

Mr John O'Brien  
The JTS Partnership  
Number One The Drive  
Great Warley  
Brentwood  
CM13 3DJ

Application Ref: **2016/4942/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

15 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Edinboro' Castle Public House**  
**57 Mornington Terrace**  
**London**  
**NW1 7RU**

Proposal:  
Temporary erection of 2x marquees to rear garden of GII listed public house (A4) for period of 18th November 2016 - 2nd January 2017.  
Drawing Nos: (Prefix 8486-): 100-00; 300\_00; 301 Rev01; Planning and Heritage Statement dated Sept 2016; Marquee Management Plan received 10/11/2016

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The marquees hereby permitted are for a temporary period only and shall not be erected prior to the 18th November 2016 and shall be removed on or before the 02nd January 2017.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention



of the structure would be contrary to the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix 8486-): 100-00; 300\_00; 301 Rev01; Planning and Heritage Statement dated Sept 2016; Marquee Management Plan received 10/11/2016

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 The hereby approved temporary marquees shall be used for dining purposes (A3) ancillary to the main use of the public house (A4) and for no other purpose/use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use hereby permitted shall not be carried out outside the following times: 12:00 till 22:00 daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the nearby residential premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The external surface of the marquees shall be of matt fabric finish, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

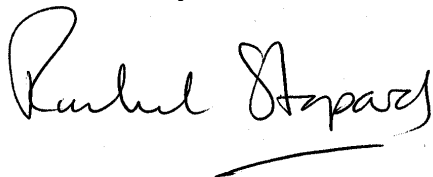
- 1 The applicant is reminded of the temporary nature of the hereby approved development. Should it be intended that similar structures are to be erected in the winter of 2017, temporary permission must again be sought. It should be noted that the assessment of any future temporary applications would take into account the success of the management of the hereby approved temporary consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities