

CONSULTATION SUMMARY

Case reference number(s)

2016/6768/P

Case Officer:

John Diver

Application Address:

106 Fleet Road
London
NW3 2QX

Proposal(s)

Alterations to shop front of existing fish and chip shop (A5/A3) including the installation of bi-fold and French doors with wheelchair ramp and railings following the removal of existing as well as the replacement of existing awning

Representations

Consultations:

No. of responses

02

No. of objections

01

No of support

01

Summary of representations

A site notice was displayed from the 15 December 2016 until the 05 January 2017. Notification was published in the local press on the 22 December 2016 (expiring on the 12 January 2017).

Adjoining Occupiers

One letter of objection was received from the owner/occupier of No 108 Fleet Road. The objection comments raised can be summarised as follows:

1. Materials proposed not in keeping with local character
2. Awning would lead to a loss of light
3. Proposed use would lead to noise issues
4. Lack of waste/refuse facilities
5. Lack of information regarding opening hours

Officer's Response

1. The proposed materials would match those in existence on the property as well as others within the immediate vicinity (i.e. nos 102, 100 and 98) and are therefore not considered to appear out of character for the local area.

2. The proposed awning would be retractable and would have a maximum projection of 1.2m. By virtue of the temporary nature of the awning, the orientation of the site as well as the limited projection, it is not considered that the awning would lead to a loss of light into the neighbouring property which might substantiate a reason for refusal.

3-5. The scope of this application is limited to the alterations to the shop front of the existing business, with no change of use being proposed. As such the existing arrangements for waste collection and opening hours would remain as existing, although an informative has been added to remind the applicants of their duty to provide adequate refuse storage within the unit. The proposed shop front is not considered to lead to an increase in the level of noise and disturbance above the existing situation which might cause harm to a level of detriment.

Mansfield CAAC

A letter submitted on behalf of the Mansfield Conservation Area Advisory committee was received which stated that the CAAC supports the proposed development which it considered as an improvement.

Recommendation:-

Grant conditional planning permission