

Natasha Champ
Design LSM
The Bath House
58 Livingstone Road
Hove
BN3 3WL

Application Ref: **2016/6187/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Triton Street
London
NW1 3BF

Proposal: Alterations to existing front and rear external terraces of ground floor restaurant (A3) including installation of raised seating enclosures to front; no.8 timber seating booths to rear; new planters as means of enclosure; loose seating and additional external lighting.

Drawing Nos: (Prefix L16 3747): 00-01, 01-01, 01-02, 01-03, 02-01_A, 09-01, 09-02, 09-03;
Terrace Design Mood Boards Rev G (dated 10.11.16), Email confirmation of lighting details dated 14.12.2016.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix L16 3747): 00-01, 01-01, 01-02, 01-03, 02-01_A, 09-01, 09-02, 09-03; Terrace Design Mood Boards Rev G (dated 10.11.16), Email confirmation of lighting details dated 14.12.2016.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, 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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved plans. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to ensure that the landscaping is carried out within a reasonable period to a maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed works involve redesigning the two external seating areas to the existing ground floor restaurant and bar and would not involve any change of use. The proposals would also not include any increase to the area or height of these existing terraces which were approved as part of the wider redevelopment of the Regents Place estate.

To the front, the proposed seating would maintain views through the public space of Triton Street and would not appear out of character, with a number of nearby units featuring seating areas of similar design. As the southern boundary of the rear courtyard is an inactive rear frontage to the service areas of the buildings

facing Euston road, there is at present virtually no pedestrian movement or active use of this rear public space. It is a space that is mainly in shadow, highly enclosed, and bordered by inactive frontages which do not provide an attractive outlook for users of the rear terrace. As such it is considered that by making the rear terrace a more inviting space and encouraging greater use of it, the proposed alterations should be of positive benefit to this area of the Regents Place estate. The proposed seating booths have been designed so as to retain and protect the existing trees to the rear; a condition shall be placed upon the decision to ensure that the trees and proposed planting are retained as shown on submitted plans. Overall the proposed seating, planting, booths and lighting are overall considered to be appropriate in terms of their scale, design, use of materials and their impact upon the adjacent public realm.

The application site is primarily surrounded by office accommodation at upper floors. The proposed structures are not considered to lead to any loss of outlook, light or privacy to any residential occupier. Due to the design and specification of the proposed lights it is not considered that these elements would cause any harm to residential amenity. Although the proposals would mean that the terraces become more inviting spaces for customers of the restaurant and bar, the proposals would not include any increase in their area or any change of use. It is therefore not considered that the proposals would result in any significant issues in terms of noise and disturbances or safety.

The access to the site would remain unaltered and there would be no transport implications as result of the change. The existing terraces benefit from step-free access and the proposals would maintain this level of accessibility.

No comments/objections were received in relation to this application. The planning history of the site was taken into account when coming into this decision.

As such, the proposed development is in general accordance with policies CS5, CS7, CS8, CS9, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP12, DP16, DP24, DP26, DP28 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework (2012).

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

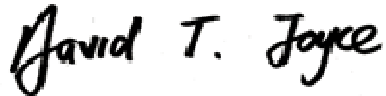
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities