

Application ref: 2020/4340/P  
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Date: 4 March 2021

**Development Management**  
Regeneration and Planning  
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Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

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Cadoo Limited  
Cadoo Studios  
Unit 5  
3-4 Wells Terrace  
Finsbury Park  
London  
N4 3JU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**3 Goldhurst Terrace**  
**London**  
**NW6 3HX**

Proposal:  
Erection of aluminium frame with retractable awning over new raised patio area at rear of premises in connection with existing cafe use at ground floor level.

Drawing Nos: 1 rev A, 2 rev A, 3 rev A, 4 rev C, 5 rev C, 6 rev C, 7 rev A, 8 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1 rev A, 2 rev A, 3 rev A, 4 rev C, 5 rev C, 6 rev C, 7 rev A, 8 rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

A proposed aluminium frame would be erected at rear ground floor level to support a retractable canvas awning that would extend over most of a new raised, timber decking area. The proposal would provide cover when necessary for customers using an established outdoor dining area in connection with an existing cafe use at the premises.

Concern was initially raised by the Council in regard to original proposals which included uPvc or plastic awning material, a large, thick frame and extensive decking, all of which would occupy a significant amount of rear garden space, and result in an incongruous and overly dominant appearance detrimental to the character and appearance of the building. Following Council advice, the applicant submitted revised drawings which included a canvas awning material, significant reductions in the height and depth of the proposed frame, awning and timber decking, as well as, a reduction in frame thickness.

As a consequence, the amended proposal would appear as a lightweight structure, typical of an informal outdoor dining area setting and in keeping with the character and appearance of the building and rear neighbouring environment, while also allowing for a reasonably sized rear garden space to be retained. The frame and awning would be well concealed below the existing rear boundary treatment and would not be widely visible.

Overall therefore, the amended proposals are considered to be acceptable in terms of their design, size, materials and location, and would be in keeping with the character and appearance of the building and neighbouring properties at the rear, and are acceptable.

There would be no significant impact on the residential amenity of neighbouring properties in terms of reduced outlook or increased noise levels given the nature of the proposals involving an established outdoor rear dining area.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1

and D1 of the Camden Local Plan 2017, the London Plan 2021, 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