

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	05/04/2022
		N/A	<b>Consultation Expiry Date:</b>	17/04/2022
<b>Officer</b>			<b>Application Numbers</b>	
Edward Hodgson			2022/0491/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
335-337 Gray's Inn Road London WC1X 8PX			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposals</b>				
Proposed installation of ATM through the far-left glazed window as a through glass installation.				
<b>Recommendations:</b>	Refuse planning permission			
<b>Application Type:</b>	Full Planning Application			

<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 23/03/2022 which expired on 16/04/2022. Press notice was published on 24/03/2022 which expired on 17/04/2022.</p> <p>The Bloomsbury Conservation Area Advisory Committee raised the following objection:</p> <ul style="list-style-type: none"> <li>• Concerns over the safety of people using the machine and potential crime risk</li> </ul> <p>An objection from the Metropolitan Police was received, and can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Gray's Inn Road offers poor levels of natural surveillance</li> <li>• Application site is located next to bus stop and could provide means of escape for criminals</li> <li>• Out of hours servicing would be on Rea St which would be risk for security staff who would be vulnerable to attack and there is insufficient information demonstrating how this would work</li> <li>• There are a number of other ATMs in close proximity</li> </ul>			

## Site Description

The application site is located on the southern side of Gray's Inn Road and is a four-storey terraced property with retail space on the ground floor and it is a primary shopfront in Kings Cross. It is located close to the junction with Pentonville Road, Gray's Inn Road and Euston Road.

The site lies within the Kings Cross St Pancras Conservation Area but is not listed.

## Relevant History

### Application Site:

**2022/1106/A** - ATM fascia with blue surround and an illuminated blue and white ATM fascia sign with blue lettering 'ATM' out of a white background. **Appeal dismissed – 07/12/2022**

### *Reasons for dismissal:*

- 1) Harmful effect on the visual amenity of the area and would not preserve or enhance the character or appearance of the conservation area

**2020/1354/P** - Continued use of upper floors for 6 self-contained flats (Class C3), comprising 5 x 1 bed units and 1 x 2 bed unit. **Certificate Granted - 12/05/2020**

**A9601095R1** - Display of an internally illuminated fascia sign 7.8 m x .8m in size, as shown on drawing BSB/GRI/03A. **Granted - 05/09/1996**

### 17 Woburn Place:

**2019/1283/P** - Installation of an Automated Teller Machine (ATM) to Coram Street elevation. **Refused - 17/05/2019. Appeal dismissed on 11/11/2019**

### *Reasons for refusal:*

- 1) The proposed Automatic Teller Machine and associated alterations to the shopfront, by virtue of its design, would be an unsympathetic feature in the shopfront which would be detrimental to the character and appearance of the host building and the Conservation Area, contrary to policies A1 (Managing the Impact on Development), D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the Camden Local Plan
- 2) The proposed Automatic Teller Machine, by virtue of its location, would contribute to opportunities for crime, fear of crime and anti-social behaviour, contrary to policy C5 (Safety and security) of the Camden Local Plan 2017.

## Relevant policies

**National Planning Policy Framework 2021**

**The London Plan 2021**

**Camden Local Plan 2017**

A1 – Managing the Impact of Development

D1 - Design

D3 – Shopfronts  
D2 – Heritage  
C5 – Safety and Security

## **Camden Planning Guidance**

CPG Design (2021)

CPG Amenity (2021)

## **Kings Cross St Pancras Conservation Area Appraisal and Management Strategy 2003**

### **Assessment**

#### **1.0. Proposal and Background**

- 1.1 Planning permission is sought for the installation of an automatic teller machine (ATM) on the far-left glazing panel at ground floor level. The ATM would measure 0.5m wide, 1.1m high and would be raised 0.7m from the pavement. It is proposed to display an internally lit white fascia sign with blue lettering spelling out 'ATM' above the machine.
- 1.2 An appeal has been lodged against non-determination and had the appeal not been lodged, planning permission would be refused. The appellant states in the grounds of appeal that no queries or issues were raised with the application. However, upon receipt of the Designing Out Crime Officer's objection, the applicant was informed of this objection. The opportunity for the applicant to respond to the objection was provided before a determination was made on the application and thus the application passed the 8-week determination date. No response was received.
- 1.3 An associated advertisement consent application was submitted under ref. no. 2022/1106/A which was dismissed under a non-determination appeal on the grounds of the visual impact of the proposed signage to the conservation area (please refer to planning history section). The assessment of the proposed signage has therefore been covered under this appeal.

#### **2.0 Design and Heritage**

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).
- 2.2 Local Plan policy D2 states that The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.
- 2.3 The Kings Cross St Pancras Conservation Area Statement states that proposals involving shopfronts are expected to preserve or enhance the visual character and appearance of the shopping street.
- 2.4 The ATM would be located on the lefthand side of the shopfront within a glazed panel and would measure 1.1m high, 0.5m wide and project out by approx. 0.25m. It is considered that the ATM would add visual clutter to the shopfront and would be an incongruous feature that would be unsympathetic to the largely glazed appearance of the shopfront. Although the appearance of this section of the shopping parade along Gray's Inn Road has been eroded with existing

clutter, the ATM would contribute further clutter and bring harm to the visual character and appearance of the shopping street.

- 2.5 The proposed ATM, by virtue of its siting, scale and design, would be an unsympathetic feature in the shopfront which would be detrimental to the character and appearance of the host building and conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017.

### **3.0 Safety and Security**

- 3.1 Policy C5 of the Camden Local Plan seeks to tackle crime, fear of crime and antisocial behaviour and require developments to demonstrate that they have incorporated design principles which contribute to community safety and security.
- 3.2 CPG Design states that high quality design includes the consideration of community safety and minimising crime and anti-social behaviour. This can be achieved through designing out crime where the opportunity for crime is reduced and potential offenders feel exposed and uncomfortable.
- 3.3 The application site lies within the Kings Cross policing ward and theft including theft from the person were amongst the top reported crimes in February 2022. The application site does not benefit from good natural surveillance as evidenced by the graffiti on neighbouring vacant buildings. The site is also located adjacent to a bus stop which could provide a means of escape for would-be criminals. The ATM would be serviced through the rear of the building with access from a service alley at the rear of the shop parade. Insufficient information has been provided regarding how this will be achieved, and this would raise safety concerns for the security staff carrying money due to the poor natural surveillance in this service alley.
- 3.4 There are a number of ATMs located nearby including 3 within a 0.3 mile radius of the application site with one being located at no. 333 Gray's Inn Road. Consequently, it is considered that there is limited need for an additional ATM in this locality and given the aforementioned safety concerns it is considered that this limited need would not outweigh these concerns.
- 3.5 The application has been reviewed by the Metropolitan Police's Designing Out Crime Officer who has objected to the proposals.
- 3.6 The proposed ATM, by virtue of its siting and design would contribute to opportunities for crime, fear of crime and anti-social behaviour and would thus be contrary to policy C5 of the Camden Local Plan 2017.

### **4.0 Amenity**

- 4.1 Policy A1 of the Camden Local Plan seeks to protect the amenity of neighbouring occupiers by resisting development that impacts upon the daylight, sunlight, outlook or privacy of neighbouring occupiers.
- 4.2 The proposed ATM, by virtue of its siting and scale is not considered to adversely impact upon the amenity of neighbouring occupiers and would be in accordance with policy A1 of the Camden Local Plan 2017.

## **5.0 Recommendation**

### **5.1 Refuse planning permission** for the following reasons:

- 1) The proposed ATM, by virtue of its siting, scale and design, would be an unsympathetic feature in the shopfront which would be detrimental to the character and appearance of the host building and conservation area contrary to policies D1(design) and D2 (heritage) of the Camden Local Plan 2017.
- 2) The proposed ATM, by virtue of its siting and design would contribute to opportunities for crime, fear of crime and anti-social behaviour and would thus be contrary to policy C5 (safety and security) of the Camden Local Plan 2017.