

Application ref: 2023/4881/P
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Date: 9 April 2024

Development Management
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Inventive Design Associates
59-61 Station Road, Cheadle Hulme
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lyttleton Arms PH
1 Camden High Street
London
NW1 7JE

Proposal:

New awning and extension of high-level planting to Mornington Crescent elevation.
Drawing Nos: 21133-OS, 21133-101 Rev C, 21133-302 rev B, 21133-303, DESIGN
ACCESS AND HERITAGE STATEMENT TO ACCOMPANY PLANNING
APPLICATION Ref 2113 JEM Rev A.

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: 21133-OS, 21133-101 Rev C, 21133-302 rev B,

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.

Informative(s):

- 1 Reasons for granting permission.

The Lyttelton Arms public house has existing retractable awnings on its Mornington Crescent and Camden High Street elevations, both of which were granted permission in 2018 (planning ref 2018/1685/P). The additional awning proposed would be on the Mornington Crescent elevation above the set of three shopfront windows, extending the shelter for standing patrons on this prominent corner.

The new awning would match the existing traditional canvas awnings, in particular those above the matching set of windows on the Camden High Street elevation, which are considered to preserve the character and appearance of the building and wider Camden Town Conservation Area. The awning box would be fixed at the same height as the one on Camden High Street to take account of the building's corbels at the top of the columns, to avoid obscuring these or damaging the granite. The awning would be in excess of 1m from the edge of the pavement when fully extended in accordance with Council guidance.

The high-level planting that exists above the fascia would extend further along the Mornington Crescent ground floor frontage providing a stronger visual connection consistency along this elevation and improving the appearance of the public house.

Overall, the additional awning and planting are considered appropriate, they would preserve the character and appearance of the building and wider Camden Town Conservation Area.

Due to the minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, privacy, or increased sense of enclosure.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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

- 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) 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', is positioned above the printed name.

Daniel Pope
Chief Planning Officer