

Application ref: 2024/2978/P  
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Date: 17 October 2024

**Development Management**  
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Mr Daniel Pitt  
201 Drummond Street  
Regent's Place  
London  
NW1 3FE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Regent's Park Estate (various locations)**  
**Esther Randall Court**  
**9 Laxton Place and open space between Longford Street and 1 Triton Square**  
**London**  
**NW1**

Proposal:

'Story Trail' art project consisting of various permanent installations, with interpretation plaques and trail connector signs, including SCULPTURES (Clarence Gardens, Cumberland Market, open space to the north of 1 Triton Square, south elevation of 53-86 Munster Square, west elevation Compton Close and east elevation 77-87 Clarence Gardens, open space in Compton Close and north elevation Citizens Advice Bureau); LIGHT INSTALLATION to roof of 53-86 Munster Square, projecting onto east elevation 25-52 Munster Square; MURALS (east elevation 1-28 Pangbourne, west elevation 1-28 Pangbourne and north elevation 53-86 Munster Square) and SIGNAGE (to footway of Everton Mews, to railings on south side of Mackworth Street at junction with Harrington Street, to railings on south side of Mackworth Street at junction with Stanhope Street, Augustus House (east elevation), Hope Gardens railings (Stanhope Street), to railings on south side of Cumberland Market, 89-141 Robert St (west elevation), undercroft of 89-141 Robert St; to wall around tree Clarence Gardens, The Combe (west elevation), 9 Laxton Place (north elevation), Esther Randall Court (south elevation), 1-67 TROUTBECK (north elevation), Surma Community Centre (south elevation) and Coniston (south elevation)).

Drawing Nos:

Design and Access Statement prepared by ODAC (September 2024) including site

location plan; Letter prepared by British Land (undated); Playful Connectors Sites; In the shade of streetlight - technical calculations prepared by Relux (dated 20/09/2024); Artwork sign 10l - updated image (submitted 11/10/24)

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:

Design and Access Statement prepared by ODAC (September 2024) including site location plan; In the shade of streetlight - technical calculations prepared by Relux (dated 20/09/2024); Artwork sign 10l - updated image (submitted 11/10/24).

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

- 3 Details of artworks

Prior to installation, details of artwork 2 (Wonderscope, Regent's Place), 9 (Wonderscope, Cumberland Market), 11 (Woman Wholes, Everton Mews) and the 'Playful Connectors' (various locations) shall be submitted to and approved in writing by the Council.

Details to include:

a) Artwork 2 (Wonderscope, Regent's Place): full details of hard and soft landscaping; method of fixing; and existing and proposed plan at 1:50 showing the location of the artwork in relation to any nearby features such as paths, trees, planting or lamp posts.

b) Artwork 9 (Wonderscope, Cumberland Market): method of fixing and proposed plan at 1:50 showing the location of the artwork in relation to any nearby features such as paths, trees, planting or lamp posts. The artwork shall not obstruct access to paths, benches, gates and play equipment. Such details shall be prepared in consultation with the Green Spaces team.

c) Artwork 2 and 9 (Wonderscopes): elevation and plans at 1:50 scale of the step stool with handrail (only required if a step stool is to be provided)

d) Artwork 11 (Woman Wholes): plans at 1:50 scale showing the location of the cast iron covers in relation to the surrounding context with photographs / drawings at 1:1 of the covers and a sample of the finished artwork shall be made available for viewing. The covers shall be slip resistant.

e) Connector signs (playful connectors): elevation and section drawings at 1:1 scale of the connector signs and a 1:1250 plan showing the location of the signs with annotated photographs showing the context of each sign. Such details shall be prepared in consultation with the Transport team.

The artwork installations and wayfinding connectors shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard accessibility, pedestrian movement and public safety in accordance with the requirements of policies T1, D4 and C6 of the London Borough of Camden Local Plan 2017.

#### 4 Arboricultural Method Statement

Prior to the installation of Artwork 6 (More Than Human, Clarence Gardens), details of electrical runs including plans and sections at 1:50 showing location of runs from power source to sculptural structures and an arboricultural method statement with tree protection plan shall be submitted to and approved in writing by the Council. The artwork installation shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### 5 Artwork 6: lights and voice activation hours

Prior to the operation of artwork 6, automatic time clocks shall be fitted to the light and voice activation of the artwork hereby approved and the lights shall only operate between 17:00 and 20:00 hours and the voice activation shall only operate between 09:00 and 20:00 hours. The timer equipment shall thereafter be permanently retained and maintained.

Reason: To safeguard the amenities of the nearby premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

#### 6 Artwork 7b: sculpture indent

Any bends in Artwork 7b (Speech Tower, Compton Close) shall be more than 2.1m above ground level.

Reason: To avoid footway obstruction and to safeguard accessibility and pedestrian movement in accordance with the requirements of policies T1 and C6 of the London Borough of Camden Local Plan 2017.

#### 7 Artwork 7b: location and power supply

Prior to the installation of artwork 7b (Speech Tower, Compton Close), details of the power supply and electrical runs including plans and sections at 1:50 showing location of runs from power source to artwork 7b shall be submitted to

and approved in writing by the Council. Such details shall be prepared in consultation with the relevant housing estate lights / electrical team. The artwork installation shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

8 Artwork 4: light activation hours

Prior to the operation of artwork 4 (In the Shade of the Streetlights, 53-86 Munster Square), daylight sensors and automatic time clocks shall be fitted to the projectors hereby approved and the projectors shall only operate after twilight and shall not operate between 22:00 and 16:00 hours. The timer equipment and daylight sensors shall thereafter be permanently retained and maintained.

The illumination of artwork 4 shall comply with the recommendations of the Institution of Lighting Professionals in the 'CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021)' and the 'Technical Report No 5, 1991 - Brightness of Illuminated Advertisements'.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

9 Artwork 4: static illumination only

The illumination of artwork 4 (In the Shade of the Streetlights, 53-86 Munster Square) shall not be intermittent and there shall be no changing light pattern.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

10 Orientation and placement of connectors

The wayfinding connectors shall face towards the footway and shall not face towards the highway at any time. Any connectors which overhang the footway shall be a minimum of 2.1m above ground level. The connectors shall have rounded edges.

Reason: To safeguard public safety in accordance with policy D4 of the London Borough of Camden Local Plan 2017.

11 Artwork 1: rounded edges

The Welcome to the Story Trail sign (artwork 1) shall have rounded edges.

Reason: To safeguard public safety in accordance with policy D4 of the London Borough of Camden Local Plan 2017.

## 12 Post installation inspection

Within 5 days of any artwork installation, a post installation inspection shall be carried out to ensure artwork safety (to check for sharp edges, entrapments etc.) and any defects shall be remediated.

Reason: To safeguard the public realm and ensure it provides a safe environment for its users in accordance with the requirements of policy C5 of the London Borough of Camden Local Plan 2017.

## 13 Monitoring, maintenance and removal

The condition of the artworks shall be monitored on a monthly basis and shall be maintained, by the applicant, in a safe condition at all times and in a condition that does not impair the visual amenity of the site. Any artworks that have been damaged beyond repair shall be removed and the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To safeguard the character of the site and the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

### Informative(s):

#### 1 Reason for granting permission

The Story Trail would be a public art trail located in and around Regent's Park Estate which is intended to provide arts-led public realm improvements that can be enjoyed by both residents and visitors. The applicants (Old Diorama Arts Centre - 'ODAC') have worked with the Green Spaces team to bring the project forward. The project was developed with community input including 'neighbourhood curators', approximately 40 Community Champions and residents and the artwork locations were selected in consultation with residents and the Community Champions. The Green Spaces team have reviewed the Story Trail submission and have provided specific feedback on those artworks which are located in public open space (Artwork 7 and Artwork 10).

The 12 artworks include 7 sculptures in various locations. These include two steel kaleidoscopes one of which would be located in a garden immediately to the north of 1 Triton Square (commissioned by British Land) and the other in Cumberland Market public open space (Artwork 10). The base of these artworks would match the radius of motion for the kaleidoscope's horizontal arm. This ensures that the platform serves as a guide of the artworks potential range of motion. The edge of the base would be curved and sanded down to prevent it from being a tripping hazard. The platform would also serve as a safety guide for visually impaired people, informing them of its presence. The artwork would be wheelchair accessible. The precise details of the location of the kaleidoscope sculptures have not been provided. Therefore, a condition would require these details to be submitted prior to installation. Details of the method of fixing of the artwork in Cumberland Market would also need to be

agreed with the Green Spaces team prior to installation. The kaleidoscope includes potential for a step stool that would be fixed in place and would be for younger children to climb or for others to sit while using the kaleidoscope. The step stool should be fitted with a handrail and a condition would require details of the step stool to be submitted to the Council prior to its installation.

Artwork 6 is a series of low undulating sculptural structures (200-600mm) which would be located under a London Plane tree in Clarence Gardens. The sculptures would be made of Corten Steel with artificial grass on the uppermost surface. The sculpture would be voice activated and would respond to questions and would light up in the evening. The electricity supply to the sculpture would be provided by the Council from a lamp post immediately adjacent to the grass area. Details of the electrical runs to the artworks and the depth of the cables have not been provided, so these would be secured by condition. Installation of units would require digging within the RPA of the tree to create foundations and run an electrical cable. No depths are indicated at this time, but the artist should install by hand digging and be flexible in positioning the units to avoid roots. In order to ensure the installation of the sculptures and power supply does not harm the roots of the existing tree, a condition would require the provision of an 'Arboricultural Method Statement' prior to installation of this artwork. The voice activation would be on a timer to restrict operation after 8pm and the noise levels would be carefully considered and tested to ensure they do not intrude or affect residents nearby. The lights would also be on a timer, turning on at 5pm and turning off at 8pm. The hours of operation would be secured by condition.

- 2 Artwork 7b 'Speech Tower' is a free-standing sculpture which would be located in the pedestrian area of Compton Close, positioned between 46 Robert Street and the old Library (currently CAB). It will be centred between these two buildings and 8 metres from Robert Street. The steel tubular sculpture would be 5.5m tall with a 0.75m diameter. The steel tube would be kinked towards the top. To ensure this kink does not cause a potential hazard, a condition would be included requiring the indent to be 2.1m above ground level. A circular screen would wrap around the top of the tube. This would display messages and creative expressions shared by the community like a mini BT tower. Participants would be able to submit their messages via physical paper submissions, email, or text messaging. The artist would moderate the content of the display screen. It is unclear how power would be provided to this artwork. Therefore, details of the power supply prepared with the housing estate lights / electrical team will need to be submitted for approval prior to installation.

Artwork 8 is a ceramic sculpture (max size 2.44m by 1.22m) which would resemble a bookcase containing multiple book spines, mounted onto one of the blank wall panels of the former Library (now the Citizens Advice Bureau) on Robert Street. The ceramic wall piece would be a low-level relief that cannot be easily vandalised. The submission states that "the technique for the construction and assembly of the wall piece has been tried and tested by Clayground Collective for numerous projects in the past".

It is noted that the safety of the sculptures would also be assessed by the Council's Building Control team through separate regulations. A condition would be included to require a post installation inspection to ensure the safety

of the artworks (e.g. no sharp edges, entrapments if there are moving parts etc.).

Artwork 4 is a light mural. This would involve 5 projectors mounted on the roof of 53-86 Munster Square which would illuminate the blank façade opposite and pavement in front of 39-52 Munster Square. The properties directly opposite (8.6m separation) and facing the light projection have small windows which most likely serve kitchens and bathrooms. There are habitable rooms to the south of this part of the block, but they face directly towards the open space in Munster Square rather than overlooking the projection. Technical calculations have been provided to demonstrate that the illuminance on the properties opposite the light mural would not harm neighbouring amenity. These have been assessed by Environmental Health and the light is unlikely to cause a nuisance to neighbouring occupiers. A condition would be included to ensure that the light installation only operates during hours of darkness and does not operate after 10pm. The fittings are dimmable so the lux levels can be reduced to ensure amenity is safeguarded.

Two murals are proposed. One of these would be painted on the walls surrounding 'Pangbourne Meadow' and would completely cover the west elevation of 1-28 Pangbourne and the north elevation of 53-86 Munster Square. The design aims to use bright colour and symbols of local wildlife such as butterflies and bees and aims to inspire residents to connect to nature. Pangbourne Meadow and walls have been selected by residents as an area in need of attention and enhancement. Environment Services raised a concern that the mural could be subject to graffiti and so should be 3m-3.5m above ground level. However, raising the mural to this height would undermine the purpose of the artwork which is to specifically to improve and enhance the walls in this location. Furthermore, the mural would be sealed with anti-graffiti paint. Should any graffiti occur, this will be removed using a specialist cleaner.

- 3 The other mural is a photographic portrait mural which would measure 6m by 7m and would be located on the blank east elevation of 1-28 Pangbourne. As the mural would be located at first and second floor level it would be less likely to be at risk of graffiti.

Artwork 10 is a series of 14 aluminium signs specifically designed for the estate, responding to the idea of 'Lost Spaces' and will include 14 'road name' style signs manufactured to UK highways regulations requirements. The 'road name' signs will be mounted on existing structures (walls, fencing, railings, etc.) across the estate. The signs would be white with gold lettering and gold border to avoid confusion with actual street name plates. This is considered acceptable. Two of the signs would be fixed to buildings in the Regent's Park Conservation Area but given their size they would have minimal impact.

Artwork 11 is composed of five customised and reclaimed cast iron manhole covers (50-70cm diameter) which would be embedded into the paved surface of Everton Mews (Prince of Wales Passage) and seek to explore notions of women and service. The 'Woman Whole' covers are designed and installed to replicate an existing manhole cover but would have customised text embedded in each cover. The submission states that the installation would be undertaken by the council's contractors and would be installed flush with the ground to

ensure they do not pose a trip hazard to pedestrians or inhibit individuals using wheelchairs or other mobility aids. Transport are concerned that the covers should be slip resistant. Therefore, a condition would be included requiring a sample to be made available for viewing for approval by the Council prior to installation.

The art trail would have a series of 21 wayfinding connectors signs (approx. 120mm by 120mm) which would be attached to existing street assets such as railings, lamp posts and signposts. Transport have raised a concern that the location of signs adjacent to the carriageway could cause confusion to drivers and have asked for the shape of the signs to be revised. The applicant has agreed to explore the shape and size design parameters in order to meet the highway safety concerns. A condition will require details of the connector signs to be submitted for approval prior to installation. In addition, the connector signs should face towards the footway so it is clear that they are not intended to convey a message to drivers. This would be secured by condition.

Environment Services raised concerns about the risk of graffiti and flyposting. The artworks most at risk from vandalism / graffiti would be those artworks which are accessible i.e. the Pangbourne meadow mural, ground level sculptures (Kaleidoscope in two locations, Clay Chronicles, Speech Tower, Story Tree), those 'road name' style signs mounted at low level and the artwork interpretation plaques. The applicant has advised that the Community Champions, local residents and ODAC have agreed to be the caretakers for all the Story Trail artworks and would monitor them to keep them free of graffiti and stickers. A condition would be included requiring the artworks to be monitored and maintained in a safe condition and maintained in a condition that does not impair the visual amenity of the site. There is currently £5k set aside for future maintenance. This is held by Camden Council. The applicant, ODAC, has committed to allocate future resources (including additional fundraising and/or financial reserves if necessary of up to £20k) to ensure that the Story Trail is maintained for the residents of Regent's Park Estate.

- 4 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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received prior to making this decision. The objection was from the freeholder of one of the sites who was concerned that their house should not be used to mount the art installation. The art trail was revised to remove this particular site.

As such, the proposed development is in general accordance with policies D1, D2, D4, C5, C6, T1, A2, A3, A4, and A1 of the London Borough of Camden Local Plan 2017. The development also accords with the National Planning Policy Framework 2023 and the London Plan 2021.

- 5 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).

- 6 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.
- 7 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](http://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.

8 Biodiversity Net Gain (BNG) Informative:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because it is below the de minimis threshold because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

+ Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission to

which it relates was granted before 12 February 2024, or, the original (parent) planning permission to which it relates was made before 12 February 2024.

4. The permission is exempt because:

- It is not 'major development' and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.
- The application is a Householder Application.
- It is for development of a Biodiversity Gain Site.
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares, and consists exclusively of dwellings which are Self-Build or Custom Housebuilding.
- It forms part of, or is ancillary to, the high speed railway transport network (High Speed 2).

9 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer