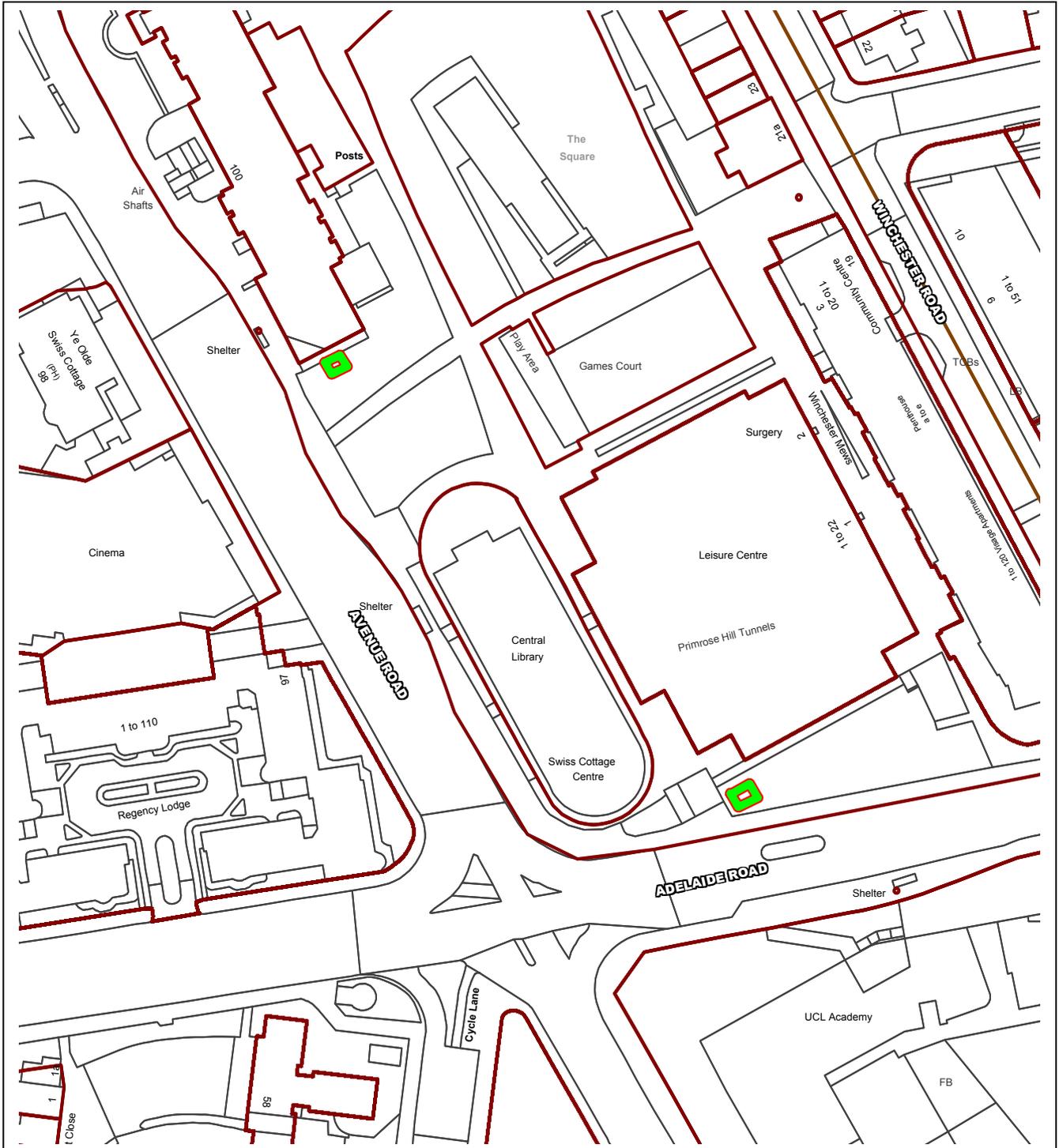


The Hampstead Figure Sculpture to the North of Swiss Cottage Library AND Land to the south of Swiss Cottage Leisure Centre ref: 2018/2340/P and 2018/2347/L

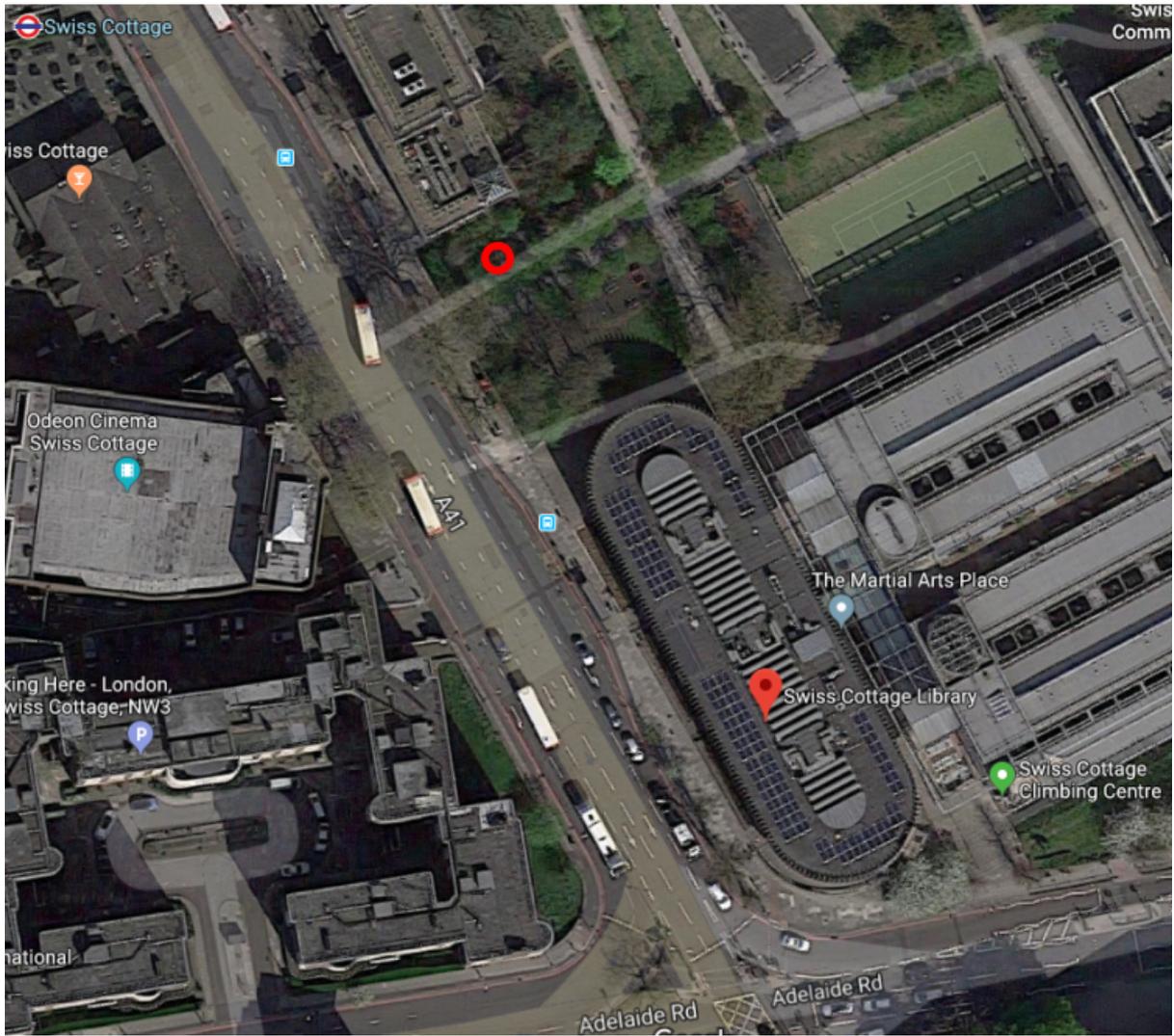


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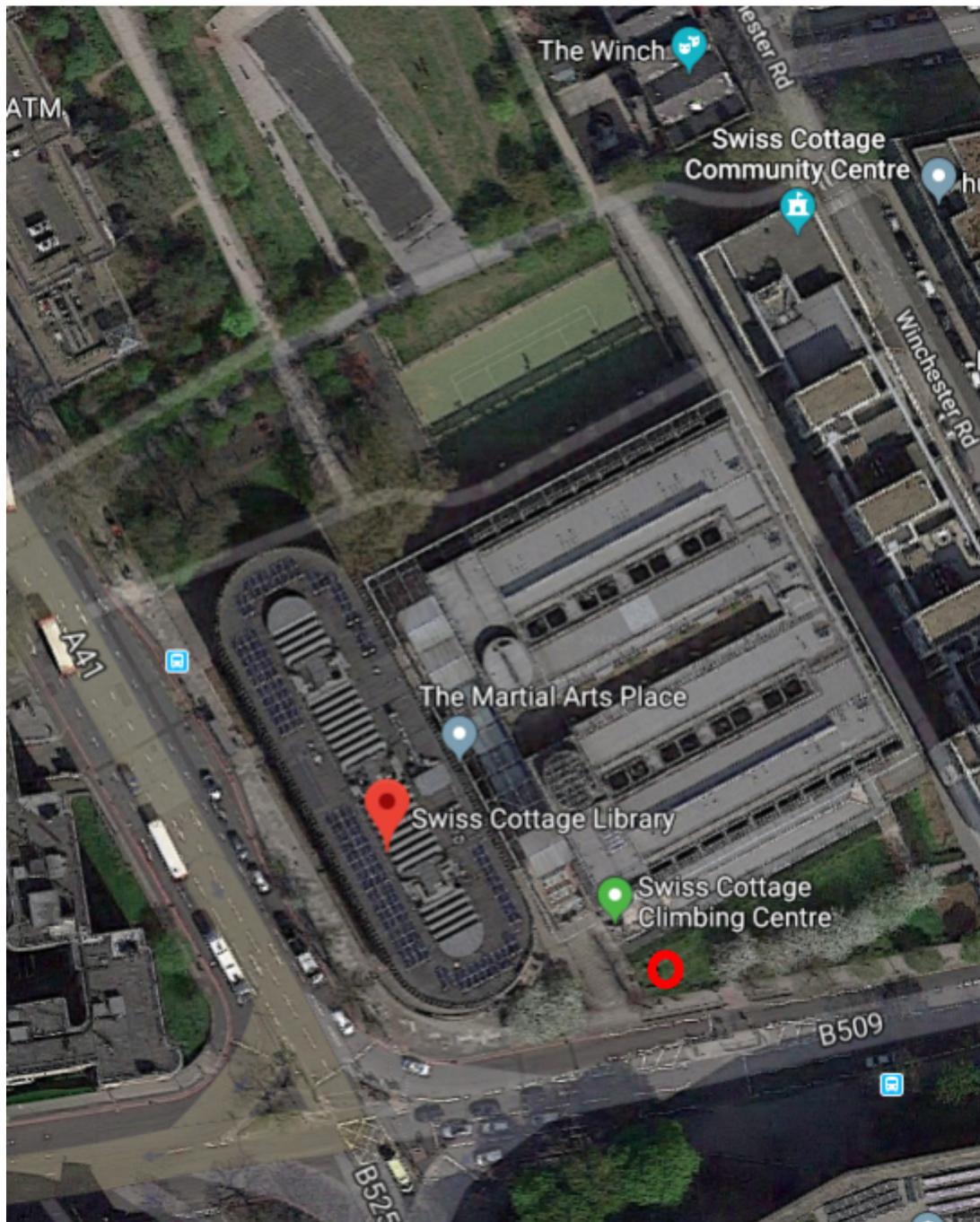
**Below:** Photos of statue and inscription in situ



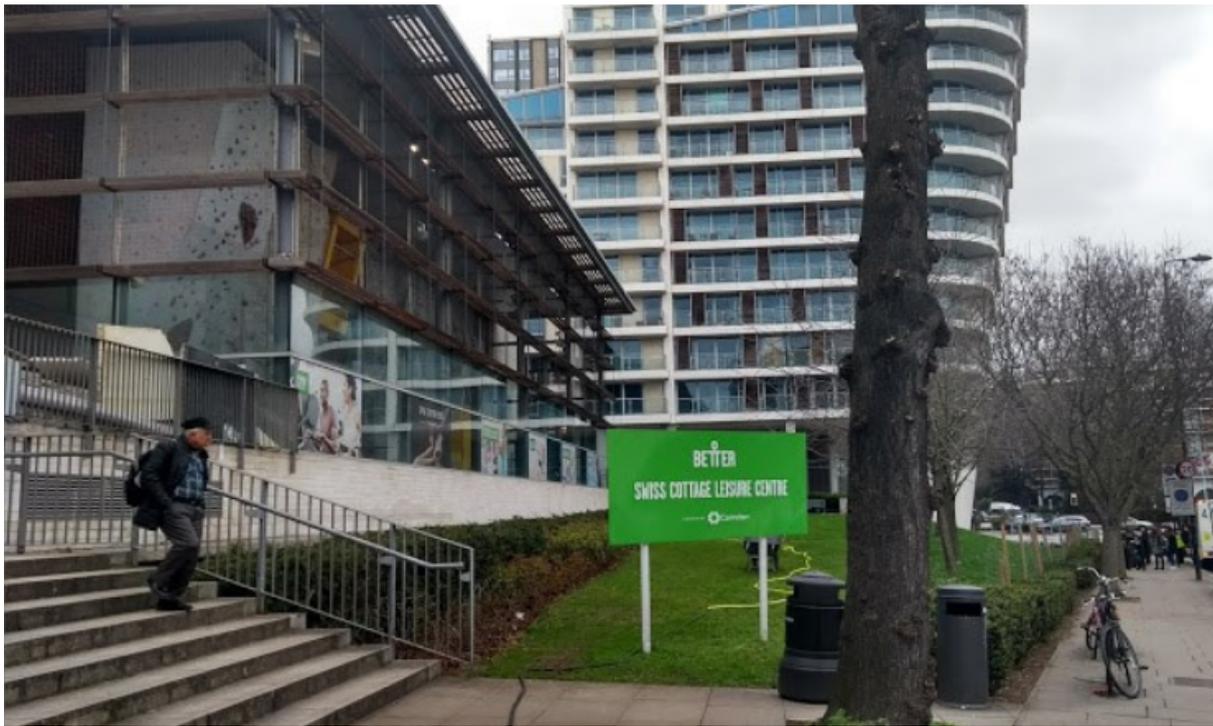
**Below:** Aerial view of existing location (in red circle)



