

Application ref: 2017/6869/P  
Contact: David Peres Da Costa  
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Date: 6 April 2018

**Development Management**  
Regeneration and Planning  
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Pegasus Group  
Pavilion Court  
Green Lane  
Garforth  
Leeds LS25 2AF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**118-132 New Oxford Street**  
**London**  
**WC1A 1HL**

Proposal:  
Alterations to existing shopfront comprising installation of glazed entrance and frontage, roller shutters to main entrance, 2x ATMs to Tottenham Court Road Elevation, 1 x ATM to New Oxford Street elevation and 3 x CCTV cameras.

Drawing Nos: Site location plan; 50941725-AR03-00-0001; 50941725-AR03-E1-0202 A; 50941725-AREX-00-0001; 50941725-AREX-E1-0201-PL B; 50941725-AR02-S1-0501 WIP; 50941725-AR03-E1-0201; 50941725-AR02-S1-0502 WIP; 50941725-AR03-00-1003

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

Conditions:

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; 50941725-AR03-00-0001; 50941725-AR03-E1-0202 A; 50941725-AREX-00-0001; 50941725-AREX-E1-0201-PL B; 50941725-AR02-S1-0501 WIP; 50941725-AR03-E1-0201; 50941725-AR02-S1-0502 WIP; 50941725-AR03-00-1003

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

- 4 The vinyl sign 'No need to wait, there's more inside' shall be displayed before the use commences in accordance with the plans hereby approved and shall thereafter be retained.

Reason: In order to dissuade people from queueing on the pedestrian footpath in the interests of highways and pedestrian safety in accordance with policies A1 and T1 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reason for granting permission

Planning permission was granted on 01/12/2017 for a very similar development (ref: 2017/4925/P). All the changes sought, with the exception of the 2x ATMs to Tottenham Court Road, were previously approved under application 2017/6868/P dated 19/02/2018.

The ATMs would be recessed 0.9m within an existing bay. The designing out crime officer has confirmed the location is acceptable.

The application has conducted a Pedestrian Comfort Assessment and a usage and waiting assessment to predict what impact if any the ATMs would have on the public highway. After a review of this assessment and careful consideration transport officers have advised that the impact would be minimal and would lead to a maximum of one person queuing at peak times for up to 51 seconds at a time. A sign would be required next to the proposed ATMs to indicate more ATMs are available within the bank. This would be secured by condition. Such a sign would help to minimise the effect on the public highway in case of unusually high demand for its services.

The proposed alterations would not have any impact on neighbouring amenity in terms of loss of daylight / sunlight or increased overlooking.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Planning (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 C5, A1, D1, D2 and T1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

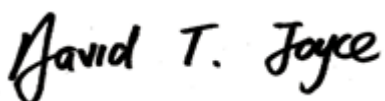
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce  
Director of Regeneration and Planning