

Mr. Ruben Blanco  
Santander House  
201 Grafton Gate East  
Milton Keynes  
Bucks  
MK9 1AN

Application Ref: **2014/7493/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

4 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Triton Square**  
**London**  
**NW1 3AN**

Proposal:  
Installation of two ATM machines and alterations to the north elevation.  
Drawing Nos: Design & Access statement, Existing & Proposed section 01, 02, Existing and proposed elevation 01,02,03 , Site plan 03, proposed site plan, plan 11302/A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans.

Design & Access statement, Existing & Proposed section 01, 02, Existing and proposed elevation 01,02,03 , Site plan 03, proposed site plan, plan 11302/A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed development by virtue of its design, scale and siting are considered acceptable in this commercial setting. The proposed development is considered to preserve and enhance the character and appearance of the host building and surrounding area.

With regards to the two ATMs, each one would accompany an ATM that exists on each side of the north facing elevation. The revolving door would be replaced by sliding doors.

The area is predominantly commercial and is well overlooked. The property is not listed nor is it within the conservation area.

No objections have been received prior to making this decision. The site's planning and enforcement history were taken into account when coming to this decision.

Given the nature of the proposed development in relation to neighbouring properties, there would not be an impact on neighbouring amenity.

Other elements of the alterations include the removal of the posts to be replaced by tiles to match existing pavement is considered not to be material to require planning permission.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17,

56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment