

Delegated Report		Analysis sheet		Expiry Date:	26/08/2010
		N/A / attached		Consultation Expiry Date:	05/08/2010
Officer			Application Numbers		
Max Smith			2010/3296/P and 2010/3309/A		
Application Address			Drawing Numbers		
West Yard Camden Lock Place London NW1 8AF			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1) Installation of an automatic teller machine to an existing shop front (Class A1). 2) Installation of an internally illuminated box sign to the facade of an existing shop front (Class A1).					
Recommendation(s):		Refuse planning permission and advertisement consent			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The planning application was advertised by site notice from 09/07/2010. No responses received from the public.</p> <p>Camden Police's Crime Prevent Design Adviser considers the application site to be inappropriate for a cash machine for the following reasons:</p> <ol style="list-style-type: none"> 1. A known crime hot spot 2. Crowding at peak hours of market operation make the facility unsafe and users easy targets. 3. Located on an upper balcony where if a user was to be attacked there is potential for serious injury should any attack result in a fall. 4. No escape route for users should they be attacked. 5. Narrow space for user and no possibility for boundaries of defensible space to be marked. 6. ATM appears to be on the escape route from premises located at balcony level. Users may cause unnecessary obstruction. 7. No room for other users to queue. 8. Lack of natural and artificial surveillance. ATM can only be observed from the balcony. 9. Lack of any capable guardian to respond to any issues. 10. How will the facility remain secure for use when the market is closed. 					
CAAC/Local groups comments:	Regent's Canal CAAC object. "Internally illuminated box signs will always be inappropriate in an historic context".					
Site Description						
<p>The site is within a complex of commercial premises consisting of a market hall and two external yards. The cash machine would be sited on a walkway at 1st floor level overlooking the West Yard.</p> <p>The site is located in the Regent's Canal Conservation Area.</p>						
Relevant History						
No relevant history						
Relevant policies						
Replacement Unitary Development Plan 2006 SD1 Quality of Life B4 - Shopfronts, advertisements and signs B7 – Conservation Areas, Character and Appearance SD6 – Amenity for occupiers and neighbours T3 - Pedestrians and Cycling Camden Planning Guidance 2006 LDF Core Strategy and Development Policies <i>As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.</i> DP17 Walking, cycling and public transport DP24 Securing high quality design						

DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP29 Improving access
DP30 Shopfronts

Assessment

Proposal

The cash machine would be set within a wall adjacent to an existing shopfront on the 1st floor walkway.

The machine would be set within a white laminate panel to be installed in the brickwork. This panel would mimic the size and proportions of an existing doorway within the shopfront. An internally illuminated sign would be positioned above the panels, measuring 0.65m by 0.4m, for which advertisement consent is also sought.

The main issues are visual appearance and the impact on the conservation area, residential amenity, crime and access.

Visual amenity

The market buildings make a positive contribution to the character of the conservation area. An attempt has been made in the design of the installation to replicate the style of an existing opening in the building. Whilst this approach may have some merit, it would have to be very sensitively handled. Very limited information has been provided on how the opening would be created or the materials that would surround the cash machine. The existing openings on the building have soldier courses and recessed fenestration, and there is a danger that the details and finishing on the proposal would appear as a poor imitation of the existing features. Therefore, in the absence of additional information on design and materials, the application should be refused.

The box sign above the cash machine would not be appropriate in this context. Advertisements serving this unit and others along the walkway are of a modest scale and proportions. They are generally located above the entrances to each premises, taking the form of a simple fascia board and are not illuminated. The proposed sign in contrast would be positioned between the top of the building's fenestration and fascia level, giving the premises a cluttered appearance. The internal illumination proposed would also detract from the appearance of the positive contributor and the wider conservation area. The advertisement should therefore be refused as contrary to policies B1, B4 and B7.

Access/ Safety Issues

The market area is subject to large volumes of pedestrian traffic, particularly during late afternoons and evenings. There are also no existing cash machines within the market complex. In this context the proposal is considered to be poorly sited, being accessed from a narrow walkway at 1st floor level, with limited natural surveillance. The high volume of users expected in such a location would significantly contribute to the difficulties of accessing the site or moving past it along the walkway. This would be particularly an issue for wheelchair users or the ambulant disabled, as it would only be necessary for a small number of people to be queuing for the cash machine for the walkway to be obstructed.

The Metropolitan Police's crime prevention adviser also draws attention to various problems that would arise from a cash machine in this location. The lack of surveillance, the difficulties in providing appropriate defensible space around the machine for users and the lack of escape routes are all cited as issues and it is agreed that this aspects of the proposal would be likely to contribute to the potential for crime. This risk is considered to be so significant as to warrant refusal of the scheme as contrary to policy SD1 of the UDP.

The area is accessible to people with disabilities in terms of location due to the presence of a lift. The proposed ATM is not recessed to accommodate wheelchair legroom within the stallriser immediately below the keyboard. However, the ATM keyboard at a height of which places the keypad screen and card reader within Disability Discrimination (DDA) regulation limits for access.

Residential amenity: There are no residential properties in the immediate vicinity and there would be no direct impact on the amenities of neighbours.

Recommendation – Refuse planning permission on grounds of community safety and crime. Refuse advertisement consent on grounds of visual impact.

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