

Application ref: 2022/2188/P  
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Date: 22 June 2022

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

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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**6-7 St Cross Street  
London  
EC1N 8UB**

Proposal:

Display of mural artwork on southern flank elevation

Drawing Nos: 1985-JRA-02-08-DR-A-0000 Rev P02; 1985-JRA-02-XX-DR-A-0026 Rev P02; 1985-JRA-02-XX-DR-A-0126 Rev P02; Supporting Statement (Street Art for Mankind)

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: 1985-JRA-02-08-DR-A-0000 Rev P02; 1985-JRA-02-XX-DR-A-0026 Rev P02; 1985-JRA-02-XX-DR-A-0126 Rev P02;

## Supporting Statement (Street Art for Mankind)

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

### Informative(s):

#### 1 Reasons for granting permission-

The application site is within the Hatton Garden Conservation Area. The wall on which the mural would be painted is visible from Leather Lane, with its vibrant weekday market.

Policy D1 of the Local Plan states that the Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

The proposed mural is considered to be acceptable insofar as the flank wall on which it would be placed is not of historic merit or particular importance within the conservation area; the mural would provide an interesting backdrop to Leather Lane Market and its position on the wall within semi-private space means it is unlikely to be subject to graffiti or anti-social behaviour. Furthermore, it is unlikely to distract users of the adjacent highway.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties due to the nature of the proposed works.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The mural will not harm the conservation area. 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 2 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.

- 3 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.

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 2021.

You can find advice about 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