

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/06/2012	
		N/A / attached		Consultation Expiry Date:		25/5/2012	
Officer				Application Number(s)			
Hugh Miller				2012/2305/P			
Application Address				Drawing Numbers			
Parliament Hill Fields Refreshment Room Highgate Road London				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of fixed canopy to west side of the single-storey café building (Class A3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		One-off Site Notice displayed 3/5/2012, expires 24/5/2012. 133 Whittington Road – Support					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Hampstead CAAC:</u> Objection. We object on the basis that this would increase the size of an already ugly building. We are not convinced that it is necessary to provide additional cover to dogs and the introduction of attendant additional paving on the Heath would be detrimental. Officers Comment. The paved surface area already exists as noted in the Design & Access Statement in paragraph heading "Layout".					

Site Description

The single storey Café is located within Hampstead Heath; north of the Mansfield Road, west of Highgate Road, the Tennis and Courts and William Ellis School and east of the Bandstand.

The site is not in a conservation area but is identified as Metropolitan Open Land.

Relevant History

There is no planning history associated with the existing canopy.

Relevant policies

LDF Core Strategy

CS5 (Managing the impact of growth and development),

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

Development Policies

DP24 (Securing high quality design),

DP25 (Conserving Camden's heritage / conservation areas)

DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2011

NPPF 2012

Assessment

Overview

Parliament Hill Park café provides snacks and refreshments. There are internal and external seating areas, some of which are protected by a canopy projecting from the café building. It is proposed to extend the canopy to the side elevation of the café.

The café is very popular with visitors to Parliament Hill Fields and Hampstead Heath. There are increasing numbers of visitors with dogs using the heath. The City of London (COL) is aware of conflicts between people with dogs and other heath users, particularly children and people afraid of dogs.

The proposals create a separate segregated area, to the west side of the café, for dog handlers to use, thus reducing this conflict. The proposed canopy would provide a covered area for seating within the proposed dog handler's area, which would be contained within fencing and accessed through a gate.

The management of the arrangements would rely on voluntary co-operation by dog handlers, but would be supervised by the Superintendent's staff and the Hampstead Heath constabulary. Guide dogs and their handlers would not be required to have to use the segregated area.

The proposals are to create a segregated area with a new side canopy for seating for dog handlers. It is not an enlargement of the extent of the existing seating area. Some of the existing seating area would be under the new canopy. Dog handlers would have facilities that they can enjoy, such as a covered seating area, without having to share space with other heath users. Such segregated facilities have been incorporated in other similar public spaces and have been shown to successfully reduce conflict.

Design & appearance / Impact on openness on the Heath

The canopy on the south west side to the café building has dimensions of 3.3m width x 8.0m length (26.4sqm) and would be similar to the existing canopy on the south-east side/ front of the host building. The proposed canopy width would be identical to the width of the host building.

The proposed canopy structure would match the height of the existing (2.8m). It is of a light-weight appearance and comprises, timber fascia, metal posts, felt roof covering with surface areas all painted to match the existing. The fenestration pattern on this elevation is similar to that of the front elevation and thus can easily incorporate a canopy structure of similar design. The absence of fixed walls would ensure that the canopy would not add visible bulk or detract from or cause harm to the appearance of the host building or the wholeness, or openness of the Heath.

The positioning of the proposed canopy to the west side of the café has the advantages of being able to utilise the existing fencing, seating and paving surfaces as well as being in close proximity to the café. The location is partly screened from other seating areas thus enabling other café users to sit out of sight of the dogs. The fenestration pattern on this elevation is similar to that of the front elevation and thus can easily incorporate a canopy structure of the same design. The fencing, gate and paved surfaces will be altered as shown on the drawings to allow easy access. The segregated area will help to make the café area safer for users, particularly perceived safety for people who are afraid of dogs.

As the host building is not located close to any residential properties the proposed canopy would not cause any harm on amenity grounds.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th June 2012. For further information please click [here](#).