

Application ref: 2018/6058/P
Contact: Laura Hazelton
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Date: 21 February 2019

Development Management
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Ridgeback Consulting Limited
5 Chancery Lane
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WC2A 1LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
175 West End Lane
London
NW6 2LH

Proposal: Details of privacy screen required by condition 4 and Operational Management Plan required by condition 8 of planning permission granted 16/04/2018 (reference 2017/6648/P) for the change of use from nightclub (sui generis) to bar (A4) use, demolition and rebuild of ground floor rear extension of the same size, rear infill extension, installation of timber trellis with retractable cover in rear garden, shopfront alterations and installation of 2 x AC units to rear.

Drawing Nos: Details of screening provided by email dated 18 October 2018, Photograph received 15/02/2019, and Operation Management Plan 2018 Version 1.2.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting approval of details:

Condition 4 required details of the proposed privacy screen to the boundary wall shared with no. 177. Details and photos have been provided of the screen which has already been installed. The horizontal timber fencing is considered appropriate in the garden setting and would be of adequate height to prevent views back into the rear windows of the neighbouring property. As such, the details submitted are considered appropriate and provide a satisfactory contextual response to the building and surrounding conservation area.

An Operational Management Plan has been provided to discharge condition 8 which sets out measures to be adopted by the Owner in the management of the Property to deal with antisocial behaviour, safety and security and minimising impact on residential amenity. The submitted details are considered sufficient to ensure effective management of the property and protection of neighbouring residential amenity.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are considered acceptable and are in accordance with policies G1, CC1, D1, A1, A4, DM1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

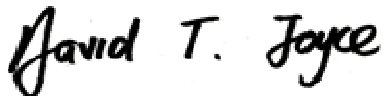
- 2 You are advised that all conditions relating to planning permission granted 16/04/2018 (reference 2017/6648/P) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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
Director of Regeneration and Planning