

Application ref: 2023/1466/P
Contact: Kate Henry
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Date: 6 July 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

A&Q Partnership (London) Ltd
The Lux Building
2-4 Hoxton Square
London
N1 6NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

39 Tottenham Court Road
London
W1T 2AR

Proposal:

Removal of 2 external ATM machines and installation of 2 new external ATM machines and alterations to existing glazing and all external finishes to be made good and to match existing

Drawing Nos: Location Plan at 1:1250; Site Plan at 1:500; 21035 076 PA 01; 21035 076 PA 03; 21035 076 PA 04; 21035 076 PA 10; 21035 076 PA 21; 21035 076 PA 23; 21035 076 PA 24; Reasonable Exception Statement; Heritage Statement 21035 076 PA210, dated September 2022; Design & Access Statement 21035 076 PA110, dated April 2023.

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: Location Plan at 1:1250; Site Plan at 1:500; 21035 076 PA 01; 21035 076 PA 03; 21035 076 PA 04; 21035 076 PA 10; 21035 076 PA 21; 21035 076 PA 23; 21035 076 PA 24; Reasonable Exception Statement; Heritage Statement 21035 076 PA210, dated September 2022; Design & Access Statement 21035 076 PA110, dated April 2023.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

Permission is sought to replace 2x ATM machines on the main (north-eastern) elevation of the building, and associated works. The application site is not in a conservation area and the host building is not listed.

Due to the nature of the proposed works, it is not considered that there would be a harmful impact on the character and appearance of the host building or the wider area, including nearby conservation areas or listed buildings.

The building fronts onto a wide pavement and as such users of the ATM will not obstruct other pavement users.

There are no public safety or amenity concerns to neighbouring residential occupiers given that the proposed ATMs would replace existing approved machines in the same positions.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1, D1, D3, C5 and C6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer