
PLANNING STATEMENT

Planning Statement in relation to Lola's Bakery, 168 West End Lane, NW6 1SD

This planning statement is written in support of the attached application for alterations to Lola's Bakery, located on West End Lane, a small high street passing West Hampstead Thameslink, Overground and Tube stations.

The application site occupies the ground floor and partial lower ground floor of Canterbury Mansions, and an area of external space to the rear of the property, over which rights of use have been agreed. The external space to the rear of the property is currently demised to the guesthouse at 2 Lymington Road, and as such has an established commercial use including the function of catering to visiting guests.

The site shares a boundary wall on the south side with the large Astir Living construction site, a mixed use development comprising of 94 one and two bedroom apartments, as well as a gym, co-working space, café / retail and a large rooftop garden.

This application seeks approval to connect the rear section of the 168 West End Lane, through a new set of external doors, to the adjoining land at the rear. This external space would be accessed via a set of sunken steps, and demised by a new timber fence to match those already present on site. Once connected, the external space would provide auxiliary amenity to the café, to be used during limited daytime hours.

We believe that, given the cited land is already within commercial use, and noting its direct proximity to a large mixed use development, it would be right to approve this scheme. The adjoining site will create large areas of usable external space, whilst bringing a significant volume of commercial and retail to the area. We believe it is therefore appropriate that the existing businesses of the area are permitted to utilise their premises in a similar fashion.

Sincerely,

Joe Ashton

Joe Ashton Architecture

A handwritten signature in grey ink, appearing to read 'Joe Ashton', with a long horizontal flourish extending to the right.

Joe Ashton Architecture
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