

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 20 September 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Trafalgar Square, London		
Proposal	Creation of 6 no. pitches on the north terrace of Trafalgar Square.		
Agent	Mr David Hine		
On behalf of	Westminster City Council		
Registered Number	16/06329/COFUL	Date amended/ completed	6 July 2016
Date Application Received	6 July 2016		
Historic Building Grade			
Conservation Area	Trafalgar Square		

1. RECOMMENDATION

1. Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992

2. SUMMARY

Planning permission is sought for the creation of 6 no. pitches on the north terrace of Trafalgar Square

Trafalgar Square is London's geographical heart and one of its most internationally recognisable spaces. The Grade I listed National Gallery forms the backdrop to the north terrace and to a townscape composition of the highest value. The site is located within the Trafalgar Square Conservation Area.

Trafalgar Square itself is owned by the Crown Estate and managed by the Greater London Authority. The City Council is the Highway Authority for the roads around the square, including managing the pedestrianised area of the north terrace which remains an emergency access route.

The City Council licences a small number of portrait artists to produce and sell their artworks on a limited number of pitches in the West End. Originally, these pitches were situated along the north side of Leicester Square, but following refurbishment of the square ready for London 2012, they have been working at pitches on Swiss Court, Leicester Place and Charing Cross Road.

In terms of space management, the City Council considers the advantage of portrait artists to be that they are quiet and regulated, so they can be placed in such a way as to displace illegal or nuisance behaviours such as illegal street trading or nuisance street performance.

In terms of the proposed location, it is considered that placing a small number of portrait artists pitches on the north terrace would also help animate the space and attract tourists arriving from or queuing for the bus tours nearby.

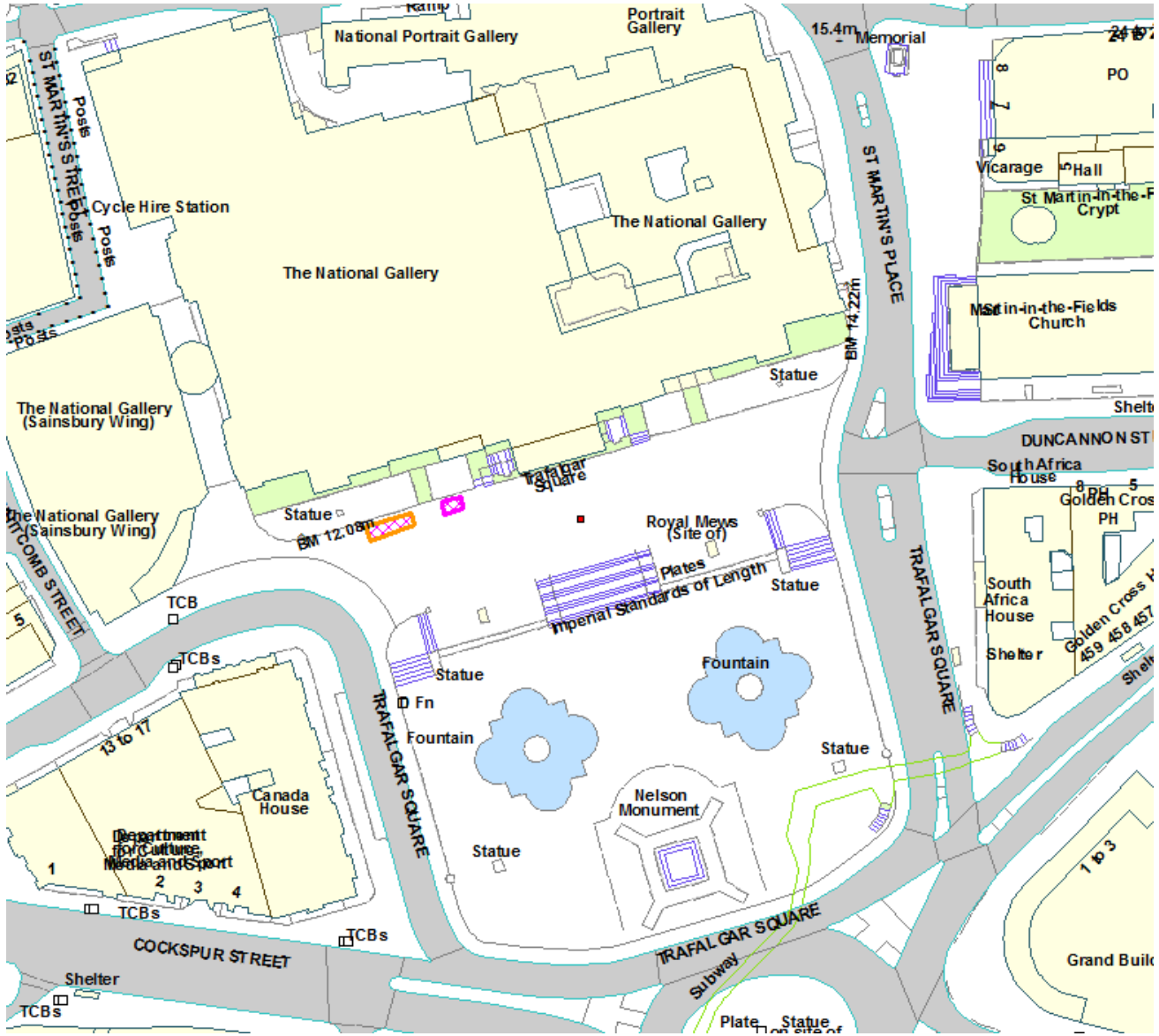
In Highways terms, the proposed artist pitches are on an area of public highway that is not open to general motor vehicle traffic but is open to emergency and service vehicles. The proposals will not however result in any physical works that will cause a permanent obstruction to the area.

The area is approximately 20 metres wide which means that even with the pitches in place pedestrian flows should not be adversely affected. The pitches have been placed at the back of the footway which should help reduce the impact on pedestrian desire lines.

A condition is recommended requiring details to be submitted of the demarcation of the pitches, which would likely involve the inseting of studs into the pavement.

The application raises no amenity concerns.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY

Good idea in principle, however further work needed regarding location and details of pitches, what they will be used by and by whom.

HIGHWAYS PLANNING

Pitches will be on public highway but no physical works are proposed which would cause a permanent obstruction to the area.

CLEANSING

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 0

Total No. of replies: 0

No. of objections: 0

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

None relevant.

7. BACKGROUND PAPERS

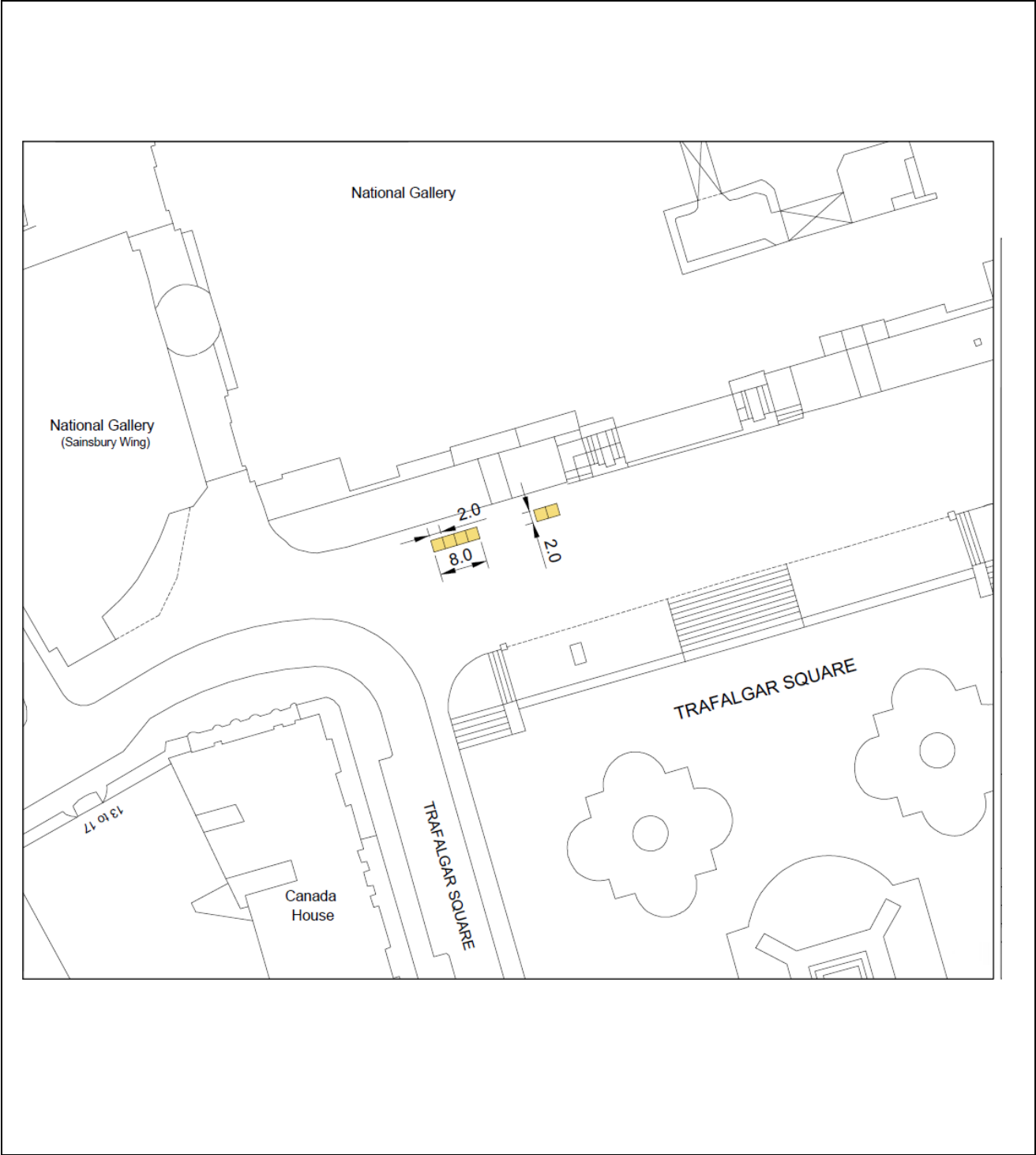
1. Application form
2. Response from Westminster Society, dated 19 July 2016
3. Memorandum from Highways Planning, dated 26 July 2016
4. Memorandum from Cleansing, dated 27 July 2016

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: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

8. KEY DRAWINGS



DRAFT DECISION LETTER

Address: Trafalgar Square, London, ,

Proposal: Creation of 6 no. pitches on the north terrace of Trafalgar Square.

Plan Nos: Trafalgar Square North Terrace dated 10.05.16; Towards a Shared Space Management Plan for Trafalgar Square - v 0.6 20.06.2016.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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.

- 2 You must apply to us for approval of details for the demarcation of the pitches. You must then carry out the work according to these details.

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (July 2016) and TACE 11 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 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.