

Delegated Report		Analysis sheet		Expiry Date:		06/03/2007	
		N/A / attached		Consultation Expiry Date:		19/03/2007	
Officer				Application Number(s)			
Matthew Durling				2006/4718/P			
Application Address				Drawing Numbers			
96 West End Lane London NW6 2LU				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing shopfront with timber folding doors, plus erection of balustrade around perimeter of existing forecourt and provision of new ramp to facilitate access to existing Class A3 restaurant.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	29	No. of responses	00	No. of objections	00
				No Electronic:	00		
Summary of consultation responses:		Site notice displayed from 26/02/2007 to 19/03/2007. No responses received.					
CAAC/Local groups* comments: *Please Specify		None consulted.					

Site Description

A three storey terraced property located on the east side of West End Lane, to the south of Broadhurst Gardens and opposite the junction with Sherriff Road. The proposal relates to the ground floor Class A3 restaurant. The floors above are in residential use. The site lies within the Swiss Cottage conservation area and the West Hampstead Town Centre.

Relevant History

05/03/2007: AC granted (reference 2006/5146/A) for display of a fascia sign with halo-lit lettering on the shopfront.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B4 Shopfronts, advertisements and signs

B7 Conservation areas

Supplementary Planning Document for West Hampstead October 2005

Camden Planning Guidance 2006

Shopfronts

Assessment

Proposal:

It is proposed to replace the existing shopfront, which comprises three panels of full height glazing and a timber entrance door with timber-framed folding doors and a replacement timber-framed entrance door. It is also proposed to erect a balustrade around the existing raised forecourt to facilitate its use as an external seating area and to replace an existing step with an access ramp.

Assessment:

The existing shopfront is of no design merit and as such its replacement is considered acceptable in principle. The folding doors will comprise four vertical panels and will be consistent in character with the design of the adjacent shopfront (98 West End Lane) and the vertical rhythm of the building. The replacement shopfront, including folding doors and entrance door will be timber-framed and will be sensitive in terms of materials and design to the traditional character of the building and its setting in a conservation area.

The erection of a timber balustrade around the perimeter of the private forecourt is also considered acceptable in principle. Adjacent premises on both sides of the application property (94 and 98 West End Lane) have formalised the use of their private forecourts in this way without detriment to the character or appearance of the streetscape. By virtue of the forecourt being fully contained within the curtilage of the building, there will be no obstruction to the footway.

The application property lies within the designated West Hampstead Town Centre and is dominated by commercial premises (including Class A3 and Class A4) at ground floor level. The site also has a high volume of passing pedestrian and vehicular traffic throughout the day and evening. The use of the forecourt for placing tables and chairs can contribute to the vibrancy and character of an area and it is considered appropriate in this location. Whilst it is acknowledged that the upper floors of the application property and upper floors of nearby buildings are in residential use, it is not considered that the installation of folding doors would create an unreasonable level of additional noise or disturbance that would be harmful to the amenities of local residents.

The replacement of the existing stepped access with a ramp is welcomed and will provide wheelchair access to the existing premises.

Recommend approval subject to conditions.

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