

Application ref: 2022/3734/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 15 November 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

A&Q Partnership (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:
31 Euston Road
London
NW1 2ST

Proposal:
Replacement of Automated Teller Machine (ATM) and installation of CCTV camera on Euston Road elevation, including associated works (following the removal of 2 existing ATMs).

Drawing Nos: Site and location plans; (21035-039-PA-)01, 03, 04, 23, 24 rev A, 25; 21035-039-10 (photo sheet); Product specification (Panasonic CCTV).

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: Site and location plans; (21035-039-PA-)01, 03, 04, 23, 24 rev A, 25; 21035-039-10 (photo sheet); Product specification (Panasonic CCTV).

Reason:

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

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed Automated Teller Machine (ATM) would replace an existing HSBC Bank cash machine located at ground floor level on the external elevation of the building facing Euston Road. The existing ATM was granted planning permission in 2015 (2015/0903/P). A CCTV camera would also be installed above the replacement machine on the left-hand side for security purposes.

Given that the proposed works would involve only minor alterations to the existing building fabric, with the size, position and location of the replacement ATM appearing predominantly the same as an existing machine already in situ, the proposal would not noticeably alter the appearance of the building façade.

Proposals also involve the removal of an existing ATM entirely from the Argyle Street elevation and making good the resultant opening with a section of glazing in keeping with the wider appearance of the façade.

In addition to a new CCTV camera, the applicant confirmed that existing bank security measures will be reviewed and updated to current standards as part of any works and in accordance with HSBC's own set of security standards which are confidential. Nevertheless, an informative will be attached to any approval bringing the applicant's attention to several design and security measures generally advised by the Metropolitan Police to be helpful in reducing opportunities for crime and anti-social behaviour associated with ATM use and operation.

Overall therefore, the proposals are considered to be appropriate and would preserve the character and appearance of the host building, wider street scene and Kings Cross St Pancras Conservation Area.

There are no amenity concerns to neighbouring residential occupiers given that the proposed ATM would replace an existing approved machine in the same position. In highway terms, the proposal would not involve any change to either pedestrian or vehicular safety, and would continue to provide safe and open

access for all to the facilities without impacting adversely on highway space or pedestrian movement.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving and enhancing the character and 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 A1, D1, D2, D3, C5 and C6 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 The applicant's attention is drawn to several design and security measures generally advised by the Metropolitan Police to be helpful in reducing opportunities for crime and anti-social behaviour associated with ATM use and operation. These include, a pin guard and privacy markings to protect user security and comfort, mirrored surfaces to aid surveillance for the user, an anchor system to hold the machine in place, a secured room for safe maintenance and appropriate lighting.
- 3 An associated application for advertisement consent for the proposed display of an illuminated button sign has been withdrawn following the receipt of a revised drawing which shows the sign to no longer be illuminated. On that basis, the non-illuminated sign (as shown on amended drawing ref. 21035-039-PA-24 rev A) benefits from deemed advertisement consent as defined under Class 5 of the Town and Country Planning (Control of Advertisements) Regulations 2007, and therefore, does not require formal determination by the local authority by way of an advertisement consent application.
- 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).
- 5 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, 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.
- 6 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer