

Mr Desmond Ager
Des Ager Design and Planning
Consultant
1 Turner Cottages
33 Charterhouse Road
Godalming
GU7 2AG

Application Ref: **2017/4286/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

3 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Kleen Machine Dry Cleaners
347 Kentish Town Road
London
NW5 2TJ

Proposal: Installation of 1 x ATM to shopfront (retrospective)

Drawing Nos: Location Plan BW1-00642046, NW0045, NW0093 REVISION 01, NW0112 REVISION 03, EO21168 REVISION 02, E021169.

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:

Location Plan BW1-00642046, NW0045, NW0093 REVISION 01, NW0112 REVISION 03, EO21168 REVISION 02, E021169.



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

- 2 A pin shield and CCTV camera should be installed within 3 months of the date of this decision to provide coverage of the ATM.

Reason: To safeguard the safety and security of users in accordance with the requirements of policy C5 of the London Borough of Camden Local Plan 2017.

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. It is located at an end terrace property 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 Kentish Town 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.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. The application site is not located in a conservation area, nor within the setting of a listed building.

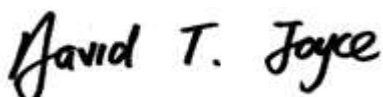
As such, the proposed development is in general accordance with policies A1, D1, D4, C5 and TC2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework 2012.

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



David Joyce
Director of Regeneration and Planning