

Delegated Report		Analysis sheet		Expiry Date:		01/09/2006	
		N/A / attached		Consultation Expiry Date:		07/08/2006	
Officer			Application Number(s)				
Paul Wood			2006/2825/P				
Application Address			Drawing Numbers				
202 Haverstock Hill London NW3 2AG			A2.OA; and Manufacturers Details of Vice President (type B) Semi Cassette Awning.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			Date:	
Proposal(s)							
Retention of replacement retractable awning installed on front facade of existing cafe.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00	
Summary of consultation responses:	A site notice was erected from 17/07/2006 to 07/08/2006. No objections have been received.						
CAAC/Local groups* comments:	Non consulted.						
Site Description							
Cafe in a small, purpose built, retail parade on the east side of Haverstock Hill, directly to the north of Belsize Park tube station. Residential accommodation above. Not within a conservation area							
Relevant History							
PEX0000210: Retention of a new shopfront. <u>Granted</u>							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement UDP 2006							
S1/S2 Sustainable development							
B1 General design principles							
B4 Shopfronts, advertisements and signs							
Supplementary Planning Guidance (2002) and Supplementary Planning Guidance Consultation Draft (2006)							
Shopfronts							

Assessment

An existing canvas awning extending across the full face of the building and with a projection of 2.5m from the building line has been removed and replaced with a new retractable canvas awning with a projection of 3.5m from the building line. The replacement awning is canvas, in the corporate colours (dark green) of the business carried out on the site, will not contain any advertising signage, and is considered to be appropriate to the character, scale and architectural style of the building and shopfront on which it is placed.

The awning is located below the fascia and does not obscure any important architectural details. Moreover, there are various other similar awnings in this retail parade. Accordingly, the proposal is not considered to be detrimental to the character and appearance of the streetscene.

The awning has a clearance of 3m from pavement level and is at least 3.5m from the kerb edge which complies with SPG guidelines.

It is therefore recommended to grant planning permission.

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