

Application ref: 2018/4376/A
Contact: Laura Hazelton
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Date: 15 October 2019

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Willingale Associates
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Dear Sir/Madam

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Various points along Camden High Street and Chalk Farm Road
London
NW1**

Proposal:

Phased installation of commemorative pavement stones over a 20 year period to comprise the 'Camden Music Walk of Fame from Mornington Crescent Underground Station to the Roundhouse'

Drawing Nos: Planning Statement dated September 2018, NW1_MWOF_EX01, NW1_MWOF_EX02, NW1_MWOF_EX03, NW1_MWOF_PP01, NW1_MWOF_PP02, NW1_MWOF_PP03.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

Conditions and Reasons:

- 1 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 grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, 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: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 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: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 Reason for granting permission

The proposals involve the installation of a number of commemorative pavement stones along Camden High Street pavement running from Mornington Crescent underground station up to Chalk Farm Road underground Station. The stones would be laid in phases over a twenty year period to commemorate musical artists who have a connection to the London Borough of Camden. Each year the Music Walk of Fame inductees, selected by industry figures and fans, would be commemorated and celebrated with interactive stones set into the pavement, similar to the Hollywood Walk of Fame. A number of stones would also feature Augmented Reality Technology which would allow the public to access imagery and video content via their mobile phones.

The principle considerations when assessing advertisement consent applications are the impacts on public safety and amenity. Amenity includes both the visual amenity of the area and the amenity of neighbouring residents (daylight, outlook, privacy, noise and odour disturbance, etc.).

Much of the proposed route is within a conservation area, with the southern section of the route (Mornington Crescent up to Camden Market) located within Camden Town Conservation Area, and part of the northern section of the route from Camden Lock to the Roundhouse within the Regent's Canal Conservation Area. In addition, there are a number of statutory listed and locally listed buildings along the

route including Camden Stables, the Roundhouse, the Elephants Head and Oxford Arms Public Houses and Mornington Crescent Station. However, given the small size of the stones (0.8m x 0.8m, apart from the founding stone which would be 1 x 1 meter), and the fact that they would sit flush with the pavement, they would have limited impact on the character and appearance of the conservation area or the setting of nearby listed buildings. An indicative layout has been provided for the location of each stone; however, detailed information on the proposed location for each stone shall be required in the form of an Installation and Maintenance Plan secured by S106 legal agreement.

Similarly, due to the small size of the proposed stones, they are not considered to cause harm to the amenities of neighbouring residents by way of loss of outlook, daylight, privacy or disturbance.

The Council's Transport Officer has assessed the proposals to determine their impact on public safety and the road network (part of which is a Transport for London Road Network [TLRN]), and confirmed that the proposals are acceptable subject to an Installation and Maintenance Plan being secured by Legal Agreement. The plan would need to provide detailed information on each stone location including the current road layout, below-ground utilities, street furniture, location of trading areas, road safety audit, materials specifications and a maintenance plan. By securing an installation and maintenance plan which would need to be continuously updated for each phase of stone-laying, it would allow the Council to fully assess the suitability of each stone location prior to its installation. This is considered necessary given the fact that there could be numerous changes to the public realm and road network over the proposed 20 year timeframe. Transport for London have confirmed that they do not object to the proposals subject to the S106 Legal Agreement including an obligation for the applicant to enter into a Section 278 agreement with TfL for all works on the TLRN.

One objection has been received and duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

- 2 Special regard has been attached to the desirability of preserving the nearby listed buildings and their settings or any features of special architectural or historic interest which they possess under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policy D4 (Advertisements) of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework 2018.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the

Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice in regard to your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer