

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/03/2007</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2007/1035/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
21 Clipstone Street London W1W 6BA				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Observations to the adjoining borough of Westminster for the installation of two retractable canopies to the Cleveland Street elevation and one retractable canopy to the Clipstone Street elevation.							
<b>Recommendation(s):</b>		No objections					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<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>		None requested					
<b>CAAC/Local groups* comments:</b> *Please Specify		None required					

### **Site Description**

The application site is located on the corner of Cleveland Street and Clipstone Street within the London Borough of Westminster, approximately 5m west of the borough boundary with Camden. The site comprises a two storey property that is occupied by a pub. Directly opposite the site is BT Tower which is a Grade II listed building. The nearest residential properties are located approximately 40m to the north of the site fronting Maple Street.

### **Relevant History**

No relevant planning history associated with this site

### **Relevant policies**

#### **Adopted Unitary Development Plan 2006**

SD6 'Amenity for occupiers and neighbours', B1 'General design principles', B3 'Alterations and extensions', B6 'Listed buildings'.

#### **Camden Planning Guidance (Adopted December 2006)**

'Extensions, alterations and conservatories', 'Listed buildings'.

### **Assessment**

The application proposes the installation of two retractable canopies to the Cleveland Street elevation and one retractable canopy to the Clipstone Street elevation.

Although both elevations of the pub are visible from the borough boundary, the two canopies fronting Cleveland Street would be most prominent. The size, design and location of the proposed canopies would not have an adverse impact on properties within Cleveland Street, nor the setting of the BT Tower and would raise no cross-boundary issues.

### **Conclusion**

Given all of the aforementioned, the development is considered not to cause any significant cross borough impacts and 'no objections' are accordingly raised.

### **Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*