

Delegated Report		Analysis sheet		Expiry Date:		21/11/2014	
		N/A / attached		Consultation Expiry Date:		4/11/2014	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/6136/P			
Application Address				Drawing Numbers			
Russell Square House 10-12 Russell Square London WC1B 5EH				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (development in accordance with approved plans) granted under permission reference 2013/8137/P dated 14/05/14 to allow installation of 2 x ATM Units within bay area.							
Recommendation(s):		Grant Variation of Condition					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining neighbours were notified. No neighbour responses have been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The application site falls within the Bloomsbury Conservation Area, however no comments have been received.					
Site Description							
The site is a multi-storey traditional building on the corner of Russell Square (NE corner) and Woburn Place. The building is not listed and lies within the Bloomsbury Conservation Area.							
The building includes commercial uses at ground floor and the remainder floor area is used as ancillary office space. The commercial area is confined to the south west corner of the building and includes a post office (class use A1) / Travelex (currency exchange; class use A2) at ground floor area and ancillary storage floorspace at basement level used by Travelex. The majority of the ground floor space is used by the post office.							

Relevant History

2013/8137/P: Change of use from post office (Class A1), financial and professional services (Class A2) and office (class B1) to financial and professional services (Class A2) and cafe shop (Class A1) at ground floor; with associated alterations to entrances, windows and location of ATM and infill of lightwell to accommodate outdoor seating. – **Grant 14/5/2014**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013: Design

Bloomsbury conservation area appraisal and management strategy (April 2011)

Assessment

Proposal

The application follows a previously approved scheme under reference 2013/8137/P. Under this scheme, the site was given permission for the installation of one ATM machine to the northeast Elevation of the site (see plan 3396/202). The current application hopes to gain planning permission for the installation of two ATM machines (see plan 3396/202A) in the same location and bay window area as the already approved ATM.

As there are no other changes proposed the only area of consideration is whether the additional ATM will have a significant impact on the building or the highway. There are no amenity issues.

As stated above, there will be no real change to the affected elevation of the property and no additional space is required for the installation. Therefore the additional ATM machine will have no significantly noticeable impact on the design of the property. Additionally, the Highways Officer has confirmed that the additional ATM machine will not lead to an unacceptably impact on the highway.

The proposal is therefore compliant with policy and should be approved.

RECOMMENDATION: GRANT PERMISSION