



Re: Retrospective application for external awning installation at The Lyttelton Arms, 1 Camden High Street, London, NW1 7JE for Mitchells & Butlers

DESIGN, ACCESS, AND HERITAGE STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design, Access and Heritage statement, which is proportionate to the scheme under consideration.

1. Use

- The subject premises is a Public House with associated a small external seating area.

2. Amount of development

The proposed works are external only and within the curtilage of the existing site and can be summarised as follows:

- Applying for installation of one new awning to exterior elevation.

3. Indicative Layout

- The external proposals are to be situated to the Mornington Crescent external elevation, as shown on the accompanying drawings.

4. Scale

- The awning width – approximately 5500 mm
- The awning projection – 1500mm

5. Appearance

- The proposed works include a metal framework with canvas awning.

6. Access

- Vehicle & pedestrian access to the premises is unaffected by the works.



DESIGN & HERITAGE SUMMARY

The Lyttelton Arms public house in Camden is an important local landmark and community meeting point. This is situated within the premises of Camden town.

The proposed awning installation would be positioned to the external Mornington Crescent elevation, to the front entrance. This position is situated in between the two existing external awnings which have allowed the premises to utilise the outdoor space, as a result helping to keep customers dry.

The applicant would like to apply for one additional awning to this external area, in the same form as the existing awnings. The use of the two existing awnings are established with permission granted. Whilst recognising the importance to conservation in this area, the proposed works has no impact on the historical importance of this area and will continue to enhance the existing appearance of the building. The existing awnings have resulted in continued success to the use of this external space, and the proposed works would allow the outdoor space to be continually utilised for this result.

It is the applicant's view that the addition of this awning will continue to create a functional external environment for visitors to enjoy.

Conservation Area Reference:

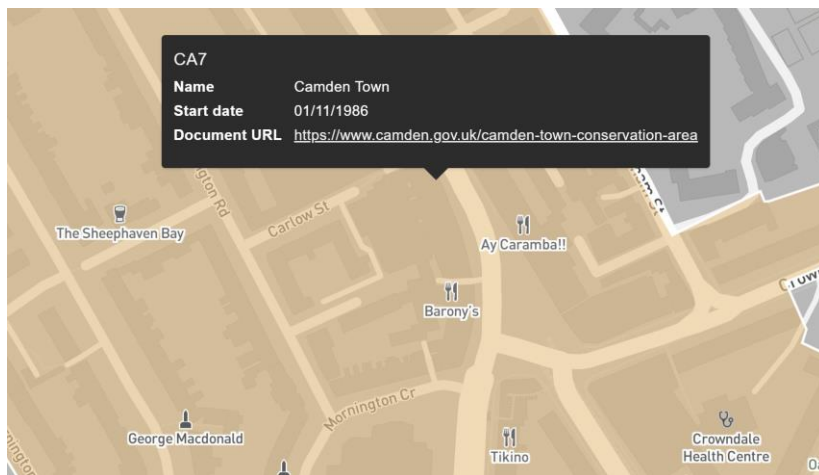


Image References:

