

Mr Justin Richardson
A&Q Partnership
The Lux Building,
2-4 Hoxton Square
London
N1 6NU

Application Ref: **2015/0903/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

13 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 Euston Road
London
NW1 2ST

Proposal:
Replacement of 2 x existing external automated teller machines (ATM).
Drawing Nos: PA 00, PA 01, PA 02, PA 03, PA11, PA 12, PA 13, Design and Access
Statement.

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 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 PA00, PA 11, PA 12, PA13.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed 2x Automated Teller Machines (ATM) are replacing 2 existing ATM's located on the external elevation of HSBC Bank Euston Rd (Class A2). One of the ATM's is located on the elevation facing Euston Road whilst the other one is located on the elevation facing Argyle Street. The replacement ATM's would result in minor alterations to the existing building fabric with the height of the ATM's lowered by 50 mm to allow better access for wheelchair users.

Given the minor alterations proposed coupled with the fact that the specific locations of the ATM's will not change, the proposed replacement ATM's will not significantly alter the façade of No. 31 Euston Road and are therefore not considered to be harmful to the character or appearance of the host building, street scene or the Kings Cross St Pancras Conservation Area.

Given the type and scale of the proposed development in relation to the neighbouring properties, it is considered that the proposed development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the harm and 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 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, DP25 and DP26 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 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