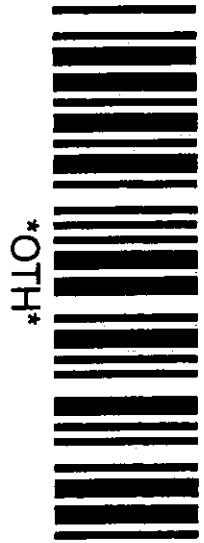


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

- 4.8 It is concluded that the proposal is satisfactory in terms of the majority of UDP housing policies, positively supported by some of them, although contrary to Policy H12. It must also be noted here that government guidance on housing is encouraging higher densities in cities, and although this point does not alter the considerations drawn above it supports the conclusion that planning permission should not be refused on density grounds alone.

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Townscape Issues

- 4.9 The policies of primary importance in the townscape assessment of this proposal are Policy CD25, which requires that new development should be of a high standard of design and be compatible with the scale, height, bulk, materials and character of the surroundings, and Policies CD52 and CD53 which require that the character and appearance of Conservation Areas should remain unharmed by new development; Policy CD53 provides similar tests relating to bulk and scale as Policy CD25. Policy CD61 is also applicable, given the Grade II Listing of the nearby St. Ann's Villas properties.
- 4.10 The site's surroundings are varied in character so a degree of flexibility in design approach is considered possible here. The site is upon what the architects supporting statement correctly describes as an 'urban fault line', where the characterful C19th neo-gothic villas of St. Ann's Villas and the unique but also architecturally interesting building of the Organ Factory give way to the much harsher townscape environment of the 1960s/1970s Edward Woods Estate which includes five storey flats above shops on the North side of Swanscombe Road, and three very dominant 24 storey blocks that loom over the vicinity. Clearly, a development of this site must address both of these contrasting urban environments, although the fact that the site is included within the Conservation Area supports the stance that it should perhaps take more from the scale and character of the Conservation Area (as does the gatehouse development) rather than from the Edward Woods Estate. It is noted that the extant planning permission, in being three storeys, is more akin to the scale of the nearby buildings in the Conservation Area than the present proposal, but that is not to say that a building of more than three storeys could not also be acceptable, or even in some ways preferable.
- 4.11 The architects have produced a development of modern materials and design detail, of five storeys where it faces the Edward Woods Estate across Swanscombe Road, and reducing to three storeys on its eastern side to equate with the gatehouse ridge line. The building is not intended to 'match' the gate house, but is designed to effect a transition in scale from the gate house westwards towards the larger scale of buildings beyond. Although the proposal is one building, that building can be divided into three distinct composite parts, each part addressing the particular townscape issues that it is confronted with.
- 4.12 It is considered that a four storey front elevation to Swanscombe Road, topped by a fifth storey recessed at front and both sides, is a suitable way to address the road and would in fact address Swanscome Road in a more effective way than the existing approved scheme. It is considered that the western elevation, facing Hammersmith & Fulham, also address that context acceptably. It is

noted that the London Borough of Hammersmith & Fulham are due to consider the proposal from their own point of view on 5th August, with an Officer recommendation in that authority to approve.

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- 4.13 It is considered that the three storey element at the eastern part of the development is the most appropriate scale to adjoin the gate house building, and also to step down from the main part of the development to the scale of the villas beyond. In terms of views within and along Swanscombe Road, it is considered that the site actually requires a building of some townscape presence to balance the shops with four storeys above on the northern side, and to properly terminate this side of the road, and that the proposed scheme does achieve this aim more successfully than the extant permission for three storeys.
- 4.14 The townscape relationship with the Organ Factory is a difficult one, in particular because of the curious plot angles between the two sites. However, it is considered that the space left between the two, to be used for parking, would provide a division between the two differently designed buildings that would satisfactorily respect the form and position of the Organ Factory and which would not harm its particular character.
- 4.15 It is concluded that the siting of a building of five storeys within this corner of the Conservation Area would not harm the character or appearance of the Area, and would not be contrary to Policies CD52 and CD53.
- 4.16 The detailed elevational treatment of the development uses brick facing at ground floor level, and terracotta tiles and render on the upper floors. The brick picks up on the brick gatehouse adjacent, and to the Organ Factory and villas beyond which are all predominantly brick; the use of terracotta tiles and render clearly contrasts with these buildings but is again considered to assist in the transition from the Estate to the Conservation Area. The use of these materials, in this development, is not considered to present any harm to either the existing character or the appearance of the Conservation Area.

