

**Dempsey, Matthew**

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**From:** Cardno, Steve  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: decking with tables and chairs on a forecourt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

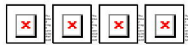
Hi Matt

I would say that the decking has been constructed on private forecourt (the neighbouring properties you allude to also appear to have private forecourts). It doesn't appear to be detrimental to pedestrian movement or comfort on the adjacent footway. So I would have to say it is ok from a transport point of view (i.e. DP21). I agree it doesn't look great and tables and chairs would be a better option. However, I am mindful of the appeal decision for 283-285 West End Lane which you allude to. I would imagine a similar outcome if we were to go to appeal. Unless we have a case from a conservation area point of view.

Regards  
Steve

Steve Cardno  
Interim Public Realm and Planning Team Manager

Telephone: 020 7974 8800



**Subject:** decking with tables and chairs on a forecourt

Hi Steve,

Sorry to pester you.

I have an application which I am recommending for refusal ref: 2017/0502/P – 20 York Rise.

“(RETROSPECTIVE) Installation of timber decking to cafe forecourt.”

It has been pointed out to me that the applicant may not own the forecourt, and I thought I should check with your team. Apologies for not contacting you sooner about this.

Anna Row said that we had recently lost an appeal in West End Lane whereby forecourt decking was allowed despite it not being on the applicants land, i.e.) the highway?

Please could I ask if you are able to give a view on this at very short notice?

Can you confirm if this area should be public highway or does the building have some forecourt within its own boundary?

It would also be useful to know about the neighbouring properties, No. 22 & 24 please?

Please see attached photos and proposed plans. You can see the google image from before the decking was installed if you scroll through the photos.

FYI – in my opinion, it looks a lot better without the decking. I would be happy for them to have tables and chairs on the forecourt, but the decking should go.

Kind regards,  
Matthew

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