

## DESIGN AND ACCESS STATEMENT

### 329 WEST END LANE, LONDON, NW6 1RS

30/1/2023

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**Proposal:** Erection of Awning, Flue, Air Conditioning Unit and Extraction Fan to Existing Restaurant.

**Change of Use:** No change of use is proposed only external changes are proposed.

**Existing use:** The existing property benefits from Class E use and it is proposed to use the property as a restaurant. Therefore, no further change of use application is required. A Certificate to this effect was also Granted under application 2021/0117/P. The property benefits from its own private forecourt area where it is proposed to have seating. Following the changes during COVID-19, as the forecourt is private, no planning permission is required.

**Policies:** The most relevant policies are Policies A1, A4, D1, D2, D3 and TC4.

**Design:** The proposed awning has been chosen to be of the same size, depth and style as those already along West End Lane so would be in keeping with the existing character at that part of the Conservation Area. In addition, the unit sits next to a property that has a number of large umbrellas approved under appeal. In comparison to these umbrellas, the proposed awning would be modest in scale and well proposed.

All of the proposed works would be to the rear of the site where there is already a busy elevation. The primary and most important elevation of the property (front) would not be harmed or altered. Therefore, the proposed development would preserve the character and appearance of the Conservation Area in compliance with heritage and urban design policies.

**Amenity:** There would be no loss of privacy, increased over shadowing or outlook effects from the development. A Noise Assessment and specifications for the proposed air con unit and extractor fan has been submitted. This demonstrates that the level of noise resulting from these units would fall within the limitations of Camden's relevant policies and the general environmental standards. Therefore, the development would be fully compliant with policies governing amenity.