

Mr Ryan Possnett  
AXIS Architecture  
Talbot Chambers  
2-6 North Church Street  
Sheffield  
S1 2DH UK

Application Ref: **2017/2642/P**  
Please ask for: **Matthew Dempsey**  
Telephone: 020 7974 **3862**

29 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**HSBC**  
**31 Euston Road**  
**LONDON**  
**NW1 2ST**

Proposal:

Removal & relocation of existing ATM with associated works.

Drawing Nos: Site Location Plan, 26881-GF-EX-PL, 26881-ATM-PL, 26881-GF-GA-PL,  
Design & Access Statement, Heritage 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: Site Location Plan, 26881-GF-EX-PL, 26881-ATM-PL, 26881-GF-GA-PL.

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

- 4 Prior to the development hereby permitted details of CCTV apparatus and operation shall be submitted and approved by the local planning authority.

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.

- 5 The ATM hereby permitted shall include; a pin guard to protect user security, mirrored surfaces to aid surveillance for the user and an ATM anchor system to hold the machine in place in line with comments received from the Designing Out Crime Officer from the Metropolitan Police.

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 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).

- 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 Reasons for granting permission:

The proposal is to re-position an ATM on the Argyle Street elevation of the existing HSBC bank branch located on the corner of Euston Road and Argyle Street within the King's Cross / St Pancras Conservation Area. This building is not listed, however it is directly opposite the two Grade I listed Railway Stations of King's Cross and St Pancras. There is also an application for advertisement consent being considered at this site under ref: 2017/2644/A.

There is an existing ATM on the Argyle Street elevation which shall be removed and re-positioned further along this wall. The existing ATM is positioned at a height which is not suitable for easy accessibility and therefore not suitable for wheelchair users. It is also near the busy junction with pedestrian and cycle crossings at Euston Road. Queues can develop here and this adds to the already congested pavement of what is a very busy area. There is also an underground station entrance very close to the bank on Euston Road, making this area busy, particularly at rush hours.

The proposed ATM will be at a more convenient height for users as the topography of this street is such that the footpath slopes toward Euston Road. i.e. the proposed ATM is much closer to the floor level. The new position is also less likely to cause congestion, as it will be further along Argyle Street, which is less crowded than Euston Road. This location is considered better as there would be ample space for pedestrians to pass safely without distraction by the pedestrian or cycle crossings at the junction with Euston Road and no inconvenience would be caused to anyone accessing the underground station.

The proposed ATM is considered appropriate in its design, size and location to the appearance of the bank, the host property and the wider conservation area. The proposed location is considered an improvement on the current arrangement.

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

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) CS7 (Promoting Camden's centres and shops) CS8 (Promoting a successful and inclusive Camden economy) CS17 (Making Camden a safer place) and the London Borough of

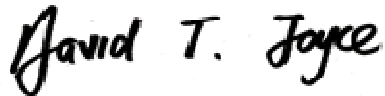
Camden Local Development Framework Development Policies, with particular regard to policies DP10 (Helping and promoting small and independent shops), DP26 (Managing the impact of development on occupiers and neighbours), DP30 (Shopfronts).

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