

**5.06 4/02616/15/FUL - PROPOSED INSTALLATION OF AN ATM AS A THROUGH GLASS INSTALLATION. GREEN ACRYLIC SIGN NON ILLUMINATED TO TOP OF ATM FASCIA WITH WHITE LETTERING 'CASHZONE FREE CASH WITHDRAWALS'.**

**99 HIGH STREET, MARKYATE, ST ALBANS, AL3 8JG.**

**APPLICANT: CARDTRONICS UK LTD - MS L WOLSTENCROFT.**

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**5.07 4/02596/15/ADV - PROPOSED INSTALLATION OF AN ATM AS A THROUGH GLASS INSTALLATION. GREEN ACRYLIC SIGN NON ILLUMINATED TO TOP OF ATM FASCIA WITH WHITE LETTERING 'CASHZONE FREE CASH WITHDRAWALS'.**

**99 HIGH STREET, MARKYATE, ST ALBANS, AL3 8JG.**

**5.08 4/02575/15/LBC - PROPOSED INSTALLATION OF AN ATM AS A THROUGH GLASS INSTALLATION. GREEN ACRYLIC SIGN NON ILLUMINATED TO TOP OF ATM FASCIA WITH WHITE LETTERING 'CASHZONE FREE CASH WITHDRAWALS'.**

**99 HIGH STREET, MARKYATE, ST ALBANS, AL3 8JG.**

[Case Officer - Briony Curtain]

### **Summary**

The applications are recommended for approval.

### **Site Description**

No. 99A is a vacant former retail unit located on the north eastern side of the High Street within the large village of Markyate. It is Grade II listed and falls within the Conservation Area.

The surrounding area comprises a mix of shops, commercial premises and street houses.

### **Proposal**

Full Planning Permission (4/02616/15/FUL) Listed Building Consent (4/2575/15/LBC) and Advertisement Consent (4/02598/15/ADV) are sought for the insertion of an ATM machine to the shopfront. During the course of the applications, (following advice from the Conservation team) the proposal has been significantly amended to include alterations to the entire shop front.

It is now proposed to subdivide the main front section of the existing shop frontage (abutting the footpath) into three sections separated by timber mullions, there would be a timber pilaster either side with a main fascia (part of former adv and lbc consent) across the top. The proposed ATM would be sited to the left of the shop front. There would be a small green sign immediately above the ATM machine.

### **Referral to Committee**

The applications are referred to the Development Control Committee due to the contrary views of Markyate Parish Council.

### **Planning History**

4/02084/15/LB REPLACEMENT OF EXISTING SHOP FASCIA WITH TWO OVER  
C HEAD LIGHTS.  
Granted  
21/07/2015

4/01909/15/AD REPLACEMENT OF FASCIA WITH 2 NO. OVERHEAD LIGHTS  
V  
Granted  
21/07/2015

4/02838/14/LB SEPARATION OF SHOP UNIT AND ACCOMMODATION BY  
C FILLING EXISTING DOORWAY, NEW SINGLE DOORWAY TO  
EXTERNAL WALL AND NEW WALL TO CREATE TOILET AND  
STORAGE  
Granted  
24/11/2014

4/01591/92/4 DEMOLITION OF SINGLE STOREY REAR EXTENSION &  
ERECTION OF TWO STOREY REAR EXTENSION  
Granted  
16/03/1993

4/01592/92/4 DEMOLITION OF SINGLE STOREY REAR EXTENSION &  
ERECTION OF TWO STOREY REAR EXTENSION  
Granted  
16/03/1993

4/01982/89/4 ERECTION OF GARAGE AND STORE  
Granted  
01/02/1990

4/01936/89/4 DEMOLITION OF EXISTING GARAGE, EXTENSION TO STORE  
Granted  
13/02/1990

## **Constraints**

Situated within the "large village" of Markyate excluded from GB. It is within a local centre and designated Conservation Area and is Grade II listed. No other material constraints other than as set out in the relevant policies.

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)

### Adopted Core Strategy

NP1 - Supporting Development  
CS1 - Distribution of Development  
CS4 - The Towns and Large Villages  
CS5 - The Green Belt  
CS6 - Selected Small Villages in the Green Belt  
CS12 - Quality of Site Design  
CS13 - Quality of Public Realm  
CS27 - Quality of the Historic Environment

### Saved Policies of the Dacorum Borough Local Plan

Policies 13, 112, 119 and 120

### Supplementary Planning Guidance

Environmental Guidelines - Section 6 'Advertisements'  
Section 7 'Development in Conservation Areas or Affecting Listed Buildings'

## **Summary of Representations**

### Markyate Parish Council

Original Plans

The Parish Council object for the following reasons:-

1. This section of pavement is the most narrow in the High Street, access, traffic, parking, road safety.
2. Security/privacy
3. Impact on listed building
4. Conservation area

Amended Plans

Object due to narrowness of pavement at this point.

### Conservation and Design

Original Plans

99a High Street is part of a grade II listed property (97 and 99) fronting the High

Street and within the Markyate Conservation Area, it is rendered with a clay tile roof and thought to date to the 17<sup>th</sup> century with an 18<sup>th</sup> or 19<sup>th</sup> century brick front (now rendered). The existing shopfront is mid to late 20<sup>th</sup> century and of no particular architectural merit. It has a painted timber fascia sign which is not illuminated, tiled stallriser and pilaster, the shopfront itself is set back from the building line. Consent was recently granted for alterations to the fascia.

The application proposes the insertion of an ATM into the existing shopfront. ATM machines are generally felt to be rather intrusive in terms of their appearance when sited externally on listed buildings and preference would be for siting the ATM inside the shop. However I note there is now no ATM in Markyate following closure of the bank in the village.

In this case, as the shopfront is of no particular architectural merit there may be scope for installing an ATM of the size proposed on the front elevation of 99a High Street.

However, I suggest the following amendments:

If feasible new timber mullions, effectively dividing the main shopfront window (currently one large glazed pane) into 3 even sized glazed panes, should be inserted; the horizontal transom should be retained and the clerestorey also divided into 3. Alternatively if there is not sufficient space to divide the shopfront into 3 separate panes it should be divided into two. The ATM could then be sited within the left hand part of the shopfront. This more discrete location will reduce its visual impact.

I presume new stronger glass will need to be inserted into the existing shopfront for security reasons – can details be provided of this? Can the existing timber frame be re-used.

Details of the colour of the ATM and any surround to be submitted – a photo would be useful.

Recommend the application is amended as suggested above.

#### Amended Plans

To achieve a balanced appearance can I suggest the 3 panels to the stallriser are the same size, the one below the cash machine is shown on the amended plan as slightly larger than the other two!

Otherwise I consider the proposed cashpoint will have a neutral impact upon the character and appearance of the listed building, particularly as the new shop front and signage – both of traditional design will be a considerable improvement in comparison to the existing shopfront which detracts from the appearance of the listed building. The proposals will enhance the character and appearance of the Markyate Conservation Area.

In terms of conditions for the LBC the following will be required:

A 1:20 plan of the shopfront including profiles at 1:1 scale of the mouldings for the following:  
timber mullions / transom, panel mouldings to pilasters, console and stallriser;  
cornice profile.

Details of paint colour for new shopfront

(Details of the fascia – should be timber with handpainted lettering, colours to be agreed)

### **Hertfordshire Highways**

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.  
Note: the footway is particularly narrow where the proposed ATM will be sited. Whilst the ATM itself would appear not to project into the High Street, the temporary stopping of users of the ATM may cause some obstruction to other users wishing to pass.

### **Response to Neighbour Notification / Site Notice / Newspaper Advertisement**

Emails of Objection

- An ATM would give rise to negative security issues
- the proposed position is at a very narrow point in the pavement, which is already busy with pedestrians
- this is a congested and busy part of the High Street, an ATM would be dangerous in this location
- there is already limited parking at 99a, an ATM would make this worse
- this application should be viewed by Herts County Council as part of their review on traffic and congestion
- there is a bus stop directly opposite and as such this is the worse position for an ATM

4 Email of Support

- An ATM is essential to the High Street
- Since the loss of HSBC an ATM is needed.

Petition in support - 950 signatures.

### **Considerations**

#### **Policy and Principle**

The site is situated within the large village of Markyate wherein the principle of development is acceptable in accordance with Policy CS4 of the Core Strategy.

99A is a listed building and therefore important to have special regard to the impact

of the alterations on the character and setting of the listed building.

Saved Policy 119 of the DBLP states that:

"Consent to alter or extend listed buildings will only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the scale, proportion and external and internal appearance or historic character of the building to which it relates."

Policy CS27 states that:

"The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

With regard to the advertisement consent, under S. 4, Part I of the Advertisement Regulations 1992, local authorities can only exercise their powers in the interests of amenity and public safety, taking account of any material consideration.

The main considerations in the determination of these applications are thus the visual impact of the ATM and shop front and their impact on public and highway safety.

#### Effects on appearance of building / street scene / Conservation Area / Listed Building

The proposals to alter the shop front would have a significant improvement on the overall appearance of this important Listed Building. The entire design of the shop front has been significantly improved in response to the Conservation Officers comments and this is welcomed. The existing predominantly glazed frontage detracts from the appearance of the building, whilst the traditional design and materials of the proposed shop front represent a considerable improvement. Given the visual improvements compared to the existing shop front, the proposals would enhance the character and appearance of the listed building and this part of the Markyate Conservation Area.

Additional plans illustrating the exact detail of the shop front and the colour proposed will be required by condition on the Listed Building Consent. This information is required before any works commence as this is a grade II listed building set within the Markyate Conservation Area.

The proposed cashpoint itself will have a neutral impact upon the character and appearance of the listed building, particularly given the significant improvements to the overall shop front.

The proposals comply with Policies CS 12, CS 27 and saved policy 112 of the Local Plan.

#### Impact on Highway Safety

The proposals would not have a significant adverse impact on the safety or operation of the adjacent highway.

The ATM does not project beyond the shop front but is contained within the existing building envelope, in fact it is set slightly back behind the adjacent building in a small recessed area. This section of the High Street is narrow and users of the ATM would therefore partially obstruct the pavement, meaning other pedestrians would have to negotiate round them. Whilst they also note the narrowness of the footpath in this section of the High Street, Hertfordshire Highways do not wish to restrict the grant of planning permission and are satisfied that sufficient space is provided such that pedestrian safety would not be significantly compromised. The benefits of providing this service to the village are considered to outweigh the slight inconvenience the partial, intermittent obstruction of the pavement would cause.

A refusal based on highway or public safety could not therefore be sustained.

#### Impact on Neighbours

The insertion of an ATM into the front of the shop would not have a significant adverse impact on the residential amenities of adjacent properties in terms of noise, disturbance or visual intrusion. The site is situated within the local centre, in a high street location, wherein there would already be some degree of general noise and disturbance. The insertion of an ATM would not significantly intensify this.

#### Conclusions

The insertion of an ATM and the associated alterations to the shop front proposed would significantly improve the visual amenity of this building, and the wider conservation area. Whilst it is acknowledged that the footpath is narrow, the introduction of an ATM would not adversely affect safety. The benefits of this scheme clearly outweigh any negatives. It is thus recommended that conditional LBC, ADV and FUL planning permission all be granted.

RECOMMENDATION 5.8 - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

**E016668 Rev 03**

Reason: For the avoidance of doubt and in the interests of proper planning.

## Article 35

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

RECOMMENDATION 5.9 - That Advertisement consent be **GRANTED** for the reasons referred to above and subject to the following conditions:

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**1. This consent is granted for a period of five years commencing on the date of this notice.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to permission.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**3. No advertisement shall be sited or displayed so as to: -**

- (a) endanger persons using any highway, railway, waterway, harbour or aerodrome (civil or military);**
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or**
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**4. Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that**



**does not impair the visual amenity of the site.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

**5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

**6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.**

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

RECOMMENDATION 5.10 - That Listed Building consent be **GRANTED** for reasons referred to above and subject to the following conditions:

- 1. The works for which this consent is granted shall be begun before the expiration of three years from the date of this consent.**

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2. Notwithstanding any details submitted, no works shall take place until a 1:20 plan of the shopfront (including profiles at 1:1 scale of the mouldings for the following: timber mullions / transom, panel mouldings to pilasters, console and stallriser; cornice profile) and details of the paint colours shall have been submitted to and approved in writing by the local planning authority.**

Reason: To preserve the character and appearance of the listed building in compliance with Policy CS27 of the Dacorum Core Strategy September 2013 and saved Policy 119 of the Dacorum Borough Local Plan 1991-2011.

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

**E016668 Rev 3**

Reason: For the avoidance of doubt and in the interests of proper plan