

CONSULTATION SUMMARY

Case reference number(s)

2020/5175/P

Case Officer:

Leela Muthoora

Application Address:

1 South End Road

London

NW3 2PT

Proposal(s)

Installation of a double door to corner elevation.

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response in italics)</i>	The owner/occupier of 129 South End Close has objected to the application on the following grounds: <ul style="list-style-type: none">The installation of the bench feature will also bring tables and chairs. We would insist the pathways remain clear and navigable for the many disabled persons who require access along this footpath to the Royal Free Hospital. This section of pathway is well-travelled between the station buses and Hospital. If approved, a condition should be put in place to ensure this walkway remains free and easy to pass for wheelchairs, common pushchairs and persons with walking difficulties. The Hampstead Conservation Area Advisory Committee have objected to the application on the following grounds:					

- Object to the addition of chairs and tables at this tight corner site and assumes officers were aware of the problem in discussion with the applicant. No objection to the proposed double doors.

Following submission of revised drawings to remove the bench: Hampstead CAAC responded:

- HCAAC would agree this outcome, as revised.

Summary of comments

Officers have assessed that the installation of permanent bench seating to the shopfront on South End Road and its impact on the design of the shopfront and the footpath would be detrimental to the character of the host building, street scene, pedestrian environment and Hampstead Conservation Area.

Whilst it is a material consideration, the placement of tables and chairs on the highway falls outside of planning control, and a planning decision could not control the placement of the furniture or specify a clear highway. Pavement licenses, also known informally as 'Tables and Chairs' licences are assessed and issued by the Council's Highways Team.

Following discussions with the applicant regarding the bench seating, this element of the proposal has been removed from revised drawings submitted (drawing number: 12458_A107(b)).

No objections have been received regarding the replacement doors. As a result the proposals consist solely of alterations to the entrance doors which are considered acceptable and the reasons for granting permission are set out in the decision notice.

Recommendation:-

Grant planning permission