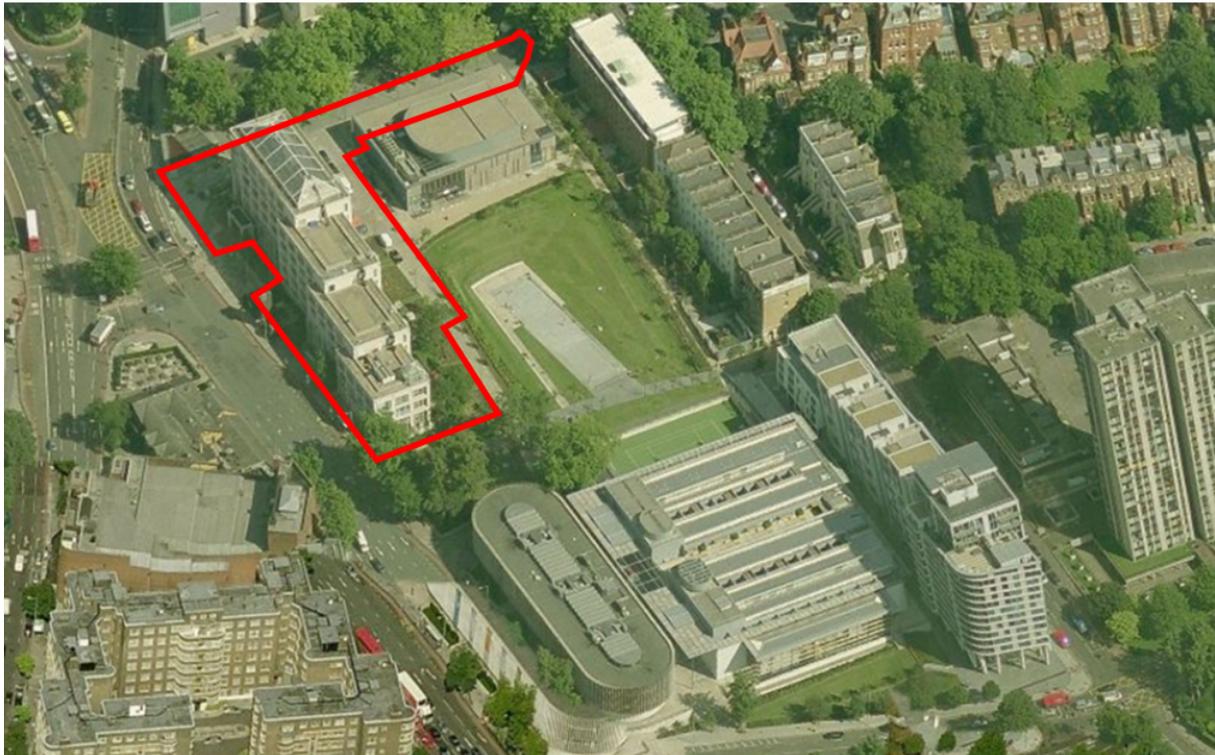
**Below:** Aerial view of proposed location (in red circle)



**Below:** Photos of proposed location



**Below:** Aerial view of 100 Avenue Road site



**Below:** CGIs of Approved Scheme at 100 Avenue Road





<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	16/07/2018
		N/A	<b>Consultation Expiry Date:</b>	14/06/2018
<b>Officer</b>			<b>Application Number(s)</b>	
Jonathan McClue			(i) 2018/2340/P (ii) 2018/2347/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
The Hampstead Figure Sculpture to the North of Swiss Cottage Library, Avenue Road AND Land to the south of Swiss Cottage Leisure Centre Adelaide Road London NW3 3NF			Refer to Draft Decision Notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(i) and (ii) Removal and temporary re-siting of the Hampstead Figure Sculpture for the duration of the construction associated with 100 Avenue Road under 2014/1617/P dated 18/02/2016				
<b>Recommendation(s):</b>		(i) Grant Conditional Planning Permission (ii) Grant Listed Building Consent		
<b>Application Type:</b>		(i) Full Planning Permission (ii) Listed Building Consent		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notices</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:					No. of objections	<b>16</b>
<p><b>Summary of consultation responses:</b></p>	<p>Site notices for both the planning and listed building applications were posted on 23/05/2018 in the following locations:</p> <ul style="list-style-type: none"> <li>• on the Swiss Cottage Leisure Centre Adelaide Road elevation, near the grass verge and steps</li> <li>• near the sculpture, between 100 Avenue Road and the Swiss Cottage Library</li> </ul> <p>Press releases for both application were made on 24/05/2018.</p> <p>At least 16 objections (combined from both applications) have been received from local residents and the following residential associations: Save Swiss Cottage Action Group, Save Swiss Cottage and Winchester Road Residents Association. The objections are summarised below:</p> <ol style="list-style-type: none"> <li>1) Object to the sculpture being removed from its important spot close to the library were it can be fully appreciated. The proposed location would render it lost to public view in a position whereby it could be properly appreciated</li> <li>2) The new location will not enhance the setting of the sculpture and its original intended relationship with the library</li> <li>3) The proposed location on Adelaide Road is not in keeping with the Inspectors' recommendation of enhancing the setting of the sculpture and its relationship with the library</li> <li>4) Other options put forward by the applicant are more appropriate</li> <li>5) This is an important issue that merits a proper public consultation with the local community</li> <li>6) The proposed location would be vandalised and a target for graffiti</li> <li>7) Concerns that the sculpture may be moved incorrectly and get damaged</li> <li>8) The artist's family should be consulted before the work gets moved</li> <li>9) Re-siting the sculpture in its proposed location next to steps would prohibit its appreciation by many disable users</li> <li>10)The absence of any intention to clean or refurbish the sculpture is not in keeping with any "preservation" and "consideration" that the applicant has claimed they have given to this proposal</li> </ol>					

Officer response:

*It is noted that temporary permission is being sought (permanent permission was originally applied for), which would overcome the majority of objections as the final location would be later determined and the process will require public consultation. Notwithstanding this, responses in brief are made to the objections below:*

- 1) The existing location is not in keeping with the original position and it has been accepted by the Planning Inspectorate and Secretary of State that it does not best enhance the setting of the sculpture. Due to its position immediately to the south of the existing 100 Avenue Road building, it is difficult to appreciate the sculpture from all sides. The proposed location would allow the sculpture to be viewed from all sides and is in a very prominent public location.*
- 2) The proposed location is considered to be an enhancement over the existing position as full views around it are more easily available. The sculpture would be closer to the Swiss Cottage Library than existing or historically, albeit to a different side of the building.*
- 3) The temporary position is considered to be an enhancement and the final location would be subject to further scrutiny and interrogation, potentially leading to further enhancement.*
- 4) Further options will be considered as part of the review process for the sculpture's permanent position.*
- 5) The review process for the final location of the sculpture would require public consultation and engagement.*
- 6) It is not considered that the proposed location would be more susceptible to vandalism than it is currently. The proposed location is in a more publically visible place than existing due to its proximity and openness to Adelaide Road, which would potentially increase the amount of passive surveillance and therefore reduce the likelihood of graffiti.*
- 7) A pre-commencement condition is recommended requiring details of the removal and relocation process. This would ensure the sculpture is sufficiently protected.*
- 8) This is not a material planning consideration.*
- 9) The temporary location is sited adjacent to the public footway and can be seen from level surfaces. It is noted that the existing location is set further from a paved level surface than the proposal.*
- 10) This would not be required to make the proposal acceptable, nor is there any indication that such works are necessary.*

**Historic England  
response dated  
08/06/2018:**

Historic England responded by authorising the Local Planning Authority that they are authorised to determine the application for listed building consent as they see fit.

The advice within Historic England's letter includes the following considerations:

*'The new location should be contextual, provide appropriate setting in terms of architecture and accessibility, and remain on prominent public display.'*

*'Historic England supports the principle of The Hampstead Figure's relocation; however we are concerned by the preferred location as set out in the submitted documents, which in our view severs the important relationship between the sculpture and the library. We consider that the proposed location is acceptable on a temporary basis for the duration of the construction works, and welcome further investigation into an appropriate permanent setting.'*

## Site Description

### Sculpture

The bronze sculpture titled 'The Hampstead Figure' is a grade II listed sculpture completed by F E McWilliam in 1964. The sculpture was commissioned by Sir Basil Spence to compliment a group of civic buildings designed with Bonnington and Collins between 1959 and 1964.

The sculpture was moved in 1982 from its original central position between three civic buildings in order to accommodate new squash courts and a sports club. The sculpture had been moved by the time of listing in 1999 and was again likely to have been relocated since 1982, during the 2002 redevelopment of the swimming pool. It is noted that the sculpture's original location is now covered by tennis courts.

The Hampstead Figure is listed grade II in recognition of its high aesthetic and historical significance.

### Existing sculpture location

The sculpture is situated to the north of the listed Swiss Cottage Library, the only remaining building of the original civic cluster. It lies on an area of public open space near an access off Avenue Road. The current siting is setback from a public footpath and immediately to the south of 100 Avenue Road, which currently has an office building between three to five storeys in height with permission to be redeveloped under 2014/1617/P (more information below). The sculpture is listed but does not lie within a designated conservation area.

### Proposed statue location

The proposed temporary location for the sculpture is on land to the south of the Swiss Cottage Leisure Centre, and to the north of Adelaide Road. The site is a grass verge, in close proximity to the southern elevations of the Swiss Cottage Library and Leisure Centre. It is located to the south-east of the existing location and is not within a designated conservation area.

### 100 Avenue Road

This site lies immediately to the north of existing sculpture location. It is bounded on its western side by Avenue Road and the busy Swiss Cottage/Finchley Road junction and gyratory. Ye Olde Swiss Cottage pub is located directly opposite on the western side of Avenue Road, facing onto the junction.

In February 2016 planning permission (ref. 2014/1617/P) was granted on appeal for the demolition of the existing building on the site to be replaced by a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 2,391m<sup>2</sup> of retail, food and drink and community uses. Planning permission has been implemented and is extant – the commencement works were granted a Certificate of lawfulness existing use or development (CLEUD) under 2017/6884/P. The construction of this development would require the relocation of the sculpture and is the reason for the subject planning application and listed building consent.

## Relevant History

**2014/1617/P** - Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements - Granted conditional planning permission subject to a Section 106 legal agreement on appeal on 18/02/2016.

**2016/1321/P** – Amendment to Conditions 27 and 31 (to allow discharge of the conditions prior to the commencement of belowground works) of planning permission 2014/1617/P dated 18/02/16 for demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements – Withdrawn on 22/03/2016.

**2016/1893/P** - Detail of air quality monitoring required by condition 24 of 2014/1617/P dated 18/02/2016 – Granted on 27/06/2016

**2016/2128/P** – Non-material amendment for amendment to Condition 31 (to allow discharge of the conditions prior to the commencement of below-ground works) of planning permission 2014/1617/P dated 18/02/16 for demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units, commercial space and associated works – Refused on 05/05/2016

*Reason for refusal: officers were not satisfied that the proposal was non material, officers considered that the demolition of the existing buildings without details on the feasibility of the erection of the replacement building could result in a delay in the proposed building being erected, officers therefore considered this to be a material amendment.*

**2016/2048/P** - Non-material amendment to Condition 27 (u-values and thermal bridging) of planning permission 2014/1617/P dated 18/02/16 to require details before the relevant part of the work commences - Granted on 10/05/2016.

**2016/2352/P** - Details of tree protection required by condition 21 of planning permission 2014/1617/P dated 18/02/2016 – Granted on 27/06/2016

**2016/2803/P** - Variation of condition 31 of planning permission 2014/1617/P dated 18/02/16 for demolition of existing building and redevelopment for a 24 storey building comprising a total of 184 residential units and flexible commercial and community use with associated works namely to change the point at which full details are submitted – Withdrawn on 28/07/2016.

**2016/6699/P** - Details pursuant to Condition 31 (outline method statement) of planning permission 2014/1617/P dated 18/02/16 – Granted on 20/06/2017

**2017/3139/P** - Details of u-values and approach to thermal bridging as required by condition 27 of planning permission 2014/1617/P dated 18/02/2016 - Granted on 17/07/2017

**2017/3838/P** - Details of the west-facing balustrade to partially discharge condition 15 (microclimate mitigation measures) of planning permission 2014/1617/P dated 18/02/2016 - Granted on 01/08/2017

**2017/4196/P** - Details of the levels at the interface of the development with the boundary of the property and the public highway to discharge condition 4 (boundary levels) of planning permission 2014/1617/P dated 18/02/2016 – Granted on 30/08/2017

**2017/4036/P** - Non-material amendment of planning permission 2014/1617/P dated 18/02/16 has been submitted for a series of internal and external changes to the buildings. The application has been referred to Planning Committee and is waiting to be decided.

**2017/5859/P** - Details of Geoenvironmental Interpretative Report and Laboratory results calculations

to discharge condition 14 (1) (land contamination survey and lab results) of planning permission 2014/1617/P dated 18/02/2016 – Granted on 12/12/2017

**2017/6884/P** – A Certificate of lawfulness existing use or development (CLEUD) to establish that demolition works constituted a material operation for commencement of planning permission 2014/1617/P (allowed under appeal ref: APP/X5210/W/14/3001616 dated 18/02/2016) in accordance with condition 1 – Granted on 08/02/2018

**2018/1098/P** – Details of detailed design and construction method statements relative to the HS2 structures and tunnels to discharge condition 17 of planning permission 2014/1617/P dated 18/02/2016 – Granted on 09/04/2018

**2017/6638/CMP** - Construction Management Plan (CMP) for a mixed used development (24 storey and 7 storey buildings with residential units, flexible retail/café/restaurant space and community use) approved under 2014/1617/P dated 18/02/2016. The CMP is currently being considered.

## **Relevant policies**

### **National Planning Policy Framework 2012 (NPPF)**

The draft revised National Planning Policy Framework is currently out for consultation. The current NPPF advises that from the day of publication, decision-takers may give weight to relevant draft policies according to their stage of preparation (the more advanced the preparation, the greater the weight that may be given). Therefore, policies in the consultation draft of the NPPF are material considerations. However, they should be given limited weight at this stage in the process as there is no way of knowing whether the policies will ultimately be adopted. The policies set out in this emerging document have been taken into consideration in assessing this application.

### **National Planning Practice Guidance (NPPG)**

#### **The London Plan (2016)**

#### **Mayor's Supplementary Planning Guidance**

#### **Camden Local Plan (2017)**

G1 - Delivery and location of growth

A1 - Managing the impact of development

C6 – Access for all

D1 - Design

D2 – Heritage

#### **Camden Planning Guidance (CPG)**

CPG1 Design (2015)

CPG Amenity (2018)

CPG Public open space (2018)

## Assessment

### 1.0 Background

1.1 The 100 Avenue Road development was granted under planning ref: 2014/1617/P on 18/02/2016 to include the demolition of the existing building and new structures of 24 and 7 storeys. The scheme includes 184 flats as well as circa 1,041sqm flexible retail/financial/restaurant and 1,350sqm for community use. The application was originally refused by the Council's Planning Committee on 11/09/2014 and was subsequently appealed to the Planning Inspectorate. A public inquiry took place in July and August 2015 leading to the development being approved. The successful appeal was recovered for determination by the Secretary of State for Communities and Local Government who granted permission for the development. A copy of the Inspector's report and the Secretary of State's decision can be seen at: <https://www.gov.uk/government/publications/recovered-appeal-100-avenue-road-london-nw3-3hf-ref-3001616-18-february-2016>

1.2 The approved development was submitted with construction details that indicated that the Hampstead Figure Sculpture would need to be relocated during the course of construction. This is due to the works requiring access to the south of 100 Avenue Road (i.e. where the listed sculpture is currently located) and the necessary site hoarding. The relocation of the sculpture was acknowledged and deemed acceptable by the Planning Inspectorate and Secretary of State.

1.3 The below paragraphs taken from the Inspector's report note that the listed sculpture has been repositioned previously and that enhancements could be possible from repositioning it again:

a. *'87. The Hampstead Figure Sculpture has been repositioned in the past nearer to the existing building on the appeal site and is not easily viewed from all around because it is close to the building. The proposal would enable the statue to be relocated more in keeping with the original location and allow all around viewing and so the proposed enhancements would be an improvement to the listed building, enhancing its special architectural and historic interest.'*

b. AND

c. *'286. The opportunity to reposition the sculpture to provide all around viewing would be a major benefit, as would re-establishing a more positive relationship with the library. Even if the sculpture is repositioned in the same location, the impact on its significance would be neutral. Overall I consider there is likely to be a significant enhancement to the setting of the statue and consequently the special architectural and historic interest of the listed building would be likely to be enhanced.'*

1.4 The decision from the Secretary of State agreed with the Planning Inspectorate regarding enhancements to the setting of the sculpture and indicated that the best final position may not be known until after the development is implemented:

d. *'20. As to the Hampstead Figure Sculpture, the Secretary of State notes it would be necessary to remove the listed sculpture and reposition it after the works are complete (IR283). He agrees with the Inspector that there is likely to be a significant enhancement to the setting of the sculpture and therefore the special architectural and historic interest would be likely to be enhanced (IR286).'*

1.5 On this basis, the principle of the relocation of the sculpture has been accepted by the Planning Inspectorate and Secretary of State. Furthermore, it is indicated that enhancements to its setting are possible and that the final location might be best determined upon completion of the

approved development.

