

Delegated Report		Analysis sheet		Expiry Date:		29/02/2008	
		N/A		Consultation Expiry Date:		25/02/2008	
Officer				Application Number(s)			
John Sheehy				2008/0179/P			
Application Address				Drawing Numbers			
10 - 16 Goodge Street London W1T 2QB				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 2 additional cash machines (ATMs) on Goodge Street elevation in connection with existing retail unit (Class A1).							
Recommendation(s):		Grant conditional permission.					
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:		Site notice displayed 04/02/08 to 25/02/08. Adjoining owners/occupiers No reply to date.					
CAAC/Local Group comments:		Charlotte Street CAAC No objection. Charlotte Street Association No reply to date.					

Site Description

The site is located at the corner of Goodge Street and Whitfield Street.

The building on the site is 4 storeys in height. The ground floor is in A1 Retail use; the upper floors are in B1a office use. The majority of the buildings adjacent and opposite the site contain commercial uses at street level and B1a offices on the upper floors.

The site is located in the Charlotte Street Conservation Area and in the Central London Area.

Relevant History

December 2003: Permission granted for alterations to shopfront including installation of ATM. Ref.:2003/1759/P.

February 2006: Permission granted for installation of an ATM together with associated enabling works on the Goodge Street frontage. Ref.: 2005/5346/P.

Relevant policies

Camden Unitary Development Plan 2006

S1, S2 - Sustainable Development

SD1 – Quality of life

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

T3 – Pedestrians and cycling

Camden Planning Guidance 2006

Section 16 - Designing Safer Environments

Section 43 - Shopfronts

Assessment

Proposal: The Goodge Street frontage of the retail unit is fully glazed and contains 1 ATM, located to the east of the entrance to the retail unit. The proposal is for the installation of two new ATMs: one beside the existing ATM and the other near the corner with Whitfield Street.

Assessment: The proposed ATMs are of standard design. It is considered that they are not unsympathetic to the existing retail frontage, would respect the site and setting and would not cause harm to the character and appearance of the host building or the Conservation Area.

Policy T3 states that the Council will grant permission for development that makes satisfactory provision for pedestrians and cyclists, and will consider the convenience and safety of pedestrians, and the width of footways. The stretch of Goodge Street where the proposed ATMs would be located is 3.5m in width and relatively free of street furniture. This stretch of Goodge Street does not have a bus route. The proposal includes a barrier and which may cause queuing would therefore not interrupt pedestrian movement and would comply with policy T3.

With regard to community safety, the applicant submitted revised plans indicating a metal barrier at waist height between the two ATM machines which are proposed to be located side by side on the retail frontage, a 1m privacy zone marked out in paint at ground level on the pavement around the ATMs and a CCTV camera. The revised proposal would provide greater security for users, minimise the potential for crime and mitigate the safety and security concerns of the original proposal. It is considered that the revised proposal is acceptable from a designing out crime point of view and therefore in keeping with policy SD1d. The ATMs are to be positioned at a level where they would be accessible to wheelchair users.

Recommendation

Grant conditional permission.

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