

Delegated Report		Analysis sheet	Expiry Date:	28/02/2018
		N/A / attached	Consultation Expiry Date:	23/03/2018
Officer		Application Number(s)		
Oluwaseyi Enirayetan		1. 2017/6218/P 2. 2017/6841/L 3. 2017/6748/A		
Application Address		Drawing Numbers		
18 Camden Road LONDON NW1 9DP		Refer to Decision Notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Installation of an Automated Teller Machine (ATM) to shopfront. 2. Installation of an Automated Teller Machine (ATM) with associated changes to the shopfront 3. Display of an internally illuminated ATM surround.				
Recommendation(s):		1. Refuse Planning Permission 2. Refuse Listed Building Consent 3. Refuse Advertisement consent		
Application Type:		1. Full Planning Permission 2. Listed Building Consent 3. Advertisement Consent		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:	<p>Site notices were displayed on 11/01/2018 and 02/03/2018 (consultation end dates 01/02/2018 and 23/03/2018), and a press notice was published on 11/01/2018 (consultation end date 01/02/2018).</p> <p>No comments were received from neighbouring residents.</p>					
Highways	No objections raised on transport grounds					
Designing out Crime officer (Metropolitan Police)	<p>Objection received from the Council's Designing Out Crime officer at the Metropolitan Police are summarised as follows:</p> <ul style="list-style-type: none"> • The area in which the ATM is to be placed suffers from a high number of anti-social behaviour incidents due to its central location which is a popular tourist attraction with a busy night time economy. • The area itself is saturated with ATM's around Camden Town Tube station (a very short distance away)- there are eight. • The location suffer from anti-social behaviour which predominantly is begging and street drinking • Cash point thefts are also an issue 					
Spatial Planning TfL	No objection to works provided proposed conditions/informatives are met <i>(as the application would be refused, the conditions/informatives are not relevant)</i>					

Site Description

The application site is located on the southern side of Camden Road, in close proximity to Camden Town tube station. The application relates to the ground floor commercial unit. The property is part of a 19th Century Grade II listed terraced building but is not in a conservation area.

Relevant History

Application site-

HB2626(R) - The installation of a new shop front and the erection of two spotlights at fascia level. – **Granted 12/06/1981**

9380035 - The display of a fascia panel externally illuminated by spotlights – **Granted 13/08/1993**

9300336 - The installation of a new shopfront and fascia sign board - **13/08/1993**

2016/3045/L - Refurbishment of 1st/2nd floor maisonette and reinstatement of front entrance door to match original. – **Granted 11/07/2016**

26 Camden Road-

2017/6220/P, 6884/L, 6766/A- Installation of an Automated Teller Machine (ATM) and modification to roller shutter and shopfront. **Refused** planning permission, advert consent and LB consent on **28/02/2018** on grounds of design and crime

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Camden's Local Plan 2017

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

D3 - Shopfronts

D4 – Advertisements

C5 – Safety and security

Camden Planning Guidance

CPG1 Design (2015),

CPG6 Amenity (2013)

Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)

Assessment

1. Proposal

1.1 The applicant seeks planning and listed building consent to install Automated Teller Machine (ATM) within the existing shopfront plus associated changes to the shop and shopfront. The

proposed ATM would measure approximately 0.5m in width and 1.1m in height, located a minimum 0.7m above ground level.

1.2 Advert consent is also sought for the display of an internally illuminated ATM surround. It would feature a blue surround and an illuminated blue and white ATM fascia sign with blue lettering out of a white background. The illumination would be static.

2.0 Significance of the Listed Building

2.1 No. 18 is part of the Grade II listed terrace 3 storey built early c19 in yellow stock brick with rusticated stucco ground floors or stucco shopfronts with pilasters carrying an entablature flanked by simplified scrolls; shop windows and doorways. The shopfront has been altered, but forms a run of largely unaltered shops which add to the special interest of the grade II listed building.

3. Assessment

3.1 The principal considerations material to determining this application are as follows:

- Design (impact of the proposal on the special interest of the host listed terrace).
- Impact on neighbouring amenity
- Community safety

3.0 Design

3.1 Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed building

3.2 The ATM would be installed within a shopfront that is narrow and as a result would appear over-dominant and would be contrary to guidance within Camden Planning Guidance (CPG1: Design). This states that ATMs will only be acceptable if they are not dominant in the shop display frontage in terms of size or materials. Paragraph 7.38 of Camden Planning Guidance 1 (design) states that: "Cash machines are only likely to be acceptable provided they are:

- Treated as an integral part of a building's design wherever possible
- not dominant in the shop display frontage in terms of size or materials;
- Positioned sensitively and not be located where queuing could cause problems;
- With minimal amount of display material;
- Located on the busiest elevation of a building to reduce the risk of robbery;
- Fully accessible to disabled people in both location and detailed arrangement"

3.3 Paragraph 7.74 of the Camden Local Plan states "Transparent shopfronts will be sought for units containing shops and other town centre uses, due to the contribution that they make to the vitality and attraction of centres." As such, maintaining an open shopfront in this location would be preferable to an ATM in this location. The shopfront at this site is unlikely to be historic, noting that a new shopfront was allowed here in 1981 (see history above). However the frontage of shops along the terrace forms a run of largely unaltered traditional shopfronts which adds to the

special interest of the grade II listed group. The proposed ATM would closely sit on a small section of the timber stallriser and not within the window reveal. Due to its contextual inappropriate setting within the shopfront, it is considered that the installation of the ATM would harm the special character of the parade of shops and of the special interest of the Grade II listed building. Great weight is given to the harm caused and there is no public benefit to outweigh the harm in this instance.

3.4 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Amenity

4.1 The illuminated signage would be directly above the ATM and illuminated surround. CPG1 discourages illumination on listed buildings. However, as the signage is part of the ATM which is considered unacceptable as assessed above, it is considered that the sign alone would read as an incongruous element in the shopfront. As such, the signage is considered to result in visual clutter to the detriment of the special interest of the listed building and adjoining parade of shopfronts.

4.2 The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light and outlook or of light pollution.

5.0 Crime

5.1 Policy C5 on Safety and Security states that-

'The Council will aim to make Camden a safer place. We will:

- a. work with our partners including the Camden Community Safety Partnership to tackle crime, fear of crime and antisocial behaviour;
- b. require developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in wards with relatively high levels of crime, such as Holborn and Covent Garden, Camden Town with Primrose Hill and Bloomsbury;
- c. require appropriate security and community safety measures in buildings, spaces and the transport system;...

5.2 Paragraph 9.25 of Camden Planning Guidance 1: Design states that "the Council will refuse the siting of these [cash machines] in areas of high crime. Permission will only be granted where police designing out crime advisors believe that it would not act encourage crime or interrupt important sightlines". Although this guidance is specifically for standalone structures on the footway, the same principles regarding crime applies here for ATMs within shopfronts.

5.3 With regard to community safety matters, a number of issues have been raised by the Metropolitan Police Crime Prevention Design Advisor. In particular it has been noted that the area is currently experiencing an increase in crime and anti-social behaviour (ASB) due to its central location. The Met officer comments that the area around Camden Town Tube Station, a very short distance away, is saturated with eight ATMs, and there are two further located immediately opposite the location outside Sainsbury's. The officer also comments that cash point thefts are also an issue. As such, the proposal is contrary to guidance and policy and is considered not to provide a beneficial community facility or to promote safety and security in the Camden Town area.

6.0 Recommendation

6.1 Refuse planning permission, Listed Building Consent and Advertisement Consent, for the same reasons as the other similar case for an ATM at 26 Camden Road (see history above).