

HST Design
86-90 Paul Street
London
EC2A 4NEApplication Ref: **2017/0502/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

20 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be TakenAddress:
Village Cafe
20 York Rise
London
NW5 1STProposal:
(RETROSPECTIVE) Installation of timber decking to cafe forecourt.
Drawing Nos: Site Plan 17/010.01, 17/010.02, 17/010.03, Site PhotosThe Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The raised timber decking together with its perimeter balustrading, by reason of their size, siting, materials and design, create a dominant and incongruous feature in a prominent location resulting in harm to the character and appearance of the host building, surrounding streetscene and conservation area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the emerging London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and



policy D1 (Design) and D2 (Heritage) of Camden's emerging Local Plan.

Informative(s):

- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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.

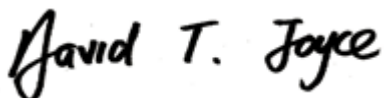
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning