

LOCATION: The Post Shop Ltd, 14 Vivian Avenue, London, NW4 3YB
REFERENCE: H/03475/12 **Received:** 11 September 2012
Accepted: 12 September 2012
WARD(S): West Hendon **Expiry:** 07 November 2012
Final Revisions:

APPLICANT: Tesco Stores Ltd
PROPOSAL: Installation of a new ATM.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans numbers :10895-203, 10895-204, 10895-312 Rev A, 10895-202, 10895-201 and Planning, Design and Access Statement
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011, the Core Strategy (2012) and the Development Management Policies (2012).

In particular the following polices are relevant:

Core Strategy (Adopted) 2012: CS NPPF, CS1, CS5.

Development Management Policies (Adopted) 2012: DM01, DM02, DM17.

- ii) The proposal is acceptable because it preserves the visual amenities of the locality and the residential amenities of adjoining occupiers.
The proposal is considered to comply with Council Policy and would not materially compromise community safety or increase the risk of crime taking place in the area
- 2 The applicant is advised that the installation of an ATM Privacy Space should be considered. Guidance on Privacy Spaces has been provided via the Local Government Association Alert no. 36/07 Cash Machines- 'Privacy Space' markings on the ground in front of cash machines significantly reduce the incidence of robbery.

1. MATERIAL CONSIDERATIONS

National Planning Policy:

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local

Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Paragraph 67 states that "poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts".

The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

Barnet Local Plan Core Strategy (Adopted) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD).

Relevant Core Strategy Policies (Adopted) 2012: CS NPPF, CS.

Barnet Local Plan Development Management Policies (Adopted 2012):

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies are used for day-to-day decision making.

Relevant Development Management Policies (Adopted) 2012: DM01, DM11, DM17.

Relevant Planning History:

Site history for current landparcel :

152531 - The Post Shop Ltd, 14 Vivian Avenue, London, NW4 3YB

Case Reference: **H/03475/12**

Site Address: 16 Vivian Avenue LONDON NW4
Application Number: W09702
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 25/06/1991
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Change of use from shop (Class A1) to Restaurant (Class A3)**
Case Officer:

Site Address: 16 Vivian Avenue LONDON NW4
Application Number: W09702B
Application Type: Section 192
Decision: Unlawful Development
Decision Date: 17/08/1994
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New shopfront as an extension to that existing at No. 14.**
Case Officer:

Site Address: 14 Vivian Avenue LONDON NW4
Application Number: W09527
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 31/07/1990
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Enclosure of yard to form single-storey rear extension**
Case Officer:

Site Address: 14 Vivian Avenue LONDON NW4
Application Number: W09527A
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 07/11/1990
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New shop front.**
Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 82 Replies: 0
Neighbours Wishing To Speak 0

A petition was received as part of the consultation

One general petition was received, objecting to the presence of Tesco generally.

101 signatures were collected. However, only 39 are valid as they have been accompanied by an address.

The objections raised may be summarised as follows:
None received

Internal /Other Consultations:

- Metropolitan Police Service

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is comprised of two shop units (Nos 14 and 16) on the corner of Vivian Avenue and Alderton Crescent. The site is located within the primary retail frontage of Hendon Central town centre and currently appears to be vacant. The floors above the two shop units are comprised of residential dwellings.

Proposal:

This application seeks consent for the installation of a new ATM (cash machine). The new ATM unit would be inserted within the shopfront and would measure 2450mm high and 1130mm wide and the keypad would be 885mm above the ground level. The ATM unit would have an external light fitted above the actual ATM itself at a height of 2.45m above ground level. The proposed ATM would not project beyond the proposed shop facade.

Planning Considerations:

The main considerations are whether or not the proposal is appropriate to the area and whether it would give rise to an increase in crime.

As the application site falls within the primary retail frontage it is considered that ATM's are appropriate at this site. Crime, as fear or reality prevents people from enjoying the full use of their environment. The council is committed to reducing opportunities for crime and fear of crime. In terms of the impact of the installation of this ATM on people's perception of crime and crime itself, this development is not considered to result in crime or opportunities for crime. The subject property lies within the Hendon Central Town Centre which has a sufficient level of natural surveillance as a result of the amount of pedestrian footfall and passing vehicular traffic. The streets and paths in the immediate vicinity are well and appropriately lit. It is considered that the development as proposed would not lead to opportunities to commit crime or affect people's feelings of safety and security.

The proposed ATM is considered is to have an acceptable impact on the character of the street scene and general area and on the appearance of the subject property. Equipment such as ATMs are recognised as being part and parcel of a functioning viable town centre and in light of this, introducing an ATM in this location is not considered to be inappropriate.

As a result of the above, this application is therefore recommended for **approval**, subject to conditions.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Petition received and noted but considering the factors above the application is considered acceptable.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposed ATM is considered to have an acceptable impact on the character of the street scene and general area

SITE LOCATION PLAN:
NW4 3YB

The Post Shop Ltd, 14 Vivian Avenue, London,

REFERENCE:

H/03475/12



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number LA100017674.