

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/11/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		15/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2007/4363/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
88 Royal College Street London NW1 0TH				Site Location Plan 07-114-01; 02; 03; 2 X Photo Sheets			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of retractable awning at fascia level of public house on Pratt Street elevation.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

A 4-storey public house 'Golden Lion' situated at the junction with Royal College St. and Pratt St. The building is not listed neither is it within a designated Conservation Area.

## Relevant History

N/A.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **RUDP 2006:**

B1 –General design principles

B4-Shopfronts, advertisements and signs

### **CPG 2006:**

Section 43: Shopfronts –Canopies and blinds.

## Assessment

The main issues are design and the impact on the appearance of the building.

The application proposes the following:

- Erection of retractable awning at fascia level of public house.

The Golden Lion public house has a forecourt area fronting Pratt Street (north west elevation) where presently it provides seating for customers. The proposed retractable awning would provide shading over a small area of the forecourt /seating area.

### Design

The awning measures 3.7m x 1.9m and when opened the valance would be 3.4m above the pavement level. The fascia, doors and windows have red and green painted finish. The awning would be dark green canvass material and would be in keeping with the existing colour of the fascia.

The retractable awning would not be in compliance with CPG guidance on canopies and blinds, in that, it would not be located between the fascia and the shopfront the traditional method of erecting canopies/ awnings. The folding arms of the awning would however, be fixed onto the existing fascia below the cornice on timber substrate above the entrance and windows at ground level and only to a small section of the fascia. As the awning would be retractable it would not permanently obscure the fascia and therefore minimal harm caused. The awning would be in keeping with frontage of the building and would not cause visual clutter and is acceptable. In terms of design and materials the proposal would not harm the appearance of the building.

The proposal would not have any impact on neighbour amenity.

**Approval is recommended.**