

CONSULTATION SUMMARY

Case reference number(s)

2020/5076/P

Case Officer:

Tony Young

Application Address:

327 West End Lane
London
NW6 1RS

Proposal(s)

Installation of retractable canvas awning on front elevation.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

A local resident in Cliff Road responded objecting to the proposal as follows:

1. *"This application is for an extremely big awning at the front of the premises. It is likely to worry neighbours above Rozay @ 327 and Sparkle @ 329 West End Lane if it is the first step in establishing a long-term external seating area. 'Stretery' projects (in reaction to Covid conditions) have a deadline of September 2021 but there have been many objections in this area to premises which have outside patios/frontages re noise and anti-social problems. We hope planners will have a close look at this application in terms of harm to the amenity and peaceful enjoyment of homes for other residents."*

Officer response:

1. The proposed awning would extend over an existing private forecourt area that has been used as a customer seating area for over 10 years. Although it is acknowledged that the awning could allow longer periods of seating here in inclement weather, the forecourt already has large umbrellas in place so it is considered unlikely that the awning would make much difference in terms of additional noise nuisance. As such, the proposal would not introduce any additional harm in amenity terms, nor impact adversely on the public highway or

	be harmful to public safety in accordance with the Camden Planning Guidance. The proposal has been assessed on its own merits, taking into account the relevant site context in accordance with all relevant policy and guidance.
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Recommendation:- Grant planning permission