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Application Ref: **2017/0350/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
295 Euston Road
London
NW1 3AD

Proposal: Installation of an Automated Teller Machine (ATM) to shopfront on Euston Road elevation (Retrospective)

Drawing Nos: Site location plan; E012686V2 Rev 02; NW0065; NW0066A; x4 Photos; Design and Access Statement ref: E012686-V2 ATM Cardtronics Cashzone.

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 shall be retained in accordance with the following approved plans: Site location plan; E012686V2 Rev 02; NW0065; NW0066A; x4 Photos; Design and Access Statement ref: E012686-V2 ATM Cardtronics Cashzone.

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



- 2 CCTV camera should be installed within 3 months of this decision to provide coverage for the ATM.

Reason: To reduce the opportunities for crime and anti-social behaviour and safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy C4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposed ATM is considered appropriate in its design, size and location to the appearance of the shopfront and the host property. The premise is located along a terrace of ground floor commercial units and the ATM is positioned on the front elevation of the building.

There would be no additional impact on pedestrian movement along this part of Euston Road due to the width of the pavement. The pavement along the street is wide enough to mitigate access and queue issues, and provide adequate accessibility for all users.

The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP26 and DP30 of the London Borough of Camden Local Development Framework Policies and policies D1, D4, C4, C5 and TC2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework 2012.

- 2 You are advised that this consent hereby granted only relates to the proposed ATM installation and does not grant approval in respect to the shopfront as shown in the submitted drawing reference E012686V2 Rev 02 and any reference to the shopfront contained in the Design and Access statement (Ref: E012686-V2 ATM Cardtronics Cashzone)
- 3 You are advised that a retrospective planning application should be submitted for the shopfront. In the event that an application is not submitted I would advise you that the council is likely to take enforcement action.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination

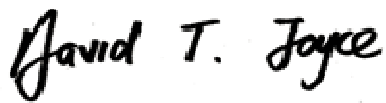
and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning