

ATT:

**Planning Department**  
Local Borough of Watford

Date: 12/12/2023

Dear case officer,

**Re: Planning Application at 37 Holywell Road WD18 0HT**

I am writing this covering letter in support of the above planning application and enclosed drawings and documents.

I would like to refer to NPPF paragraph 38, "*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.*"

In preparation of the proposed scheme to achieve our client's requirements, we tried to consider the relevant local, regional and national planning policies. Mindful that the National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, for the above reasons it is politely requested that this permission is granted. However, we would be happy to discuss the scheme, welcome any suggestions and open to negotiate any required clarifications, amendments or contributions to improve the scheme.

Whilst appreciating that the officers can be busy with their workload, we would like to be given the opportunity to discuss the scheme or use available planning tools and options such as amendments, withdrawal, extension of time etc to help achieving a positive outcome. It is therefore appreciated that we are provided with a brief feedback following the end of the consultation period and before the decision date so that we have sufficient time to respond. In that case we will not have to disturb the officers by chasing the matter or contacting the planning management to obtain a feedback/update.

Should you require any further assistance, please do not hesitate to contact me.

Kind regards

Rez Shafaei

Director

On behalf of You Architecture Ltd.