

Delegated Report		Analysis sheet		Expiry Date:		30/10/2009	
		N/A / attached		Consultation Expiry Date:		16/10/2009	
Officer				Application Number(s)			
Neil McDonald				2009/4214/P			
Application Address				Drawing Numbers			
Holbrook House 8-18 Great Queen Street London WC2B 5DG				Location plan; SK11/010 rev C2; SK11/011 rev C6; Design and Access Statement by John Robertson Architects dated August 2009.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of details pursuant to Condition 5 (Public Art) of planning permission 2006/3315/P granted 26/09/2006 as revised on 31/03/2009 (2008/5226/P), and removal of condition 7 (seating around forecourt planter), to enable the delivery of an alternative public art installation on the Great Queen Street forecourt of newly refurbished building.							
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement (Deed of Variation)					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice posted –no responses					
CAAC/Local groups* comments: *Please Specify		Covent Garden CAAC consulted – Responded ‘no comment’					

Site Description

Holbrook House is an existing, 1960's office development located between Great Queen Street and Parker Street on the eastern edge of the Covent Garden area of Central London. The site is located within the Seven Dials Conservation Area. (refer to committee report for full description)

Relevant History

Permission granted 26/09/2006 for Refurbishment and alterations to the property, including ground and first floor extension on Parker Street, extended full width eighth floor and additional floor at ninth level to podium block, replacement plant at roof level, re-cladding of exterior elevations, alterations to main entrance and reception area together with the provision of cycle parking in the basement, landscaping and other associated works. (2006/3315/P)

All conditions relating to planning permission 2006/3315/P granted on 26/09/2006 which need details to be submitted, have been approved, the most recent being condition 5 (public art) on 31/03/2009 (2008/5226/P)

On 31/03/2009 (2008/5226/P) approval was granted for variation of and approval of details pursuant to Condition 5 (public art) to enable the relocation of the required public art display from the underpass on Newton Street to a new location on the forecourt on Great Queen Street, and the removal of condition 7 to enable the public art to be installed in place of the landscaping scheme already approved in this location for the purposes of condition 7.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan –Adopted June 2006

SD2 – Planning obligations, B1 – General design principles, B7 – Conservation areas, N3B – Metropolitan walks.

Assessment

Background

Original condition 5 attached to the main Holbrook House refurbishment planning permission granted in 2006 required:

- Details of the public art display to be sited as indicated in section 4.27 of the Design and Access Statement (i.e. the east facing flank wall to Newton Street) shall be submitted to and approved by the local planning authority prior to commencing this part of the development. The details shall not be implemented other than in accordance with such scheme as has been approved.

This was varied on 31/03/2009 (ref 2008/5226/P) to enable the public art to be relocated onto the forecourt of the Great Queen Street elevation in a sculpted form (three 'pebble' shaped boulders) designed by local artist Richard Aumonier. The seating/planter detail already approved in regard to condition 7 (landscaping) was also abandoned in favour of alternative landscaping to better integrate with the public art and condition 7 was removed to enable this.

A replacement condition was imposed to secure the amended details:

- The display of public art and the planting of four clear stem hornbeam (carpinus) trees shall be carried out to a reasonable standard in accordance with the details hereby approved, prior to occupation of the development or the end of the nearest available planting season following occupation.

Current situation

Due to sickness, the selected artist has confirmed that he is unable to guarantee completion of the commission programme to any agreed timescale. It has therefore been necessary for the applicant to commission an alternative artwork in order not to prejudice occupation of the scheme. The chosen installation is by another local artist, David Worthington, comprising an oval polished stone form on a solid base made from Azarshar Red Travertine. The sculpture has the support of the Council's public art officer. It is also considered appropriate to its location in terms of scale and does not raise any adverse planning issues.

The accompanying landscape details remain the same as have already been approved. The proposed landscaping and revised public art details are therefore considered acceptable and a suitable replacement condition should be attached to require their completion.

Since the building is now in the process of being occupied it would be unreasonable to require completion of the installation prior to occupation as was the case previously. The artist has indicated that the art manufacture and installation will take 26 weeks from the initial order which will be confirmed upon receipt of planning approval. However to allow for unexpected events a period of 1 year for compliance is requested by the applicant. It is therefore recommended that a replacement condition is imposed with a compliance date of 1 year from the date of decision.

Recommendation: Approve details subject to replacement condition below

"The display of public art and the planting of four clear stem hornbeam (carpinus) trees shall be carried out to a reasonable standard in accordance with the details hereby approved, prior to one year post the date of this decision."

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