

Katya Samokhvalova
MRPP
21 Buckingham Street
London
WC2N 6EF

Application Ref: **2014/7800/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

19 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Tesco Metro
10 Goodge Street
London
W1T 2QB

Proposal:
Relocation of an existing ATM machine and installation of a serving hatch along the southern elevation of existing A1 unit.
Drawing Nos: Site Location Plan;
Existing; Drawing 1,2 3
Proposed; Drawing 1 (illustrative internal layout), 4,5A,6A,7A,8A,9

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 and DP25 if in CA 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; Site Location Plan; Drawing 1 (illustrative internal layout), 4,5A,6A,7A,8A,9.

Reason:

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

Informative(s):

- 1 The proposed ATM and window hatch are considered appropriate in terms of design, scale and materials to be used. They are in keeping with the commercial identity of the street and would preserve the character and appearance of the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision, specifically the most recent decision for additional ATMs in 2008. An objection relating to the introduction of the hatch window has been received following statutory consultation, however, the window hatch will be used only to serve those customers who have pre-ordered online.

Policy DP29 states that the Council will grant permission for development that makes satisfactory provision for pedestrians and cyclists access, and will consider the convenience and safety of pedestrians, and the width of footways. The stretch of Goodge Street where the proposed hatch and repositioned 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 which may cause congregation of people would therefore not interrupt pedestrian movement and would comply with policy DP29. The repositioned ATMs are to be positioned at a level where they would be accessible to wheelchair users.

The submitted details state that the hatch is designed to cater for the need of local business (e.g. breakfast/ lunchtime office meetings). It is considered such proposal would not necessarily increase foot fall on the pavement and queuing more than that of the existing ATM. Revisions have been received through the process of the application to lower the proposed height of the hatch, so it is proposed at a level

accessible to all users.

It is considered from the internal floor plan that the food and drink preparation area inside is ancillary to the main store as such floor space is considered minimal in relation to the overall shop floor space. Also it would not contain a dining nor cooking area as you would do within an A3/A5 use class. The layout shows an over and microwave which indicates food would likely to be warmed up only.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment