

Ms Joanne Gledhill
Kings Security Systems Ltd
4 St Dunstons
Technology Park
Bradford
West Yorkshire
BD4 7HH

Application Ref: **2015/2183/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

10 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23-25 Euston Road
London
NW1 2SB

Proposal: Replacement of existing 2 x Automatic Teller Machine (ATM) and alterations to existing windows all at ground floor level to accommodate internal equipment cabinets to Barclays Bank (Class A2).

Drawing Nos: Design and Access Statement; 1 x Photo; Site Location Plan; Scope of Works; Detailed Section - Overlay of Existing and Proposed ATM; P-101; P-102A; D9148-040_002; U@105315 & U@105316 P-101 Rev C.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; 1 x Photo; Site Location Plan; Scope of Works; Detailed Section - Overlay of Existing and Proposed ATM; P-101; P-102A; D9148-040_002; U@105315 & U@105316 P-101 Rev C.

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

- 3 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.

Informatives:

- 1 Reasons for granting permission.

The proposed Automated Teller Machines (ATM's) are considered to be acceptable replacements for the existing ATM's being similar in location, size and design. The alterations to the ground floor windows proposed are required to necessitate the installation of the associated internal equipment cabinets and would bring the existing window forward.

The proposal would not alter the appearance of the lower part of the front elevation and would not be harmful to the character and appearance of the host and adjacent buildings, the streetscape and the Kings Cross St Pancras Conservation Area.

Given no increase in the scale or height of the existing building is proposed and the window openings would be located no closer to nearby residential properties than the existing, the proposed works are not considered to have any harmful impact on the amenity of adjoining occupiers in terms of loss of outlook, sunlight/daylight or privacy.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the nearby listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, DP26 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 2015, consolidated with alterations since 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



Ed Watson
Director of Culture & Environment