Transportation Issues

- 4.17 The relevant planning policies are found in the 'Transportation' chapter of the Unitary Development Plan (UDP), with policies TR27, TR39, TR46 and TR48 being of particular importance.
- 4.18 The development is proposed within an area identified in the UDP (Map 11) as being of "poor accessibility" in terms of public transport, which the Director of Transportation and Highways advises increases emphasis on the need to provide adequate off street parking. A total of 11 off street spaces are included with the proposals, including the disabled space mentioned earlier in the report.
- 4.19 The revised Policy TR46 requires a *maximum* of 2 spaces for every 3 affordable dwellings, with 1 space for each market unit proposed. To provide the UDP maximum, therefore, the proposal needs to include a total of 14 parking spaces, including the disabled space. The Director of Transportation

and Highways concludes that the poor transport accessibility of the site means that the maximum should be provided in this case, and therefore, raises objection to the shortfall of three spaces and finds the proposal contrary to Policy TR39.

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- 4.20 To include three more spaces in the development at ground floor level would necessarily encroach upon the landscaped open amenity areas within the proposal, which would not be acceptable given the inclusion of family sized units. To include an underground parking area would have physical and visual implications for the development that may not be desirable, and would (no doubt) have feasibility implications for the applicants too. Given these factors, and the inclusion of 11 affordable units for which car ownership rates are low (and often lower than the UDP maximum standard of 2 cars for every 3 flats), it is concluded that the shortfall in parking spaces does not, on balance, justify a refusal of planning permission in this case.
- 4.21 A refuse enclosure is provided within the site, near to the car park entrance. A satisfactory bicycle storage facility is also provided, in compliance with Policy TR27, and a Condition is recommended securing this.
- 4.22 The Director of Transportation and Highways has advised that the proposed width of pavement crossovers in close proximity to one another would not normally be considered acceptable for safety reasons. However, Swanscombe Road is a cul-de-sac and lightly used in terms of traffic and pedestrians so no objection is raised.
- 4.23 Consent for the formation of crossovers is conveyed by virtue of Informative I.43, to be attached to the planning permission.

Amenity Issues

- 4.24 The relevant planning policies are found in the 'Conservation and Development' chapter of the Unitary Development Plan (UDP), with policies CD28, CD29, CD30, CD30a and CD34 being of particular relevance. The three primary amenity considerations covered by these Policies are natural lighting (daylight and sunlight), sense of enclosure, and privacy.
- 4.25 The residential properties surrounding the site, for which impact upon their natural light needs to be assessed, are the flats above the shops on the North side of Swanscombe Road, the houses of St. Ann's Villas, and the former Organ Factory at 3 Swanscombe Road.
- 4.26 The first test for natural lighting impact, as specified in the UDP (Figure 2.2 of the Planning Standards) and in the Building Research Establishment guidelines from which the UDP standards are drawn, involves application of a 25 degree angle taken from a point at the centre of the lowest window or 2m high on an elevation of an existing building. The rationale for this is that if the height of a new building is such that it would rise higher than this 25 degree line, then a more detailed check (such as a Vertical Sky Component calculation) would be needed to establish the loss of light to the existing building. The BRE

guidelines make it clear that if there is no breach of the 25 degree line then any material loss of light would be most unlikely to occur, and it is also clear that even if the 25 degree line is breached, then it is not necessarily the case that the impact would be so severe as to be unacceptable – the further tests would establish that.