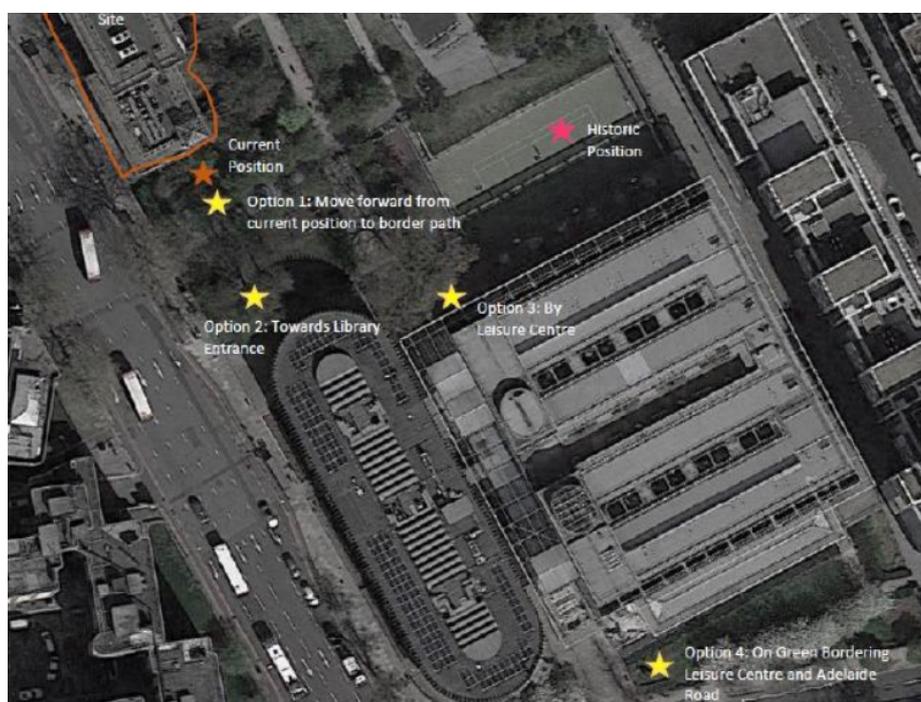
## 2.0 Proposal

2.1 Planning permission and listed building consent are sought for the removal and temporary re-siting of the listed Hampstead Figure Sculpture. The temporary permission would last for the duration of the construction associated with 100 Avenue Road under planning ref: 2014/1617/P dated 18/02/2016. Permission would be granted for a period of 4 years and a review would be required to determine the best final location for the sculpture.

2.2 The removal and relocation of the sculpture is to prevent it being damaged during construction of the 100 Avenue Road development and to allow better access. Temporary permission is sought so the final location can be determined once the scheme is completed, with it potentially being incorporated in a location closer to its current position and worked in with a landscaping/public realm scheme.

2.3 The proposed location is on a grass verge to the south of the Swiss Cottage Leisure Centre, and to the north of Adelaide Road. Several other locations were investigated and discounted. It's noted that the sculpture cannot be returned to its original location as this is now occupied by tennis courts. The sculpture would be re-sited in its current form, including its plinth. The three other alternative options for relocation are summarised below and displayed on Figure 1:

- Option 1: south of current location closer to the border path and Swiss Cottage Library
- Option 2: further south of option 1, on the southern side of the border path and just to the north of the Library
- Option 3: immediately to the north of the Swiss Cottage Leisure Centre, southeast of the current position



**Figure 1 (above):** Map showing 100 Avenue Road (top left outlined in orange), current sculpture position (orange star), historic sculpture position (pink star) and the 4 options (yellow stars).

2.4 An application for the permanent relocation of the sculpture to the proposed site was initially submitted. Following consultation responses, including from third parties and Historic England, and on the advice of officers the applicant agreed to a temporary permission with a condition requiring a review of the most appropriate permanent location along with necessary public consultation.

2.5 The proposal is supported by a 'Hampstead Figure Statue Location Review' document submitted on 20/06/2018. The document states that prior to completion of the redevelopment of 100 Avenue Road and the expiry of any temporary planning permission and listed building consent, a review of the most suitable permanent location would be undertaken. The review would be carried out in conjunction with a programme of consultation and engagement. Consultation would include advertisement and written invitations to third parties, local ward councillors, stakeholders and members of the public to attend a workshop session to review the constraints and opportunities for the statue relocation.

### **3.0 Assessment**

#### **3.1 Statutory Duty and Assessment of Harm**

3.2 The statutory provision principally relevant to the determination of these applications is Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.3 Section 16 requires that in considering whether to grant listed building consent for development, which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

3.4 Paragraph 132 of the NPPF advises that great weight should be given to a designated heritage asset's conservation when considering the impact of a proposed development on its significance, in this case being the listed Hampstead Figure Sculpture. The NPPF also cites in Paragraph 134 that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

#### **3.5 Impact on listed sculpture**

3.6 As stated in the background section (above), the principle of the relocation of the sculpture has been accepted by the Planning Inspectorate and Secretary of State. This principle is further supported by Historic England. The sculpture has been moved from its original location multiple times as a result of developments over the years. Therefore, the principle of it being moved again is supported. Furthermore, it is acknowledged that there is little rationale for the sculpture's current position, that it would need to be moved during the construction of 100 Avenue Road and that there are opportunities for its enhancement.

3.7 The size and shape of the sculpture along with the current landscaping around the civic buildings (i.e. the Swiss Cottage Library and Leisure Centre) create a variety of constraints when considering an appropriate repositioning. As a result, the applicant proposes to locate the sculpture to the rear of the civic buildings on a section of grass facing Adelaide Road. Whilst the relationship between the statue and the civic buildings is arguably weakened in this position, it allows the statue to be viewed and appreciated whilst ensuring it does not block pathways and routes through the pedestrian areas or create health and safety issues. Permission for it to be temporarily relocated to the proposed position is therefore considered acceptable in heritage terms and no harm to the designated heritage asset would result, subject to a review of the optimum location for the sculpture once the development at 100 Avenue Road is completed. It is

considered that when the landscaping and public realm works around the new development is redesigned that a new more suitable position might be possible. Any new position should be considered in light of public consultation/engagement, and improve the sculpture's relationship with civic buildings and ability to be appreciated.

3.8 On the above basis, temporary permission is recommended subject to details of the method of removal and implementation of the sculpture and a review process, including public consultation/involvement, to determine the best final location.

### 3.9 Other planning considerations

3.10 Given the nature, location and scale of the proposal, it would not be considered to cause harm to any surrounding residential occupiers living conditions. The relocation of the sculpture would not be disruptive and details of the works would be controlled via planning condition.

## 4.0 Recommendation:

- i) Grant Conditional Planning Permission; and
- ii) Grant Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on the 25<sup>th</sup> June 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/2340/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 18 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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WYG  
11th Floor  
1 Angel Court  
London EC2R 7HJ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**The Hampstead Figure Sculpture to the North of Swiss Cottage Library  
Avenue Road**

**AND**

**Land to the south of Swiss Cottage Leisure Centre Adelaide Road London NW3 3NF**

Proposal: Removal and temporary re-siting of the Hampstead Figure Sculpture for the duration of the construction associated with 100 Avenue Road under 2014/1617/P dated 18/02/2016  
Drawing Nos: PL\_500 Rev P1; PL\_501 Rev P1; Design and Access Statement Rev 1 dated 15/05/2018; Heritage Statement and Cover Letter dated 18/05/2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The relocation of the sculpture is permitted on a temporary basis for the duration of the construction period associated with 100 Avenue Road under 2014/1617/P dated 18/02/2016. The sculpture shall be relocated to its current position by 25/06/2022 and the temporary location shall be reinstated to its former condition.

Reason: The relocation of the sculpture is required due to the construction of the development under 2014/1617/P and following its practical completion, it could be moved back into its current position or a more suitable location may be justified. The permanent retention of the sculpture in its approved location is not considered acceptable without further investigation of potential locations to better enhance the setting of the listed feature. The Local Planning Authority would wish to review the permission at the end of the period to ensure compliance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 Prior to the substantial completion of the 100 Avenue Road development under 2014/1617/P dated 18/02/2016 or the expiration of the temporary permission on 25/06/2022, details of a full review of the most appropriate permanent location for the listed sculpture shall be submitted to and approved in writing by the Council as Local Planning Authority. The review should include details of an appropriate level of engagement and consultation with members of the public and relevant statutory and interested parties.

Reason: The permanent retention of the sculpture in its approved location is not considered acceptable without further investigation of potential locations to better enhance the setting of the listed feature. The Local Planning Authority wishes to interrogate the most appropriate location in greater detail closer to the completion of the approved development under 2014/1617/P to ensure compliance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: PL\_500 Rev P1; PL\_501 Rev P1; Design and Access Statement Rev 1 dated 15/05/2018; Heritage Statement and Cover Letter dated 18/05/2018.

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

Informative(s):

- 1 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).

- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce  
Director of Regeneration and Planning

**DECISION**

WYG  
11th Floor  
1 Angel Court  
London EC2R 7HJ

Application Ref: **2018/2347/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

18 June 2018

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**The Hampstead Figure Sculpture to the North of Swiss Cottage Library  
Avenue Road**

**AND**

**Land to the south of Swiss Cottage Leisure Centre Adelaide Road London NW3 3NF**

Proposal: Removal and temporary re-siting of the Hampstead Figure Sculpture for the duration of the construction associated with 100 Avenue Road under 2014/1617/P dated 18/02/2016

Drawing Nos: PL\_500 Rev P1; PL\_501 Rev P1; Design and Access Statement Rev 1 dated 15/05/2018; Heritage Statement and Cover Letter dated 18/05/2018.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The relocation of the sculpture is permitted on a temporary basis for the duration of the construction period associated with 100 Avenue Road under 2014/1617/P dated 18/02/2016. The sculpture shall be relocated to its current position by 25/06/2022 and the temporary location shall be reinstated to its former condition.

Executive Director Supporting Communities



Reason: The relocation of the sculpture is required due to the construction of the development under 2014/1617/P and following its practical completion, it could be moved back into its current position or a more suitable location may be justified. The permanent retention of the sculpture in its approved location is not considered acceptable without further investigation of potential locations to better enhance the setting of the listed feature. The Local Planning Authority would wish to review the permission at the end of the period to ensure compliance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL\_500 Rev P1; PL\_501 Rev P1; Design and Access Statement Rev 1 dated 15/05/2018; Heritage Statement and Cover Letter dated 18/05/2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Prior to the commencement of the development, details of a schedule of works and a method statement for the removal and relocation of the listed sculpture shall be submitted to and approved in writing by the Council as Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the sculpture in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning