



PLANNING, DESIGN & ACCESS STATEMENT

THE THREE FALCONS (FORMERLY KNOWN AS THE RICHMOND ARMS),
NO 1 ORCHARDSON STREET, LONDON NW8 8NG

Revised 27th April 2022

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1. INTRODUCTION

- 1.1. Planning permission is sought for the erection of 4 awnings in association with the long-established public house and hotel use.
- 1.2. The proposal has been designed to comply with the National Planning Policy Framework, and Westminster Council's City Plan 2019-2040.

2. SITE DESCRIPTION

- 2.1. The site is situated on the corner of Orchardson Street (off Edgware Road A5) and Lyon Place. There is a public house on the ground with hotel rooms for let in association with the public house. This use has persisted for many years and existed in the current use on the appointed date in 1947. The public house is known as The Three Falcons and is situated in a residential area of Marylebone.
- 2.2. The proposal site is situated in the housing renewal area, an archaeological priority area (the front of the site), cycle route, air quality focus area. The site is not situated within a Conservation Area nor is it locally listed.

3. PLANNING HISTORY

- 3.1. Planning permission was approved in October 2020 for 'the continued use of the first and second floors as a hotel in connection with a public house at ground and basement floors (retrospective); the removal of the existing roof and the erection of a 2 storey roof extension also to be used hotel accommodation'.

4. PROPOSAL

- 4.1. The proposal is for the erection of 4 new awnings attached to the ground floor of the exterior of the public house. The awnings are situated over the existing private forecourt with tables and chairs. The tables and chairs and awning cover are not on the public highway, but solely on private forecourt. The awnings are of a classic simple design with minimal attachment to the front façade. They are fully retractable and automated.
- 4.2. It is well documented that public houses are in decline and struggle to survive in the current economic climate. The Three Falcons pub uses its hotel rooms above the pub to support the continued function of the business. The proposed awning provides shelter to allows guests to the public house and hotel to continue to sit outside on the private forecourt.

5. RELEVANT PLANNING POLICIES

5.1. The proposal will engage with the following national and local planning policy documents:

- National Planning Policy Framework (NPPF)
- Westminster Council's City Plan 2019-2040 (Adopted 2021)

6. PRINCIPLE OF DEVELOPMENT

6.1. The application site is not situated within a Conservation Area nor is it listed and there are no restrictions against the erection of awnings on commercial premises.

7. DESIGN

7.1. The proposed awnings are of a traditional simple design with limited physical attachment to the exterior to the façade. The awnings are to appear as a seamless addition to the frontage of the public house. Similar awnings are commonplace in many restaurants and public houses.

8. AMENITY

8.1 The proposed awning is situated on the private forecourt and would not impact upon the amenities of any neighbours or members of the public.

9. CONCLUSION

9.1. Planning permission is sought for the erection of 4 awnings to the exterior of the public house. The awnings are situated over the existing private forecourt with tables and chairs. The fully retractable and automated awnings are seamless addition to the frontage which will enhance the overall appearance of the building, and they cause no harm to the residential amenity of the surrounding area.

9.2. For these reasons it is considered planning permission should be granted for the proposed development.