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- 4.27 Starting with the flats on the North side of Swanscombe Road, the angle is appropriately taken from first floor level given the shops at ground floor level. At a distance of 21m, the 25 degree standard is comfortably met by the proposed five storey building. The 21m distance mentioned above is the closest part of the flats to the proposed development; much of the block is set back at a distance of 30m, which clearly produces even less impact.
- 4.28 The proposed development varies slightly in its distance from the houses of St. Ann's Villas, depending upon which part of the development is chosen and also resulting from the fact that the St. Ann's Villas houses gradually pull away from the proposed building towards the South. In view of this, it is considered appropriate to look at the worst case scenario, i.e the point at which the St. Ann's Villas houses are closest to the greatest bulk of the proposed five storey development.
- 4.29 The closest point is between the rear of no.33 St. Ann's Villas, past the three storey element near to the gate house building to the nearest and highest part (the lift shaft) of the proposed five storey development at a distance of approximately 36m. The applicants might argue that taking the line to the lift shaft is unfair and not representative, however as stated above this purely to examine the worst case situation.
- 4.30 It transpires that the proposed development would in fact be very comfortably below the 25 degree line taken from ground floor level at 33 St. Ann's Villas, and although clearly closer would still be well below a 25 degree line taken from lower ground floor level. At this closest point between St. Ann's Villas and the proposed development, the required standard is easily satisfied.
- 4.31 To find that the 25 degree angle is easily satisfied in the case of the St. Ann's Villas properties is not to say that there would be no noticeable impact. No.33 St. Ann's Villas, and to a lesser extent no.31 adjacent to it, would find the greatest impact of the proposed development in the winter months, when the sun is much lower in the sky to the West. With the sun so low to the West some winter sun would definitely be blocked from the lower windows, in particular lower and upper ground floors, of the villas, and this would clearly be noticeable even if the overall natural light standards of the properties remain reasonable. However, as the applicable standards are satisfied it must be concluded that this effect would not be such that could justify a refusal of planning permission.
- 4.32 The closest building to the proposed development is the residential dwelling of the former Organ Factory at no.3 Swanscombe Road. This three storey building is, at its closest point, only 8m from the proposed five storey building. At this

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distance there is clearly potential for significant impact upon daylight, however the situation is mitigated by the fact that the former factory does not have any habitable room windows in its West elevation – it does have windows, in the form of glass blocks, but only to ancillary rooms such as bathrooms. These rooms would suffer an effect – the glass blocks provide their best effect with strong external light, and would undoubtedly be compromised to some extent by the proposed building – however any such light loss would not be material under the relevant guidelines and Policies that are directed at habitable rooms.

- 4.33 The former Organ Factory does have skylight windows in its western roofslope that light a habitable room within the upper gallery level of the building – currently a loving room. The 25 degree test can be used on these windows too, and application of the test reveals that at the southern end of the development there would be no breach of the angle, but at the northern end where the buildings are closest the lift shaft would just clip the line; i.e it is borderline. However, given that the overall light levels to the building would be satisfactory, and that the 25 degree angle is only touched at this end if the building and not further back, it is concluded that the impact would not significant enough to justify a refusal of planning permission.
- 4.34 It is concluded that the proposals do not breach the relevant guidelines on natural lighting, and would comply with UDP Policy CD28.
- 4.35 In terms of sense of enclosure, the greatest effect would be to no.3 Swanscombe Road, which would be enclosed by the proposed development to the West and the North. Again, the orientation of this former factory building ameliorates the potential effect, as the habitable spaces are directed more towards the eastern (St. Ann's Villas) side, although there would certainly be a marked increase in the feeling of enclosure within the garden to that property, which benefits from the present vacant site. There would be an 'overlap' of the garden area to no.3 by about 1m, where the three storey part of the proposed building reaches back beyond the rear wall of the gatehouse building and would add to the enclosure of the garden area. However, the existing planning permission actually extends back a further 3m beyond this point, so the current proposal would actually have a significantly less enclosing effect upon the garden to no.3 than would the extant permission. It is concluded that, given the orientation of no.3 and the existence of the planning permission, there would not be such an enclosing impact upon the property so as to justify a refusal of permission under Policy CD30a.
- 4.36 A similar conclusion is drawn in respect of the St. Ann's Villas properties. Depending upon the room from which a view is taken these houses do offer views past the trees and former factory in the foreground to the application site and open spaces within the adjacent borough behind. As the proposed development would block low angled sunlight from the West to these properties, so it would increase their enclosure to the West too, although again it is concluded that there would not be such an impact as to justify a refusal of permission under Policy CD30a.

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4.37 Finally the matter of overlooking must be assessed, in particular to the former organ factory which is in the position to potentially suffer most from loss of privacy. The applicants have addressed this by including angled windows in the three storey element of their development to turn views away from the factory, and included obscured glazing in the kitchen and landing windows facing the factory building in the East flank of the proposed development. The upper terrace area to the North-East corner of the five storey part of the building would be restricted to preclude use as a terrace of that part nearest no.3. Given the inclusion of these items it is concluded that the proposals would satisfy Policy CD30.

