

Application ref: 2023/1075/P  
Contact: Alex Kresovic  
Tel: 020 7974 3134  
Email: [Alex.Kresovic@camden.gov.uk](mailto:Alex.Kresovic@camden.gov.uk)  
Date: 29 August 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Joe Ashton Architecture  
31 Coade Court  
2 Paradise Road  
London  
SW4 6AN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**168 West End Lane**  
**London**  
**Camden**  
**NW6 1SD**

#### **Proposal:**

Change of use of the rear garden of the hostel at 2 Lymington Road (Class C1) to ancillary café space (Class E) serving cafe at 168 West End Lane with the introduction of double doors and a staircase to allow access and use.

Drawing Nos: Planning Statement prepared by Joe Ashton Architecture, EXT-0009, EXT-1000, EXT-2000, EXT-3000, EXT-3001 REV: 00 dated 06.02.2023, PRP-0009, PRP-1000, PRP-2000, PRP-3000, PRP-3001 REV: 03 dated 06.02.2023.

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:

Planning Statement prepared by Joe Ashton Architecture, EXT-0009, EXT-1000, EXT-2000, EXT-3000, EXT-3001 REV: 00 dated 06.02.2023, PRP-0009, PRP-1000, PRP-2000, PRP-3000, PRP-3001 REV: 03 dated 06.02.2023.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external seating area, including paving, being occupied on the rear of No. 2 Lymington Road as under approved under planning application 2023/1075/P shall be dismantled and restored to its existing condition as a rear garden space at the termination of the rights of use agreement.

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

- 5 The use of the rear external space hereby permitted shall not be carried out outside the existing permitted hours of operation for the existing use (bakery).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and, TC3 of the London Borough of Camden Local Plan 2017.

- 6 No music shall be played on the premises (rear external space) in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and, TC3 of the London Borough of Camden Local Plan 2017.

- 7 No events or functions shall take place in the rear external space.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and, TC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves minor works to the rear of the existing building to incorporate a new timber framed door, a staircase from the lower ground floor which would lead onto the raised external space for the proposed extension of external seating area which would accommodate 8 new tables as shown on the proposed ground floor plan. The proposed external seating area will be situated on brick pavers.

The application site occupies the ground floor and partial lower ground floor of Canterbury Mansions. The area proposed to be used for the external seating area is owned by the neighbouring property at 2 Lymington Road. The external space to the rear of the property is currently occupied as a hotel premises at 2 Lymington Road for a period of more than 10 continuous years, and as such has an established lawful commercial use. A rights of use agreement between the neighbouring property (2 Lymington Road) and Lola's Bakery (application site) is in place to use the space. A condition will be placed on the planning permission which would require the dismantling of the external seating area to its existing condition after the termination of the rights of use agreement.

As the neighbouring property (2 Lymington Road) is occupied as a hotel premises, it is therefore not anticipated there would be any such amenity impact to guests with regards to the proposed arrangement.

The adjoining site to east of 2 Lymington Road is occupied as a residential dwelling. It is not anticipated that any such amenity issues would arise during the course of operation due to the fact that the trading hours would be contained to the existing hours of the hotel's existing external seating area.

The works to the rear of the existing building to incorporate a new timber framed doors and a external staircase from the lower ground floor are considered to be sympathetic to the existing building and wider conservation area, resulting to no harm being introduced. The Council's Conservation Officer has reviewed the submitted documentation and has raised no concerns.

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 proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

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

As such, the proposed development is in general accordance with policies A1, A2, A4, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 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



Daniel Pope  
Chief Planning Officer