

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/08/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/06/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/3913/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Unit 5 Brunswick Centre London WC1N 1BS							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details required by condition 4 (security measures) to planning permission 2014/1467/P granted on 15/05/2014 for the Installation of an ATM.							
<b>Recommendation(s):</b>		Approve Details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Metropolitan Police, who imposed the condition, have approved the details which have been submitted.					

## **Site Description**

The unit to which the works relate is located within the Brunswick Centre, which is a Grade II 1960's listed building. It is located within the Bloomsbury Conservation Area and is described within the Conservation Area Appraisal as a postwar monolithic concrete mega-structure.

The Centre contains a number of retail (A1) and café/restaurant (A3) units, in a 'shopping mall' arrangement on the ground floor. The units front onto a central pedestrianised walkway, containing café and restaurant external seating areas, amenity street furniture and planting. Unit 5 is located at the southern side of the Centre.

The unit was given planning approval for an A3 use on 01/07/2011. Reverting back to A1 retail is considered to be 'permitted development' under the relevant legislation.

The shop-front at the unit is fully glazed, as are all other retail and restaurant units within the complex.

## **Relevant History**

2014/1467/P - Installation of an ATM. Granted 15/05/2014.

2014/1546/L - Installation of an ATM. Granted 15/05/2014.

## **Relevant policies**

### **Camden Local Development Framework 2010 – 2015 (LDF)**

#### **Core Strategy**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### **Development Policies**

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Town Conservation Area Appraisal and Management Strategy 2007 (Part 2 of the Document)**

### **Camden Planning Guidance (CPG): 2013**

1 – Design

6 – Amenity

## Assessment

This application has been submitted in order to discharge the pre-commencement Condition 4, which has been placed onto planning approval 2014/1467/P for the installation of an ATM at Unit 5 in Brunswick Centre.

### *Condition 4*

*“Prior to the commencement of any works on site, full details for security measures, including alarms, cctv, lighting and anchor points, shall be submitted to and approved in writing by the Local Planning Authority. All such measures shall be retained and maintained thereafter.*

*Reason: In the interests of community safety and security in accordance with Policy CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy.”*

The applicant has submitted a drawing showing security locations, drawing 1279–SEC–001 Rev C, which shows the location of cctv cameras, the burglar alarm system, incident alert button locations, amongst other things.

Drawings TBC–02-AB and TBC-02-AV, showing the details of the ATM through glass and brick wall have also been submitted, as well as a drawing showing the layout of electrical services at basement and ground floor lighting, drawing 14 – 10032 – E01 Rev P1.

These details have been assessed by the Planning Authority, in consultation with Metropolitan Police and are considered to be acceptable. The drawings therefore comply with Policy CS17 and the proposed equipment should be retained and maintained thereafter.