

Application ref: 2019/3522/P
Contact: Alyce Jeffery
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Date: 26 November 2019

Development Management
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The JTS Partnership
Number One
The Drive
Great Warley
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Edinboro Castle
57 Mornington Terrace
London
NW1 7RU

Proposal:

Erection of 2 no. temporary marquees to pub garden (Class A4) for period of 28th November 2019 - 3rd January 2020.

Drawing Nos: Site Location Plan, 100; Existing and Proposed Block Plan, 300; Roof Plan and Elevations, 301; Planning and Heritage Statement July 2019; Marquee Management Plan 2019.

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

Condition(s) and Reason(s):

- 1 The marquees hereby permitted are for a temporary period only and shall not be erected prior to the of 28th November 2019 and shall be removed on or before the 3rd January 2020.

Reason: The type of structure is not such as the Council is prepared to approve other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1, D2, A1 and A4 of the Camden Local Plan 2017

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan, 100; Existing and Proposed Block Plan, 300; Roof Plan and Elevations, 301; Planning and Heritage Statement July 2019; Marquee Management Plan 2019.

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

- 3 The hereby approved temporary marquees shall be used for dining purposes (A3) ancillary to the main use of the public house (A4) and for no other purpose/use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

- 4 Drinks shall not be served to patrons at the marquee tables past 21:30 daily and the use of the marquees hereby permitted shall not be carried out outside the following times: 12:00 till 22:00 daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 5 No sound emanating from the marquees hereby permitted shall be audible within any adjoining premises between 2300hrs and 0700 hrs.

Reason: To safeguard the amenities of the nearby residential premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

- 7 No patrons or guests are to use a microphone, only a designated staff member or manager may use a microphone in an emergency.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

- 8 The external surface of the marquees shall be of matt fabric finish, 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 policies D1 and D2 of the Camden Local Plan 2017

- 9 The use of the marquees shall not operate at any time other than in complete accordance with 'The Edinboro Castle Management Plan for Temporary Marquees' for the 2019/2020 Christmas Festive Period, as submitted with the application.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

Informative(s):

- 1 The applicant is reminded of the temporary nature of the hereby approved development. Should it be intended that similar structures are to be erected in the Winter of 2020, temporary permission must again be sought. It should be noted that the assessment of any future temporary applications would take into account the success of the management of the hereby approved temporary consent.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer