

**Subject:** Northhaw House

**Date:** Wednesday, 14 November 2018 at 15:56:09 Greenwich Mean Time

**From:** Sarah Smith

**To:** 'Lee Williamson'

**CC:** Tim Waller, Colin Haigh

Dear Mr Williamson,

I have provided pre-application advice that I hoped would assist you in justifying that there are likely to be very special circumstances to overcome the presumption of inappropriate development. My letter set out what I considered could be those very special circumstances and included some of the considerations that your Agent, Tim Waller, put forward together with English Heritage's enabling policy.

As noted, I do not consider that all the considerations that have been put forward could have weight attached to them as they are only 'normal' considerations that would be expected of any proposal that came forward. My letter outlines those that I would attach weight to and clearly sets out where you would need to expand the considerations that could be afforded weight and what would need to be included.

I agree those items listed in your email were agreed with BNP throughout their involvement with this case, which included the optimum viable use, the conservation deficit and the reduced amount of new residential units as a result of the meetings that took place, which was agreed to be 12. However as part of the case for very special circumstances it would be expected and required that this would be expanded on and justified as part of a future submission. However, in line with English Heritage's enabling policy, these are not the only matters that need to be addressed to be able to put aside the harm that has been identified to the Green Belt and which have been set out in my letter.

With regard to the pre-application response, it is unfortunate that you do not find it more positive. However, the advice provided has been based from the information provided. I note your email refers to further written advice from your agent, Tim Waller. Please may I remind you that this pre-application enquiry has now closed and any more response that you require from us will include a new application and a further fee. I am not convinced that a further pre-application enquiry is necessary, or indeed a meeting, and if the advice is followed in my letter, I believe, that a case can be put forward for the very special circumstances.

I trust this concludes the matter and I look forward to the submission of an application,

Regards

**Sarah Smith BA (Hons) Dip TP MRTPI**  
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