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| Delegated Report | | Analysis sheet | Expiry Date: | 07/09/2012 |
| | | N/A / attached | Consultation Expiry Date: | 23/08/12 and 13/7/2012 |
| Officer | | | Application Number(s) | |
| John Nicholls | | | 2012/2943/P, 2012/3666/L and 2012/3002/A | |
| Application Address | | | Drawing Numbers | |
| 65 Leather Lane LONDON EC1N 7TJ | | | See decision notices | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| 1. Installation of ATM cash machine and alterations to front elevation in connection with retail use (Class A1) 2. Internal and external alterations associated with installation of ATM cash machine to front elevation. 3. Display of internally illuminated fascia sign above automated teller machine (ATM). | | | | |
| Recommendation(s): | | 1. Refuse Planning Permission 2. Refuse listed building consent 3. Refuse express advertisement consent | | |
| Application Type: | | Full Planning Permission/Listed building Consent and Express Advertisement Consent | | |

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|---|--------------------------------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice |
| Informatives: | |

Consultations

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|--|--|-----------|------------------|-----------|-------------------|-----------|
| Adjoining Occupiers: | No. notified | 13 | No. of responses | 10 | No. of objections | 00 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | <p>A site notice was displayed on 27/7/2012 and a press notice on 2/8/2012. The Council has received one comment and nine letters of support for the application.</p> <p>Comments have also been received from Camden's Crime Prevention Design Advisor – Holborn Police</p> <p>There would be a lack of surveillance due to the storage containers, street furniture (lamp post, signage) and the location of market stall.</p> <p>Should an incident occur there would be little surveillance and the opportunity of a witness seeing the incident, or intervening. This is a bad location for an ATM.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | None | | | | | |

Site Description

The site is a ground floor shop unit located mid-terrace on the western side of Leather Lane close to its junction with Portapool Lane and Hatton Wall to the north.

The property is Grade II listed and lies within the Hatton Garden Conservation Area.

Relevant History

2010/1050/P - Installation of an automated telling machine (ATM) to the front elevation at ground floor level to existing shop (class A1)

2010/1059/A - Display of an internally illuminated box sign in association with the installation of an automated telling machine (ATM) to the front elevation at ground floor level.

2010/1077/L - Works in association with the installation of an automated telling machine (ATM) and display of an internally illuminated box sign to the front elevation at ground floor level, (Class A1).

All withdrawn - 20/04/2010

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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

Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Camden Planning Guidance Design – 2011
Hatton Garden Conservation Area Statement
NPPF – 2012

Assessment

Proposal

Planning permission is sought for the location of an Automated Teller Machine (ATM) within the northern most panel of the shopfront and for an internally illuminated sign above the ATM. There is also an associated listed building application.

Design

The proposed ATM is of relatively small scale and considered to be sympathetically located within the framework of the shopfront, which is of little original architectural or historic merit. The ATM will be 0.86m in width and 1.25m in height, located a minimum 0.8m above ground level and would be inserted into a solid composite material which would form part of the shopfront instead of glass and a new mullion introduced to separate it from the glass window. The application site is located within a parade of shopfronts which have all been altered and as such the ATM is not considered to significantly detract from the parade and is considered satisfactory in design terms.

Amenity / Community Safety

However, the main issue is the location of the ATM, which is located in a shop window adjacent to a lamp post, metal storage containers and several free standing signs located on the pavement close to the shopfront. There is also a market located in leather Lane and stall holders pitch their stalls in the road close to the pavements which often have solid sides or side material awnings. The Crime Prevention Design Officer is concerned that should an incident occur there would be little surveillance and the opportunity of a witness seeing the incident, or intervening. Therefore this is considered a poor location for an ATM and the proposal is therefore not considered to comply with policy CS17.

Recommendation 1: Refuse planning permission.

Signage

The concurrent application is for an illuminated sign directly above the ATM. The sign is plastic with an illuminated background featuring the letters cash in white. The CPG states that signage must respect local character and expressly discourages internally illuminated box and fascia signage. If the ATM were considered acceptable it is likely that the sign could be acceptable subject to alterations to just make the lettering illuminated within the Conservation Area and in line with the CPG.

However, with the ATM recommended for refusal, the sign alone would read as an incongruous element in the middle of the shopfront and would be out of keeping with the rest of the parade where signage is located at fascia level. As such the signage is not considered to respect local character, contrary to CPG and considered to harm the character and appearance of the shopfront, street scene, listed building and surrounding area contrary to DP24, DP25 and DP30.

Recommendation 2: Refuse express advertisement consent

Listed Building

It is considered that the existing shopfront is of little original architectural or historic merit and seems to have been altered over the years. The shopfront still has a stall riser and mullions dividing the

window up into sensible proportions. The proposal includes the introduction of a new mullion in the window in which the ATM would sit which is acceptable and above the stall riser which would be retained and also considered acceptable. However, the composite material in which the proposed ATM would sit is not see through and a non-original material which is alien to the property. The loss of a part glazed window on the shopfront would therefore be considered detrimental to the look of the listed building and its special historic and architectural interest and is therefore considered to be contrary to policies CS14 and DP25.

Recommendation 3: Refuse listed building consent

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