

Application ref: 2022/3126/P  
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Date: 3 May 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Nanu Soda Ltd  
The Studio  
34 Smyth Street  
Wakefield  
WF1 1ED

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**295 West End Lane  
London  
NW6 1RD**

Proposal:

Fenestration alterations to ground floor rear elevation, reconfiguration of rear garden including replacement pergola, decking and fencing and new lighting, and alterations to the front forecourt to provide replacement planters and new cafe barriers (retrospective).  
Drawing Nos: 1082-P-01, 1082-P-02, 1082-P-03, 1082-P-04, 1082-P-05, 1082-P-06, 1082-P-07, 1082-P-08, 1082-P-09, 1082-P-10, The Black Lion Public House 295-297 West End Lane West Hampstead London NW6 1RD Design and Access Statement by Nanu Soda.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1082-P-01, 1082-P-02, 1082-P-03, 1082-P-04, 1082-P-05, 1082-P-06, 1082-P-07, 1082-P-08, 1082-P-09, 1082-P-10, The Black Lion Public House 295-297 West End Lane West Hampstead London NW6 1RD Design and Access Statement by Nanu Soda.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Retrospective permission is sought for general refurbishment of the external forecourt and rear garden areas at The Black Lion public house which lies within the West Hampstead Town Centre.

In terms of the works to the front of the site, the fixed planters which mark the boundary of the outside seating area have been replaced with individual fixed timber planters and café barriers in between. The new boundary contributes positively to the street frontage and is considered an acceptable design for the context of the town centre, streetscene and the West End Green Conservation Area.

To the rear façade at ground level, the existing current folding screen has been replaced with a timber and glazed façade incorporating the existing fire exit, two windows and an access door. The solid timber fence to the upper deck next to the rear façade has been removed and replaced by an open balustrade. The adjacent lower area of paving has been covered by a new large timber pergola with adjustable louvred panels, while the old pergola on the rear part of the terrace has been removed. At the lower level, new decking covers the existing paved surface, and at the rear of the site, the existing pergola and associated fittings have been removed. The existing sycamore tree (visible from West End Lane above the roof of the public house) remains in the walled area against the rear boundary in the southern corner of the site and is not affected by the works which have not required any significant excavation or foundation work.

The installation of a timber trellis on the existing first floor roof terrace to the rear of the property serves the residential flat. The trellis is modest and is not considered to harm the neighbouring amenity of any nearby properties.

The various structures, fencing and paving are considered acceptable in terms of location, design and size and are similar to what was previously on site.

They are appropriate to the character and appearance of the host building and conservation area. There is no increase in the area of impermeable surfaces in the rear garden and therefore the works do not increase the risk of flooding in the area. New decking has either replaced existing damaged decking or has been laid over the existing retained paving.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The purpose of the works is for refurbishment of the existing facilities at the public house, rather than for extension or increasing the capacity of the site. For this reason, the level of noise experienced by neighbours is not expected to change beyond the current situation. Overall, there is no significant change in terms of daylight, sunlight, overlooking or noise to the neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017 and policies 2, 3 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for

'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer