

Delegated Report		Analysis sheet		Expiry Date:		03/11/2008	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number			
John Sheehy				2008/4203/P			
Application Address				Drawing Numbers			
Unit 6 -7 6 - 17 Tottenham Court Road London W1T 1AZ				Refer to draft decision.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Installation of an ATM within the shop front.							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		N/A.					
CAAC/Local groups comments:		No comments from the Conservation Area committee or any local groups received to date.					

Site Description

The application site is a mixed use development comprising retail units and offices on the western side of Tottenham Court Road.

The site is located within Bloomsbury Conservation Area. The building on site is not listed.

Relevant History

October 2008 Planning permission granted for change of use of retail unit (Class A1) at ground and first floor to financial and professional services (ClassA2), ref. 2008/3659/P.

The Council is currently considering an application for display of signage to the shopfront, ref. 2008/4203/P.

Relevant policies

Camden Unitary Development Plan 2006

S1, S2 - Sustainable Development

SD1 – Quality of life: Community safety

B1 - General design principles

B4 – Shopfronts, advertisements and signs

B7 – Conservation Areas

T3 – Pedestrians and cycling

Camden Planning Guidance 2006

Section 16 - Designing Safer Environments

Section 43 - Shopfronts

Assessment

The proposed ATM machine would be located on the Tottenham Court Road frontage within the glazed shopfront of the Class A2 bank unit for which permission was granted in October 2008 (see relevant history section). The glazed area which the ATM machine would be set within would have an internally applied dark blue vinyl finish.

The proposed ATM machine is considered to be acceptable for the following reasons:

- It has a reasonable width of pavement in front of it (5.7m), so its use should not cause any obstruction to pedestrian movement;
- It is in a busy location and will be highly visible, and thus should not lead to an increase in crime or the fear of crime – this is confirmed by the Metropolitan Police Crime Prevention Design Advisor;
- To comply with Part M of the building regulations the keys on the front of the ATM should not be higher than 1200mm. The highest key on the ATM is 770mm from ground level and is therefore considered to be compliant with Part M of the building regulations;
- The design of the ATM is not considered to cause harm to the appearance and character of the host building or the Bloomsbury Conservation Area and to be consistent with UDP policies B1, B4 and B7.

Recommendation: Grant planning permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613