

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th September 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report Members' Briefing		Analysis sheet	Expiry Date:	10/07/2009
		N/A	Consultation Expiry Date:	03/08/2009*
Officer		Application Number(s)		
Tania Skelli-Yaoz		2009/1809/P		
Application Address		Drawing Numbers		
50 Triton Square Osnaburgh Street Regents Place London NW1 3HG		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
The erection of a LED screen to display a bespoke Julian Opie art work (moving image of a walking figure) to be installed on the external elevation of the existing building, Unit 4, 50 Triton Square to overlook the public square at the intersection of two pedestrian routes.				
Recommendation(s):	Grant planning permission			
Application Type:	Full Planning Permission			

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:	N/A					
Local groups comments:	<p>*late consultations to ward councillors and other local interest groups were sent on 13/7/09. The Cllr letters were wrongly sent out as 'table and chairs' letters; describing the subject proposal accurately but giving 28-days period consultation. As subsequent e-mail was sent on 28/7/09 correcting this (see enclosed) notifying of the error and the normal 21-days expiry period.</p> <p><u>Councillor Nasim Ali (Regent's Park Ward), Chair-West Euston Partnership Planning Working Group, West Euston Partnership Board Director, West Euston Partnership:</u> Support. <i>'I can confirm that British Land has consulted Ward Councillors and the West Euston Partnership in regard to the proposed public art on a number of occasions. WEP are supportive of the proposal for the Julian Opie designed walking man because the art has clearly been designed to a high standard, will act as a focal point for the key pedestrian routes which intersect the Regents Place Estate thus drawing local residents into the Estate, and will animate the area and improve the spaces between the buildings.'</i></p> <p><u>Cllr Johnson:</u> no reply received. <u>Cllr Blackwell:</u> no reply received.</p> <p><u>Cllr Rea:</u> Support. <i>'I confirm that I am happy with the proposed installation of the Julian Opie walking figure in Triton Square. I was invited to the studio some months ago to see the design and concept and then, to my great surprise and delight came across its twin version on the side of the National Theatre in Prague when I visited there in May. It really works well in the public realm and is great fun. I think it will sit very well in Triton Square'.</i></p> <p><u>Officers' comments:</u> no comment.</p>					
Site Description						

The application site is part of the Osnaburgh Street office/residential mixed-use development granted pp as below. The works are undergoing and nearing completion.
The site is not listed and outside CA.

Relevant History

2004/1700/P Demolition of existing buildings and erection of a part 8, part 9, part 20 storey residential building comprising 60 private residential units and 91 affordable units. And 9 and 10 storey buildings (plus roof-top plant) comprising 49,500 sqm of office (Class B1) floorspace with 982 sqm of retail/professional services/food & drink/community non-residential institution (Class A1/A2/A3/D1) uses at ground floor level all plus basement and sub-basement levels, ground floor theatre / community facility (Class D1), associated access points including in/out roadway, parking, servicing, open areas and landscaping. Granted 8/6/2006 subject to S. 106.

Relevant policies

SD1 (quality of life), SD6 (amenity), B1 (design principles), B3 (alterations)

Assessment

The above pp was granted subject to a legal agreement requiring the submission of a Public Art Plan (*The Plan*) (clause 4.6.1). The agreement required that two works of art are commissioned and installed prior to occupation and retained and maintain thereafter. This proposal deals with the first work [clause (i)]. *The Plan* requires the work to be created by an artist of local or national repute and to include appropriate mechanisms for consultation, e.g. involvement of council public art officers, West Euston Partnership (WEP), local people and community organisations as to the concept, artist and location of the art.

The plan was submitted and subsequently approved on 23/10/08. (A copy is submitted, enclosed within DAS).

The proposal comprises a 3m W x 8m H LED screen to display a bespoke Julian Opie art work (showing a moving image of a walking woman) to be installed and fixed on the external elevation of the west elevation of the building, known as unit 4. The work will overlook the planned public square at the intersection of two pedestrian routes, to be called 'Diana Square' leading from the Western Entrance (Osnaburgh Street) of the complex.

Julian Opie is an artist of national repute, who has and is exhibiting work both in the UK and Europe. The applicant has demonstrated that they have engaged local planning officers, public art officers, local councillors and the WEP. The art work comprises of a female 'walking' figure displayed in black and white or colour. The public art officer has stated that the black and white animation is preferable as this is more ambiguous. As the applicant has not stated which colour is to be used it is recommended that a condition be imposed requiring the colour to be used on the final design to be submitted for approval prior to installation. It is recommended that a condition is imposed which states that the LED screen shall be used for the display of the art work as approved and by any subsequent condition and for no other purposes.

The submission includes details on future maintenance. Lighting impact has been considered by the submission and proposes a design which will not detrimentally affect residential amenity or traffic. It is noted that the nearest residential development is not facing the proposal directly. In order to further protect the amenity of local occupiers and to save energy it is proposed to use a time clock to switch the LED lights on within a set period; 07.00hrs to 00.00hrs each day.

The consultation carried-out has involved several officers as mentioned and local community representatives, which is considered acceptable. It is considered that the proposal complies with the set S 106 requirements and that the proposed art work is acceptable within its context of office occupiers and site in general, as the work is set away from the main residential area on Longford Street. It is therefore not considered necessary to time clock the art work, however the undertaking by the applicant to do so in terms of energy saving is welcomed.

Accordingly, it is recommended to grant planning permission. An informative is suggested to advise that the Black and White version is preferred by public art officers.