Security Issues

4.38 Security is a material planning consideration, and also an issue in the Swanscombe Road area. The scheme does provide for reasonably good passive observation over its spaces, however in response to concerns from the neighbours the applicants have agreed to include taller entrance gates to the car park area and a boundary rail/trellis with no.3, in order to provide greater security. Although acceptable in planning terms in principle, the final details of the boundary security measures are not yet known, and will need to be finally agreed between the parties concerned, so this matter is set aside by Condition for eventual approval by the local planning authority.

Landscaping

4.39 The site contains a semi-mature Sycamore tree at the South East corner, just to the South of the former factory building, which is observed by the Council's Arboriculturist to be of reasonable health, with its retention desirable. This tree was retained in the previous scheme for this site (the extant planning permission), and protected by Conditions, but is proposed to be removed under the present application in order to facilitate the provision of the cycle store in that corner.

4.40 Clearly, the removal of this tree is undesirable and also contrary to Policy CD72 of the UDP. On the other hand, the provision of secure bicycle parking is also encouraged by the UDP and Policy TR27. Of course, although in many ways a suitable location it is not necessarily the case that the bicycle store would have to go in this position, but other locations in this restricted site would have other 'knock-on' implications, either eating into open amenity space (probably the communal garden) or affecting car turning areas.

4.41 The proposal includes the planting of four new trees along the perimeter of the parking area, which to an extent would help make up for the loss of the Sycamore tree although they clearly could not provide an equivalent contribution to the visual amenity of the area as the larger Sycamore.

4.42 On balance, it is considered that the loss of the tree may have to be accepted in this case, but subject to a Condition requiring a further landscaping plan to include species, position and size of replacement trees.

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5.0 PUBLIC CONSULTATION

- 5.1 Twenty-three letters of notification were sent to neighbouring properties in Swanscombe Road and St. Ann's Road, and a Site Notice displayed.
- 5.2 Three objections have been received, together with one further objection sent to Hammersmith & Fulham regarding the associated application for the slice of land in their borough, and copied on to this authority. It is considered only reasonable that this latter objection is also taken as an objection to this application as it is of course the same development proposal. The three objections sent in to this authority have been submitted by the occupants of the adjacent premises at the former Organ Factory, 3 Swanscombe Road, and two of the nearest houses in St. Ann's Villas. The objection submitted to the borough of Hammersmith & Fulham is from a resident of Swanscombe House in the Edward Woods Estate.
- 5.3 The grounds of objection cover a number of areas. Firstly, it is pointed out that the scheme now proposed would have a much greater impact upon the adjacent buildings and area than that under the existing permission, with the greatest differences being the inclusion now of two extra storeys; the fourth and fifth floors. The concern is raised that the scale, size, and density of the development is completely out of proportion to surrounding buildings within the block, and that the appearance of the building would bring an "ugly estate feel" right to the borders of the much lower density Conservation Area which is characterized by traditional housing styles. It is further commented that the use of render, plain square windows and flush tiling on the elevations is regrettable, and that if the new development were predominantly in brick and the windows had a more greater relationship with those in the Conservation Area then the building would sit more harmoniously alongside the gatehouse at 3 Swanscombe Road.

These issues have been discussed at some length in the main body of the report. The key question regards how the position of the site, at the junction line between the Norland Conservation Area and the Edward Woods Estate, should be treated. It is concluded that the architects analysis, which considers the need to form a transition from one to the other rather than emulating either closely, is the right solution to this question. The fact that the development is much bigger than that originally approved is not in itself a ground for refusal of planning permission. Clearly the density of the building is higher than the UDP allows for, and is contrary to Policy H12, however it is concluded that unless there were other, demonstrable, harms that flowed from the proposals then the high density alone should not justify a refusal.

- 5.4 Secondly, objection is raised regarding the likely daylight and sunlight impact, in particular to no.31 and 33 St. Ann's Villas and to the former Organ Factory at 3 Swanscombe Road.

As discussed in the main body of the report, there would be some impact in daylight and sunlight terms upon the levels currently enjoyed by the occupants

of the neighbouring buildings. However, this impact is well within the limits set by the Councils Policies and the BRE guidelines on daylighting, and the degree of impact is not such that could justify a refusal of planning permission.

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- 5.5 Thirdly, the objectors raise the concern that the under-provision of parking spaces would place intolerable pressure upon the existing on-street spaces in the area.

There is a shortfall of three spaces in the scheme, and as such the Transportation Officer has raised objection to the proposal. However, given the implications of squeezing in three additional spaces at ground level, and given the nature of 11 of the proposed units as affordable housing units, it is concluded, on balance, that planning permission should not be refused on this ground.

- 5.6 Other grounds for objection relate primarily to matters of privacy, and security.

It is considered that these points have been addressed satisfactorily in the details of the scheme and by Condition.

6.0 CONCLUSION

- 6.1 It will have been noted that in relation to density, parking provision, and the loss of the Sycamore tree, the conclusion on each issue has been 'on balance'. However, given all the considerations of the case it is concluded that the overall recommendation should be a positive one, and that there is insufficient ground in each case to justify a refusal of planning permission.

7.0 RECOMMENDATION

- 7.1 Subject to a Planning Obligation under Section 106 of the 1990 Act to secure the use of the 11 flats as affordable housing, grant planning permission.

Spoke to Sara Dawes

(A14)

at CBH+F

- H+F want allocation rights on one of the 11 affordable units, as a corner of the site is in their Borough

- She is planning to put the application to Committee in H+F on 5th August, for approval

- She will fax me the one objection she has received — I will fax her ans.

- I will e-mail her with my draft report once done

(sara.dawes@lbhf.gov.uk)

fax 0208 753 3485

Re: Planning Application for No. 7 Swanscombe Road, Holland Park, W11

We the undersigned wish to reiterate the points made by others as listed below as being of particular importance to the Council's deliberations regarding this permission.

We are pleased that the current scheme follows the building line on Swanscombe Road and thereby the properties have a relationship with the street frontage. We are surprised that the scheme has not been obliged to comply with the conservation tradition of using brick and slate roof construction.

We ask that you consider the following points of concern:

1. The construction of a rear block (facing east west) down the centre of the site will have a significant impact on our properties in particular and the Norland Conservation area in general. There will be a definite loss of both light and sunshine to existing properties in the conservation area due to its height and density.
2. The most significant problem are the fifth floor flats and the top of the lift shaft. This is because light which we currently enjoy will be lost due to the proposed new building blocking the angle of the sun. We seek to have the two fifth floor flats removed from the scheme. Consequently the lift shaft will remain of use only up to the fourth floor. The lift shaft will remain an intrusion and an eyesore given its height and structure. It will still cast a shadow accordingly over gardens which currently enjoy a lot of westerly sunlight. We therefore propose it be relocated further from view by RBKC properties.
3. We understand the intention of the developers and their architects was to create a landmark building to bridge the differences between the architectural styles of RBKC and that of the adjoining Edward Woods Estate and its 1970's architecture. The resulting proposed development has far more in common with the Edward Woods Estate in the adjoining borough of Hammersmith and Fulham than it does to our own. We acknowledge that brickwork is to be used on the ground floor level but regret the use of render, plain square windows and flush tiling on large areas of the elevation. If the new development were predominantly brick and the windows had a greater relationship with those in the conservation area it would sit more harmoniously alongside The Gatehouse 3a Swanscombe Road. The difference in style between the proposed gatehouse and the existing one will be particularly marked.

We understand lengthy discussions took place with developers of 3a

Swanscombe Road to ensure its integration with the conservation style and request the same diligence this time.

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4. We believe the architects have agreed the use of obscured laminated glass (producing a frosted effect) for the windows on either side of the lift shaft on every floor - facing east - to prevent overlooking . This point is not yet on the drawings.
5. Due to an error in their drawing no 0112-P-GA02 it implies that their Unit 17 is the same depth as the existing Gatehouse at 3a Swanscombe Road. This obscures the fact that Unit 17 is 7 metres deep and not 6 metres. As a consequence their building will jut out to the side of the Gatehouse and thereby block westerly light.
6. Even after Unit 17 is brought back to the 6 metres to match the existing gatehouse, due to its angle there is overlooking from the first and second floor windows. We request the orientation of this building to be at right angles to the boundary line and consequently the line of sight will be into their new courtyard.

We will be grateful for an opportunity to meet with the appropriate officers or Councillors to learn the changes proposed before permission is granted.

Name

Address

Objector - Mrs Deham

Daylight

- townscape - real obj
despite Mr Taylor's conclusions

- Ed. Woods Estate does dominate the area,
but the people of St. Ann's Villas are not part
of that area; they are distinct from it, and the
site is within the C. Area. Demarcation line
in fact runs down the middle of Swanscombe
Road

Ref. to other new bldgs locally - much more in keeping
than

Architects

Mr de Cillas (?) [not Mr Canharani?]

- meet BRE guidelines - study of shadows
presents this.

- townscape - difficult to win such an objective
argument [he's just lost it!] - scale of building
forms a transition

- Uses a 'rich' material - building responds to
local materials

Q. to DT from
Cllr Weatherhead
confirmed no overall
loss of ~~plan~~-street
space - they can be
re-jigged - no overall
loss

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Cllr. Atter — welcomes dev. in principle with style + materials

Cllr. Bonwick — doesn't fit in with appearance of area — too dense, parking shortfall — defer

Chairman — 3 options (gr./ref./defer)

Cllr. Halbritter — obj; H12 — unsympathetic nature of the design — harm to C. Area

Cllr. Buxton — very fine on many issues, hard decision — agrees with Chair to defer

Cllr. Weatherhead — over dep't — unsympathetic to C. Area — how many 'differences/obj's' need there be before something's turned down — large/ugly

Chairman — too big — too dense — looks like a multi-story car park — recom. defer — design does not achieve a suitable 'look' with the Estate — too many small rooms? [?] must reduce density — underground parking? Wants every aff. hsg. unit to have a parking space

PP/02/0901 7 SWANSCOMBE ROAD W11

DEFERRED

The Committee resolved that a decision should be deferred on the application, with the instruction to Officers that they engage in further negotiations with the applicants to achieve (1) a reduction in unit numbers and (2) habitable room density, and (3) design modifications to better address the scale and materials of the existing buildings in the Norland Conservation Area.

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PP/01/1600 1-2 COLVILLE MEWS W11

RE-WORD CONDITION 9:

The air conditioning units hereby permitted shall not increase the existing lowest background level (LA90 15min) by more than 0dB(A) measured or predicted one metre from the façade of the nearest residential property. The units shall be serviced regularly in accordance with manufacturers instructions, and as necessary to ensure that the requirements of the Condition are met.

PP/02/0640 RUGBY CLUB, WALMER ROAD, W11

DELETE CONDITION 5

PP/02/0870 118 HIGHLEVER ROAD W11

REFUSED

Reason for Refusal:

In obscuring more of the flank wall of no.118 Highlever Road than the existing garages, in replacing the existing garages with a larger building, and in intruding upon the views along St. Quintin's Gardens and Barlby Road, the proposed development would harm the character and appearance of the Conservation Area and would be contrary to UDP Policies CD41 (b) and (k), CD43, CD44, CD52, CD54 and the Conservation Area Proposals Statement for the Oxford Gardens/St.Quintin Conservation Area.

CC/02/0871 118 HIGHLEVER ROAD W11

REFUSED

Reason for Refusal:

In the absence of a planning permission for a suitable development and refurbishment of this prominent corner site the proposed demolition of the garages is considered to be premature and contrary to UDP Policy CD51 (c).

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

REASON FOR DELAY

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CASE NO / /

This case is identified as a "Target" application, with the target of being passed through to the Head of Development Control within 6 weeks of the completion date.

In the case of this application, there has been a delay, beyond 8 weeks,

of.....

I have been unable to ensure that this case has been determined within the 8 week period for the following reason(s) [*highlight - there may be more than one reason!*]

- 1) Delay in arranging initial Site Visit [*a date for this should be fixed up in the first week after you receive the case!*]
- 2) Delays due to internal Consultation [*highlight as many as necessary*]
 - (i) Design - Discussions/initial Obs.
 - (ii) Design - Formal Obs.
 - (iii) Transportation
 - (iv) Policy
 - (v) Environmental Health
 - (vi) Trees
 - (vii) Other
- 3) Further neighbour notification/external consultation necessary (*spread or time period - please specify*)
- 4) Revisions not requested in time
Remember - Request all revisions by end of fourth week to stand reasonable chance of renotifying and determining case within 8 weeks !
- 5) Revisions requested in time, but not received in time
- 6) Revisions received but inadequate - further revisions requested
- 7) Revisions received but reconsultation necessary
- 8) Awaiting Direction from English Heritage/other EH delays...
- 9) Because of the Committee cycle
- 10) Applicant's instruction
- 11) OTHER REASON *Please state*].....

Signed..... (Case Officer)