR-1310-B

HGY/2024/0921 Harcourt House Roof Extension

Objection to Planning Application, incl Latest Amendments to the Drawings and Reports as of 7th March, 2025

- 4.2.2. As mentioned in points 2.2 and 2.3 above, the new section submitted CF-214-DR-1230-A is taken through the side window of Flat 10 and contradicts the elevation drawing. The elevation CF-214-DR-1330-B shows the side window of Flat 10 is behind the chimney flues but the flues inexplicably vanish in the section. This is both wrong and misleading. The section must be updated to accurately depict the relationship between the side window and the chimney flues.
- 4.2.3. The rear elevation shows the proposed new window for Flat 10 is behind the new heightened rendered parapet. This is wrong and incorrect as the proposed metal extension is on the same plane as the rendered facade below according to the plans.



Extract from submitted rear elevation CF-214-DR-1310-B

- 4.3. The revised planning drawings lack the necessary details, such as cladding, fenestration, window details, and reference images, to demonstrate that the proposal will be of high quality and appropriate for the Crouch End Conservation Area. Compared to similar applications in the area, the details in this application are sparse. These details are critical to ensuring the appropriateness of the proposal within the Conservation Area and must be submitted prior to determination.
- 4.4. Furthermore, the proposal lacks details on the materiality of the proposed 1.8m tall privacy screens around the balconies. The use of glass or metal is not specified, and how these screens will visually relate to the neighboring buildings in the conservation area remains unclear.



Extract from submitted rear elevation CF-214-DR-1310-B

- 4.5. The recently submitted Daylight and Sunlight Report considered only some but not all of the residential properties and gardens north of Harcourt House. For example, the communal gardens at Harcourt House, directly north of the building will be most adversely affected from the extension has been excluded from the study. The neighbouring Pinehurst Mews (shown as garages in CHP Surveyor's report) and 21 Haringey Park have also been excluded. The report must therefore be updated to include an assessment of these areas to fully understand the extent of the proposed extension's effects.

HGY/2024/0921 Harcourt House Roof Extension

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Extract from submitted Daylight and Sunlight Report



Photo of Pinehurst Mews and 21 Haringey Park taken at approximately 2pm in March 2025

HGY/2024/0921 Harcourt House Roof Extension

Objection to Planning Application, incl Latest Amendments to the Drawings and Reports as of 7th March, 2025



Photo of Pinehurst Mews taken at approximately 1230pm in March 2025

- 4.6. Construction Logistics Plan / Method Statement remains missing - this document was requested by the planning officer multiple times at the pre-application stage, and must be provided as part of the full planning application to explain how the proposed construction will minimise disruption to the existing residents and neighbouring properties, and will not impact the only pedestrian, vehicle and emergency access to Primezone Mews which is partially under Harcourt House.

In conclusion, Harcourt House is already the tallest along the northern section of Haringey Park, yet fitting into the streetscape. The proposed extension is non-contextual, inadequately designed, inaccurately drawn and unbuildable.

The proposals demonstrably do not comply with the current Building Regulations, Building Safety Act, central and local government planning policies. The proposed flats are also substandard, poorly designed and do not meet minimum standards set out in the London Plan.

For these reasons we ask for this application to be rejected as proposed, or critical safety and design flaws addressed before consideration and determination.

Many thanks,

Will Chan