

Application ref: 2020/2143/P
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Date: 4 March 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Des Ager Planning Consultant
1 Turner Cottages
33 Charterhouse Road
Godalming
GU7 2AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**88 Charing Cross Road
The Circus
London
WC2H 0JA**

Proposal:

Installation of an external ATM to shopfront window.

Drawing Nos: Location Plan, Design and Access Statement, EN020420P and EN020420E

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

Drawing Nos: Location Plan, Design and Access Statement, EN020420P and EN020420E

Reason:

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

- 3 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) A visibility mirror; and
- c) Painting of a privacy zone 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 external ATM is considered appropriate in its design, size and location, the impact it would have on the appearance of the shopfront and the host property. It would be located within a mid-terrace building located along a parade of ground floor shops, cafes and restaurants and positioned on the right hand side of the shopfront.

The ATM would be within the curtilage of the application site and not the public footway. Furthermore, the footway at the site location is approximately 4.5m wide which is sufficient for pedestrians to pass unhindered while someone is using or waiting to use the ATM. The crossing and tree are far enough from the ATM which would not cause a pinch point. As such, there would be no harmful impact on pedestrian movement along this part of Charing Cross Road.

The public highway adjacent to the site is considered to not be affected by the proposal and normal pedestrian movement would continue.

Due to the location and nature of the proposal, it is not considered to cause 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.

Considerable importance and weight has been attached and 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 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, D4, C5 and TC2, of the London Borough of Camden Local Plan 2017 and accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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.
- 4 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.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer