

|   |                            |                                |                                     |                                  |    |                   |    |
|---|----------------------------|--------------------------------|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>          |                                     | <b>Expiry Date:</b>              |    | 26/09/2007        |    |
|   |                            | N/A / attached                 |                                     | <b>Consultation Expiry Date:</b> |    | 14/09/2007        |    |
| <b>Officer</b>  |                            |                                |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Conor McDonagh  |                            |                                |                                     | 2007/3460/P                      |    |                   |    |
| <b>Application Address</b>  |                            |                                |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| 246 - 248 Kentish Town Road<br>London<br>NW5 2BS                                      |                            |                                |                                     | Site Location Plan; Photo sheet  |    |                   |    |
| <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 front elevation of bank (Class A2). |                            |                                |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Grant                          |                                     |                                  |    |                   |    |
| <b>Application Type:</b>  |                            | Full Planning Permission       |                                     |                                  |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Draft Decision Notice |                                     |                                  |    |                   |    |
| <b>Informatives:</b>  |                            |                                |                                     |                                  |    |                   |    |
| <b>Consultations</b>  |                            |                                |                                     |                                  |    |                   |    |
| <b>Adjoining Occupiers:</b>   |                            | No. notified                   | 20                                  | No. of responses                 | 00 | No. of objections | 00 |
|   |                            |                                |                                     | No. electronic                   | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | None                           |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify                                |                            | Not in any Conservation Area.  |                                     |                                  |    |                   |    |

## Site Description

The application site is occupied by HSBC bank (Use Class A2) located on the eastern side of Kentish Town Road near its junction with Islip Street. Kentish Town Road is characterised by shop units on the ground floor with a mix of office space and residential accommodation above. The site forms part of the Kentish Town District Shopping and Service Centre but is not located within a conservation area. There is a single ATM already installed on the front elevation.

## Relevant History

**8402109** Installation of Autobank cash dispenser and relocation of existing night safe. **Approved** 20/02/1985.

**PEX0100972** Alterations to the front elevation including full length glazed windows. **Approved** 22/01/2002.

**2005/0078/P** Lowering of existing ATM machine. **Approved** 21/02/2005.

**2006/5491/P** Relocation of existing additional automated teller machine (ATM) and additional ATM to front elevation of bank (Class A2). **Approved** 25/01/2007.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Replacement UDP 2006

S1 & S2 - Sustainable development

SD1D - Community safety

B1 - General design principles

B4 - Shopfronts, adverts and signs

### Camden Planning Guidance (Consultation Draft 2006)

Design safer environments

Shopfronts

## Assessment

The proposed scheme seeks permission for installation of an additional ATM next to an existing ATM serving the shopfront of the Bank (Class A2).

The ATM will be sited close to an existing ATM. It is on a busy street elevation thus offering good surveillance, is not within a recessed shopfront and given that the pavement in front of the Bank is quite wide therefore the installation does not raise any particular community safety issues.

The Crime Prevention Adviser [Met. Police] was satisfied given the openness of the site and the existence of an ATM.

In design terms, the cash point, together with the one that already exists, does not dominate the ground floor frontage and so will not be obtrusive within the street scene and will not detract from the appearance of the building and is considered to be acceptable.

It is also accessible and in keeping with the DDA 1995.

The application is recommended for **approval**.