

Mr Nicholas Milner
Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2015/0207/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

10 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
123 Holborn
London
EC1N 2TD

Proposal:
Alterations to the shopfront including installation of an Automated Teller Machine (ATM)
and installation of two anti-ram bollards.

Drawing Nos: Design and Access Statement; Cover Letter dated 15/01/2015; 230 RevE;
231RevD; [P-124846-] 100; 110 RevC; 120 RevD; 201 RevC; 220 RevD.

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, DP25 and DP 30 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 and Access Statement; Cover Letter dated 15/01/2015; 230 RevE; 231RevD; [P-124846-] 100; 110 RevC; 120 RevD; 201 RevC; 220 RevD.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed Automated Teller Machine (ATM) and 2 anti-ram bollards are considered to be an unobtrusive design. The ATM and bollards are located to the side of the entrance. The bollards would be located within the forecourt and would not obstruct access to the premises. The proposed development is not considered harmful to the character and appearance of the host property, the streetscene and the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 , CS14 and CS 17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP30 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 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.

- 3 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).

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