

Application ref: 2020/5076/P
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Date: 26 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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PIL Planning
116 Highbury New Park
London
N5 2DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
327 West End Lane
London
NW6 1RS

Proposal:
Installation of retractable canvas awning on front elevation.

Drawing Nos: (5000-OS-)-1, 02; (5000-A-GA-EL-)01, 02, 03; (5000-A-GA-PL-)01, 02
rev A.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (5000-OS-)-1, 02; (5000-A-GA-EL-)01, 02, 03; (5000-A-GA-PL-)01, 02 rev A.

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

Informative(s):

1 Reasons for granting planning permission:

The proposed retractable awning would measure approximately 4.5m long by 5.3m wide with a plain black canvas fabric and would be concealed within a standard awning box. It would be fixed appropriately at fascia level and positioned centrally within the vertical columns so as to respect the existing building lines and not to obscure any architectural features of the building. It would not set an unwelcome precedent for other similar restaurant forecourts along this terrace. Indeed it could be regarded as a neater and more elegant structure compared to the existing large and obtrusive red umbrellas currently there. The awning only stretches over the rear part of the front forecourt and, given the long and wide views of the adjoining fire station, it is considered that there would be no harmful impact on the setting of this listed building.

The awning would be approximately 2.6m in height above pavement level and approximately 10m from the edge of the pavement when fully extended, given that it would be set back over part of a private forecourt area at the front of the premises. The forecourt already has large umbrellas in place so it is considered unlikely that the awning would make much difference in any additional noise nuisance possibly created by longer periods of external seating. As such, it would not impact on the public highway or be harmful to public safety, and would not have any adverse impact on the neighbouring amenity in accordance with Camden Planning Guidance.

Overall, the proposals are considered to be acceptable in terms of their size, design, material, location and colour, and would not have any adverse impact on the character and appearance of the host building, West End Green Conservation Area and Fortune Green & West Hampstead Neighbourhood Area.

An objection has been received from a local resident following statutory consultation. This and the site's planning and appeals history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West End Green Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the Publication London Plan 2020, and the National Planning Policy Framework 2019.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building

Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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