

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/12/2012</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>06/12/2012</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Rachel Miller			2012/5290/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Units 3 & 4 1 Southampton Row London WC1B 5HA			Please refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Installation of automated teller machine (ATM) to the ground floor front elevation of existing Bank (Class A2).				
<b>Recommendation(s):</b>		Approve with conditions		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Press notice displayed from 15/11/2012 – 06/12/2012 Site notice displayed from 01/11/2012 – 22/11/2012  No responses received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	Bloomsbury CAAC – no comment. If the plate-glass frontage and signage already exists or already has permission then the addition of the ATM doesn't really make it any worse and it would be difficult for a bank not to have an ATM machine. So in that case we would not make any comment.  If the signage and shopfront is part of the application (or a related application) then we would object since it is definitely out of keeping with the building above and could be very much improved upon.  <u>Officer comment</u> The glass frontage and signage were given consent in 2009 and are as existing (see history section of report).					

## Site Description

The site is bounded by Southampton Row to the east, High Holborn to the south and Southampton Place to the west. This application relates solely to Units 3 and 4 at ground floor level (situated on the junction of High Holborn / Southampton Row frontage), which was recently refurbished and has permission to be used as a bank (Class A2).

## Relevant History

**2008/5184/P** - Change of use from Class A1 use (shops) to Class A2 use (financial and professional services) of unit B3 (basement level) and units 3 and 4 (ground floor), located in the south-east corner of the site, totalling 440sq m of gross internal floorspace. Approved 16/12/2008.

**2009/0604/P** - Installation of new shopfront in connection with use as a bank (Class A2). Refused 21/04/2009.

**2009/2476/P** - Installation of new shopfronts at ground floor level on south and east elevations in connection with use as a bank (Class A2). Approved 15/07/2009

**2009/5657/P** - Retention of granite cladding on cills of shopfront as an amendment to planning permission granted on 13/7/09 (2009/2476/P) for installation of new shop fronts at ground floor level on south and east elevations in connection with use as a bank (Class A2). Approved 08/03/2009

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

NPPF 2012

## Assessment

Planning permission is sought for the removal of a glazed panel in the existing shopfront and its replacement with an ATM. The ATM would be located halfway along the High Holborn elevation of the bank.

The proposed ATM machine is considered in terms of design and pedestrian safety.

### Design

The design of the ATM would not cause harm to the appearance and character of the host building or the conservation area. It would retain the predominantly glazed appearance to the shopfront.

### Pedestrian safety

Officers have negotiated revisions to the proposals following objections from Transport Officers who considered that the original location of the ATM on the corner of High Holborn and Southampton Row, near to two pedestrian crossings would harm highway safety. The footway width of the revised location on High Holborn is approximately 5.8 metres. There is a loading bay on the footway but even when occupied by vehicles there should still be an effective footway width of 3.3 metres. Therefore the new facility would not cause unreasonable obstruction of the highway or impede pedestrian movement. It is a busy location and will be highly visible, and thus unlikely to lead to an increase in crime or fear of crime.

The revised location would be away from the crossings and would not cause harm to highway safety or hinder pedestrian movement. The revised proposal would therefore be acceptable in transport terms.

**Recommendation:** Grant conditional permission

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