

Application ref: 2022/4818/P
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Date: 3 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Daniel Botten
16 Upper Woburn Place
London
WC1H 0AF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44-46 England's Lane
Camden
London
NW3 4UE

Proposal: Removal of existing ATM at ground level and associated works including installation of fire escape door and replacement of bi-parting sliding door with single-sided sliding door.

Drawing Nos: Site Location Plan; Block Plan; Design, Access, and Heritage Statement; 02_2721_02D_R1; 02_2721_02F_R3; 03_2721_03A; 03_2721_03D_R3; Existing Sections; Proposed Sections.

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 Location Plan; Block Plan; Design, Access, and Heritage Statement; 02_2721_02D_R1; 02_2721_02F_R3; 03_2721_03A; 03_2721_03D_R3; Existing Sections; Proposed Sections.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The fire escape door hereby approved shall be alarmed and used only in the event of fire or emergency.

Reason: In order to provide a safe and secure development and prevent obstruction of the public highway in accordance with policies C5 and T1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the removal of an existing automated teller machine (ATM) and associated works to the shopfront facing England's Lane, including the installation of a new fire escape door and the replacement of parts of the shopfront. The purpose of the door is to serve as a new escape route for the building's basement, which is detailed in the building's fire strategy.

The proposed works would involve only minor alterations to the existing building fabric, with the new proposed door being of suitable design and in the place of the existing ATM, which is considered to disrupt the existing façade to a greater degree than the door would. Given that the ATM is to be removed and no replacement ATM is proposed, there are no additional concerns regarding bank security measures or opportunities for crime and anti-social behaviour.

The door would be of modest size and appropriate design for the building, constructed with steel and featuring a glass fanlight. It would resemble existing entrances along England's Lane that serve the commercial units and residential flats on the street. The shopfront immediately to the left of the new door would be glazed aluminium and match the existing shopfront, which is considered to be appropriate and would preserve the character and appearance of the host building, wider street scene, and Belsize Conservation Area. No issues are raised by the replacement of the bi-parting sliding door with the single-sided sliding door.

There are no amenity concerns to neighbouring residential occupiers, and the

application is not considered to make any change to either pedestrian or vehicular safety by impacting adversely on highway space. The new door is specifically a fire exit forming part of an escape route, so will not be in regular use or impact pedestrian movement. This shall be secured by condition.

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, and the Belsize CAAC's made no objection. They did note that the new position of the ATM was not shown, however this was due to the original cover letter referring to the installation of a replacement ATM, which was removed from this proposal. The covering letter has since been updated to reflect the amended proposal.

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 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, and D3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer