

Delegated Report		Expiry Date:	30/12/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature		2nd Signature
Flat 29 London House 7-9 Avenue Road London NW8 7PX		2014/7621/P			
Proposal(s)					
Observations to City of Westminster for the installation of retractable awning to 9th floor terrace on northeast elevation.					
Recommendation(s):		No objection			
Application Type:		Request for Observations to Adjoining Borough			
Consultation responses (including CAACs):	No responses received				
Site Description					
The site is a 10 storey property bounded by St. Edmunds Terrace, Avenue Road and Townsend Road. The corner of the LB Camden borough boundary is opposite the site (to the north). The borough boundary runs north and east where Avenue Road intersects with St Edmunds Terrace. There are no conservation areas or listed buildings adjacent to the site in LB Camden.					
Relevant policies					
London Plan 2011 NPPF 2012 LDF Core Strategy and Development Policies CS1 (Distribution of Growth) CS5 (Managing the Impact of Growth and Development) CS14 (Promoting High Quality Places and Conserving Our Heritage) DP24 (Securing High Quality Design) DP26 (Managing the Impact of Development on Occupiers and Neighbours)					

Assessment

Proposal: Retrospective planning permission is sought for the installation of a retractable awning to 9th floor terrace (northeast elevation) of existing flat. The awning, when open, would project 3.5m from the north-east elevation (facing Avenue Road) and would have an area of approximately 40sqm. It would be beige fabric with white metal uprights and sloping guides for the awning.

Assessment:

Given its location at 9th floor level and that it would be set in 2.3m from the north west elevation of the host building, the awning would not be highly visible. Whilst additional clutter to the roofline would not generally be encouraged, in this instance, its impact on the appearance of the host property would be limited.

It is not considered that the awning would have an impact on Camden's residents neighbouring amenity.

The retrospective proposal poses no impacts for Camden in terms of views, design, appearance character and amenity or environmental.

Recommendation: No objection