

Application ref: 2020/1539/P  
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Date: 29 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Four Architecture & Design (London) Ltd  
The Lux Building  
2-4 Hoxton Square  
London  
N1 6NU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Unit 2**  
**21-29 New Oxford Street**  
**London**  
**WC1A 1BA**

Proposal:

Installation of new external ATM and associated alterations to existing window.  
Drawing Nos: EX.01.E1, PR.01.E1, PA.00.Security

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 D1 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- EX.01.E1, PR.01.E1, PA.00.Security

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

- 4 Prior to the first use of the ATM hereby approved, the following crime prevention measures shall be installed:
- a) Security CCTV camera to provide coverage for the ATM, with a minimum 28 day storage facility;
  - b) Lighting to the security standard BS5489:2013 from additional or existing lighting;
  - c) Pin guards;
  - d) Visibility mirror; and
  - e) Privacy zone painted on the floor in front of the ATM.

These crime prevention measures shall then be maintained and retained in perpetuity.

Reason: To safeguard the safety and security of users and reduce the fear of crime 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 and associated alterations to the existing display window would be of an appropriate design, size and location. It would be located within the front elevation of a newly created commercial unit within a parade of new commercial units on the ground floor of the 'Post Building'. Overall the alterations are modest and would not harm the appearance of the host building or streetscene. The footway at this location is approximately 4 metres wide which is sufficient for pedestrians to pass unhindered when someone is using or waiting to use the ATM. The cycle stands are far enough from the ATM as to not hinder pedestrian movement.

Thus the ATM would not cause any community safety concerns. However appropriate crime prevention measures, such as CCTV, lighting, pin guard, painted privacy zone and visibility mirrors, are to be secured by way of a condition.

Due to the location and nature of the proposal, there would no harm to neighbouring amenity.

No objections were received prior to making this decision. The planning history of the application site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, C5 and TC2 of the London Borough of Camden Local Plan 2017 and accords with the London Plan 2016, the London Plan intended to publish 2019, and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DP', is positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment