

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 29/11/2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Westminster City Hall, 64 Victoria Street, London, SW1E 6QP,		
Proposal	Erection of a war memorial sculpture within the Kings Gate public realm, Victoria Street and associated works.		
Agent	Miss Hannah Murray		
On behalf of	Mr Land Securities		
Registered Number	16/09835/FULL	Date amended/ completed	14 October 2016
Date Application Received	14 October 2016		
Historic Building Grade	Unlisted		
Conservation Area			

1. RECOMMENDATION

Grant conditional planning permission

2. SUMMARY

The proposal relates to a small area of land adjacent to City Hall in Victoria Street. The site is not in a conservation area and does not affect the setting of any listed buildings. The site is currently a small planting area with three trees and forms part of a small area of open space between City Hall and the adjacent King's Gate development.

The proposal is to install a war memorial to commemorate the 82 members of staff of Westminster Council who lost their lives during the First World War. Each fatality is marked by a marble shard planted in a circular arrangement. They vary in height from approximately 2.2m up to a maximum of 3m above pavement level. The base of the sculpture will be circled by a bronze name collar inscribed with the names of the 82 members of staff. This will be welded to a steel plate located just below the surface and there will be a 10mm upstand to the adjacent paving. It is proposed to light the memorial with 4 circular LED ribbons set into the ground plane. The lighting will be sequenced to come on with the existing surrounding lighting for Kings Gate Walk which is on a solar switch. The artist is Lee Simmons who has carried out a number of public art commissions in Westminster.

UDP policy DES 7 welcomes the provision of public art, including sculpture and statuary. It goes on to say that such artwork should be of a high standard of design and execution and be "spatially related to the development scheme in question." The proposal is by a recognised artist of merit, is to

be fabricated in high quality materials and has been designed specifically for the location where it is proposed.

The Westminster Society object to the design, they consider it “far too complex and not at all an attractive proposition.” They suggest a simple memorial plaque would be more appropriate, as does another objector. While the appreciation of artistic quality is a largely subjective matter, the fact that this is a purpose-made piece for this specific location by a known artist means that the proposal is consistent with the terms of policy DES 7. It is considered that the memorial is an appropriate design for this location.

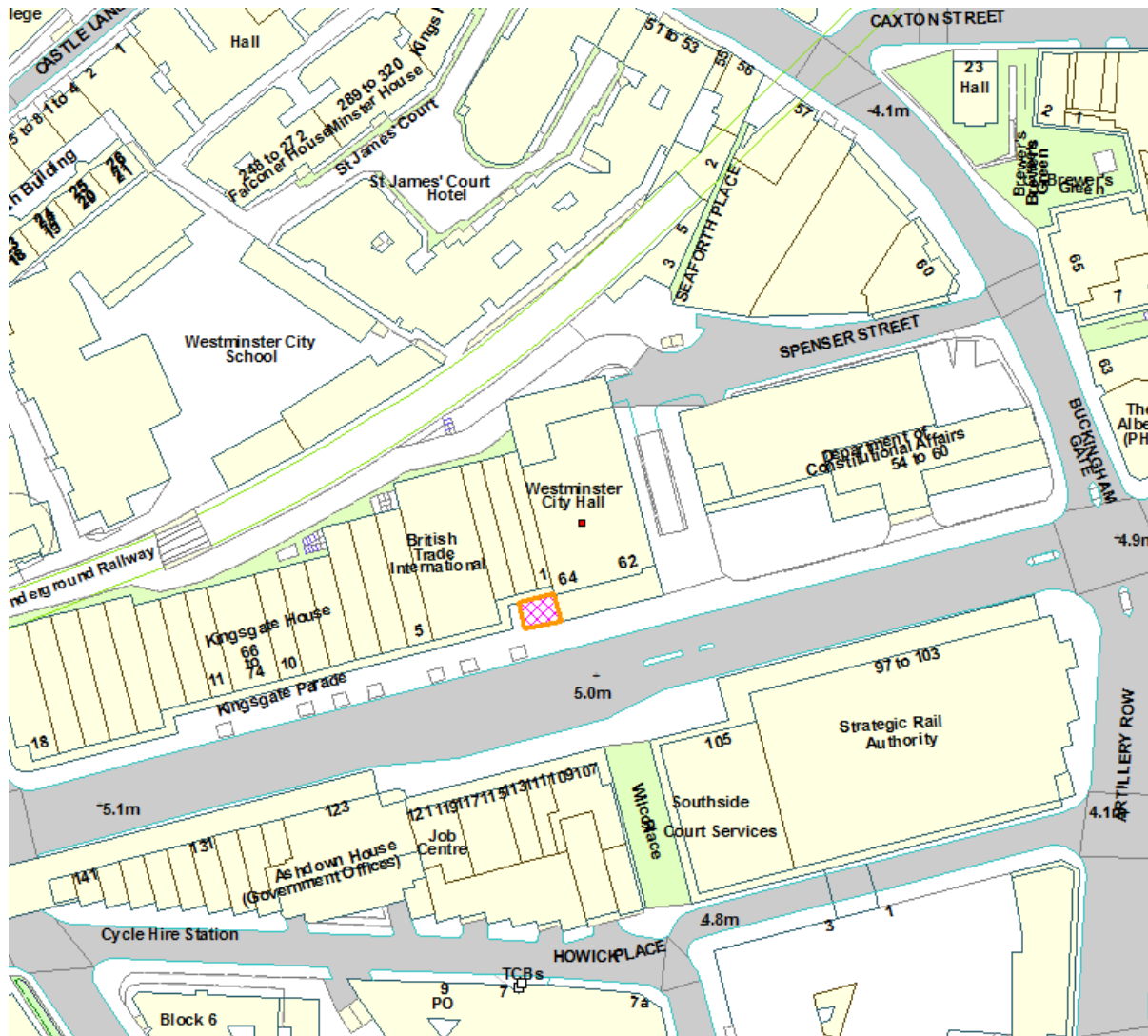
The works would require the removal of two trees to allow the installation of the memorial. While the City Council normally resists the loss of trees, these specimens are newly planted and immature. Their contribution to the streetscene is relatively limited and it could be argued that the memorial will make an equal or greater contribution. A number of residents in the adjacent Kings Gate development have objected to the loss of trees and do not consider the memorial as a suitable or appropriate replacement. The Council’s arboricultural manager does not object to the loss of these trees.

The works also propose the removal of cycle racks located alongside City Hall. However, these are well-used and their loss would be opposed. The racks do not encroach on the memorial or its setting and there is adequate space to move between the two. These racks were installed as a requirement of a planning condition on the adjacent Kings Walk development and they could only be removed by a variation of the relevant condition relating to that development. They cannot therefore be removed by this consent and these works would not form part of any permission that may be issued.

The memorial would be cleaned and maintained by the City Council. One objector has commented on the propensity of the design to collect litter and debris, but as the City Council will be responsible for cleaning and maintenance this will be undertaken when required.

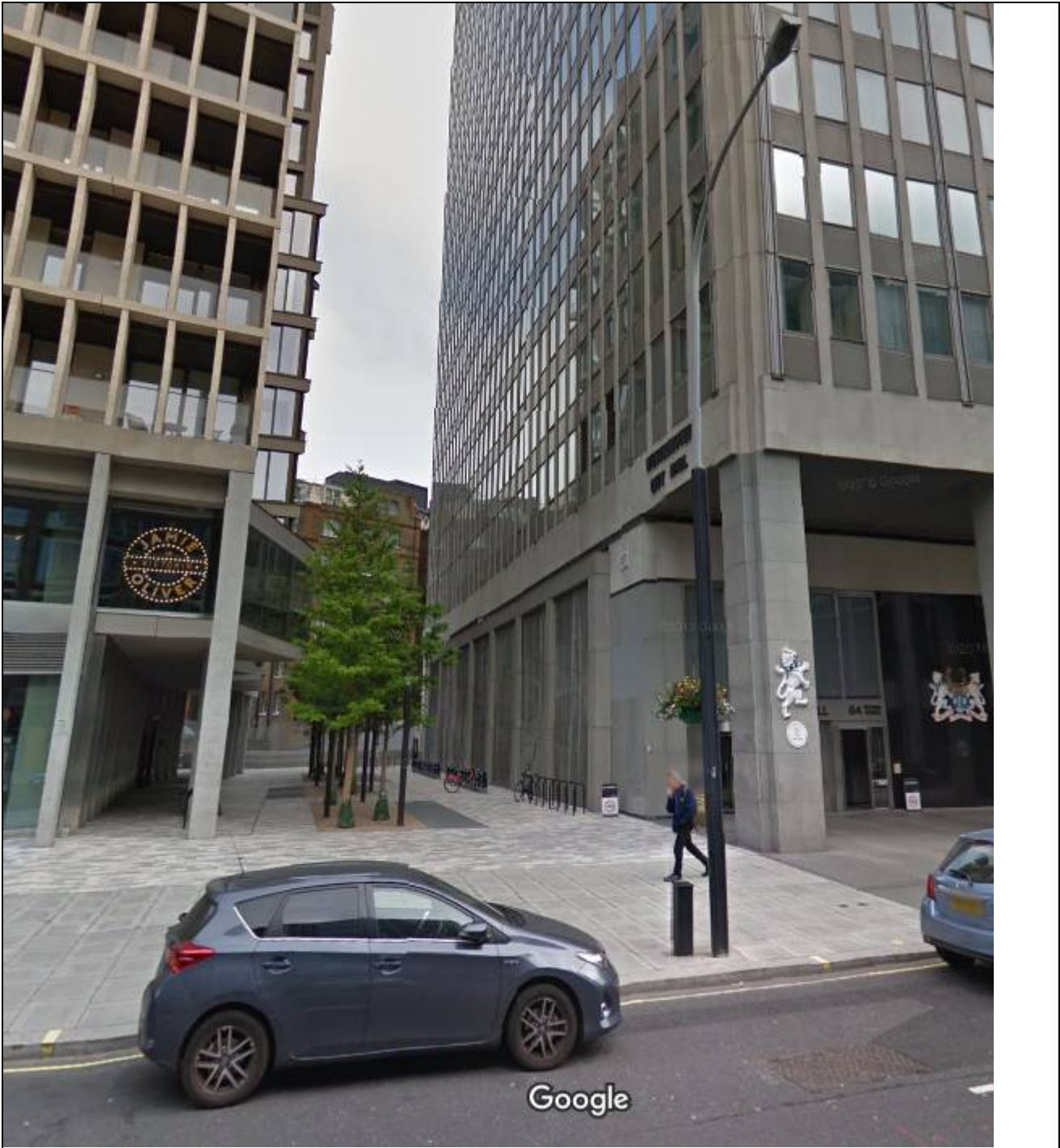
In summary, while the objections to the loss of trees and the appropriateness of the design are noted, it is considered that the proposed memorial will be a high quality addition to the streetscene and that it will enhance the quality of the townscape in this area.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WARD COUNCILLORS FOR ST JAMES'S

Any response to be reported verbally.

WESTMINSTER SOCIETY

Objection, consider the design too complex and not attractive, would prefer a simple plaque.

HIGHWAYS PLANNING MANAGER

No objection to the memorial but would oppose the loss of cycle racks.

ARBORICULTURAL MANAGER

Verbally confirmed no objection (written comment to follow)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 105

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Objections raised on the following grounds:

- Object to the loss of two street trees,
- would prefer a simple plaque within City Hall
- concerned about cleaning and maintenance

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society, dated 1 November 2016
3. Letter from occupier of Apartment 3.02, Kings Gate, dated 6 November 2016
4. Letter from occupier of 1 Kings Gate Walk, London, dated 7 November 2016

Selected relevant drawings

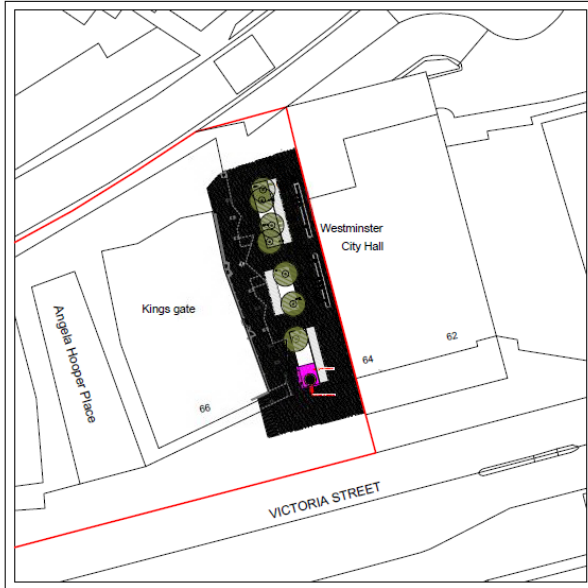
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: **JULIA ASGHAR** BY EMAIL AT jasghar@westminster.gov.uk

7. KEY DRAWINGS

PROPOSED WAR MEMORIAL
LOCATION: KINGS GATE WALK, VICTORIA, LONDON, SW1
 IN MEMORY OF THE MEMBERS OF THE STAFF OF THE WESTMINSTER CITY COUNCIL
 WHO GAVE THEIR LIVES FOR THE COUNTRY IN THE GREAT WAR.

PLANNING
 NOT FOR CONSTRUCTION



(01) PROPOSED BLOCK PLAN

1:500



(02) PROPOSED SITE PLAN

1:100

**Lee
 Simmons.** studio@leesimmons.co
www.leesimmons.co



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETRES.	REVISION:	DATE:
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DRAFT DECISION LETTER

Address: Westminster City Hall, 64 Victoria Street, London, SW1E 6QP,

Proposal: Erection of a war memorial sculpture within the Kings Gate public realm, Victoria Street and associated works.

Reference: 16/09835/FULL

Plan Nos: WCC-PLAN_27096, WCC-PLAN_27086, (G)-101rev C, (G)-100 rev C,(G)-102 rev B, Site location plan, WCC-SECTION dated 08/11/2016 and 12292-S-DRG-VWW-00-XX-001 rev A,

Case Officer: David Clegg

Direct Tel. No. 020 7641 3014

Recommended Condition(s) and Reason(s)

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Informative(s):

- 1 No permission for the removal or relocation of cycle racks is granted by this consent.
- 2 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (July 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.