

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION

R.B.K.C.
APPROVED BY
THE COUNCIL ON
13 FEB 2001

PLANNING SERVICES COMMITTEE 13/02/2001 APP NO. PP/00/02892/MNW
AGENDA ITEM NO. 4012

ADDRESS

Traffic Island adjacent
Melton Court and 12 Old
Brompton Road, London,
S.W.7

APPLICATION DATED 13/12/2000

RECOMMENDATION
ADOPTED.

APPLICATION COMPLETE 18/12/2000

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

Mrs. K. Bogyay,
Director General,
10 Maiden Lane,
Covent Garden,
London WC2E 7NA

CONSERVATION AREA N/A

CAPS No

ARTICLE '4' No

WARD Brompton

LISTED BUILDING NO

HBM C DIRECTION N/A

CONSULTED 107

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Hungarian Cultural Centre,

PROPOSAL:

Erection of a statue on the western end of the traffic island adjacent to Melton Court and 12 Old Brompton Road.

RBK&C Drawing No(s): PP/00/02892

Applicant's Drawing No(s): 0/02 and unnumbered site plan received 18/12/2000 and photograph

RECOMMENDED DECISION: Grant planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) **detailed plan, elevation and section drawings at 1:50 scale showing the statue hereby permitted in relation to the traffic island and raised planter that it would be erected upon.**
(C011)
Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)

INFORMATIVES

1. I09
2. I10
3. I25
4. I26
5. I27
6. I30
7. **You are advised that the Council is currently carrying out public consultation on traffic management proposals for the area adjacent to South Kensington Underground Station. If implemented, these proposals would require the removal of the statue from the site hereby permitted. In this event, the Council would consider the relocation of the statue to an alternative site encompassed by the traffic management proposals for the area.**

8. **You are advised that, notwithstanding the granting of planning permission, consent under the Highways Act would be required for this work. You should consult the Council's Director of Highways and Transportation in relation to this matter.**

9. **You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD32 and CD44. (I51)**

1.0 THE SITE

- 1.1 The site to which this application relates is the main traffic island at the eastern end of Old Brompton Road adjacent to South Kensington Tube Station to the north and Melton Court, Old Brompton Road to the south.
- 1.2 The traffic island is of triangular shape with dimensions of approximately 30m x 25m x 20m and features a flower stall, an automatic W.C., a park bench and two raised planting areas.
- 1.3 The traffic island forms part of the public highway and therefore is owned by the Royal Borough. It does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought by the Hungarian Cultural Centre to erect a statue of the composer Bela Bartok on the raised planting area at the western end of the traffic island described above.
- 2.2 The statue has a height of approximately 2.2m, is of bronze construction and is the work of the Hungarian sculptor Imre Varga.
- 2.3 The composer Bela Bartok (1881 - 1945) was Hungarian and when performing in London stayed in South Kensington in a house in Sydney Place. The property in question (No. 7) features a blue plaque commemorating this fact.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main consideration is the effect of the proposed statue on the character and appearance of this part of South Kensington.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the adopted U.D.P. and the proposed alterations to it.
- 4.3 Policy CD25 is to seek that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk and character of the surroundings. Policy CD32 is to ensure that when open space forms part of a proposal it is designed and landscaped to a high standard. Finally Policy CD44 is to permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.

- 4.4 The existing open space formed by the intersection of major roads immediately to the south of the bull nose of South Kensington Tube Station is not particularly attractive, being confused, cluttered and divided into several small traffic islands including the one to which the application relates. In view of this the Council is involved in a public consultation exercise on traffic management proposals for the area with the objective of rationalising and improving the space. It is expected that implementation of the traffic management scheme, which could involve the creation of a public plaza, would start within the next two years.
- 4.5 In light of the above the Council's Transportation Officer considers that the application now under consideration is premature. However, since the traffic management scheme is likely to be two years away it is considered that it would be appropriate to allow the statue to be erected subject to an informative that if and when the traffic management scheme is undertaken the statue will have to be temporarily removed. The informative would also need to make it clear that whilst the statue would be relocated it would not necessarily be in the same position.
- 4.6 Subject to this informative it is considered that the principle of the statue in this location is acceptable and would ensure that the statue is not lost to another city. It is understood that if it is not possible to erect the statue now the sculptor intends to offer it to a city in Germany.
- 4.7 Finally, the erection of the statue would need to be subject to firstly a condition that detailed drawings are submitted indicating the precise location and fixing details of the statue in relation to the existing traffic island and secondly subject to an informative that a separate application to the Director of Highways and Traffic under the Highways Act would need to be made.
- 4.8 In conclusion, it is considered that the proposed statue is acceptable since it would celebrate an internationally renowned composer with links to South Kensington and since, as an attractive statue, it would not detract from the character and appearance of the South Kensington precinct area either now or in the future.

5.0 PUBLIC CONSULTATION

- 5.1 Letters of notification were sent to 107 neighbouring properties in Old Brompton Court including all the flats in Melton Court. To date, two letters of objection have been received including one from the Kensington Society. In addition one letter seeking clarification of the proposal has been received.
- 5.2 The letter from the Kensington Society states that there is insufficient information and inadequate drawings, that they have reservations about whether such a prominent position is appropriate for this proposal and that it is necessary to carefully consider the traffic implications.

In relation to these points it is considered that there is sufficient information and drawing quality to determine the principle of whether the location of the statue is acceptable here and that an attractive bronze statue in the proposed location is acceptable. In relation to the traffic implications this would be addressed by the application under the Highways Act that would be required.

- 5.3 The other letter of objection states that the statue has no links with Kensington and Chelsea, and therefore, it is not needed.

It is understood that the writer was not aware that the statue was of Bartok. As stated in the main body of the report, Bartok did have links with South Kensington.

- 5.4 The letter seeking clarification of the proposal sought to establish what the statue was of and why the Hungarian Centre was the applicant. This information has now been provided.

6.0 RECOMMENDATION

- 6.1 Grant planning permission.

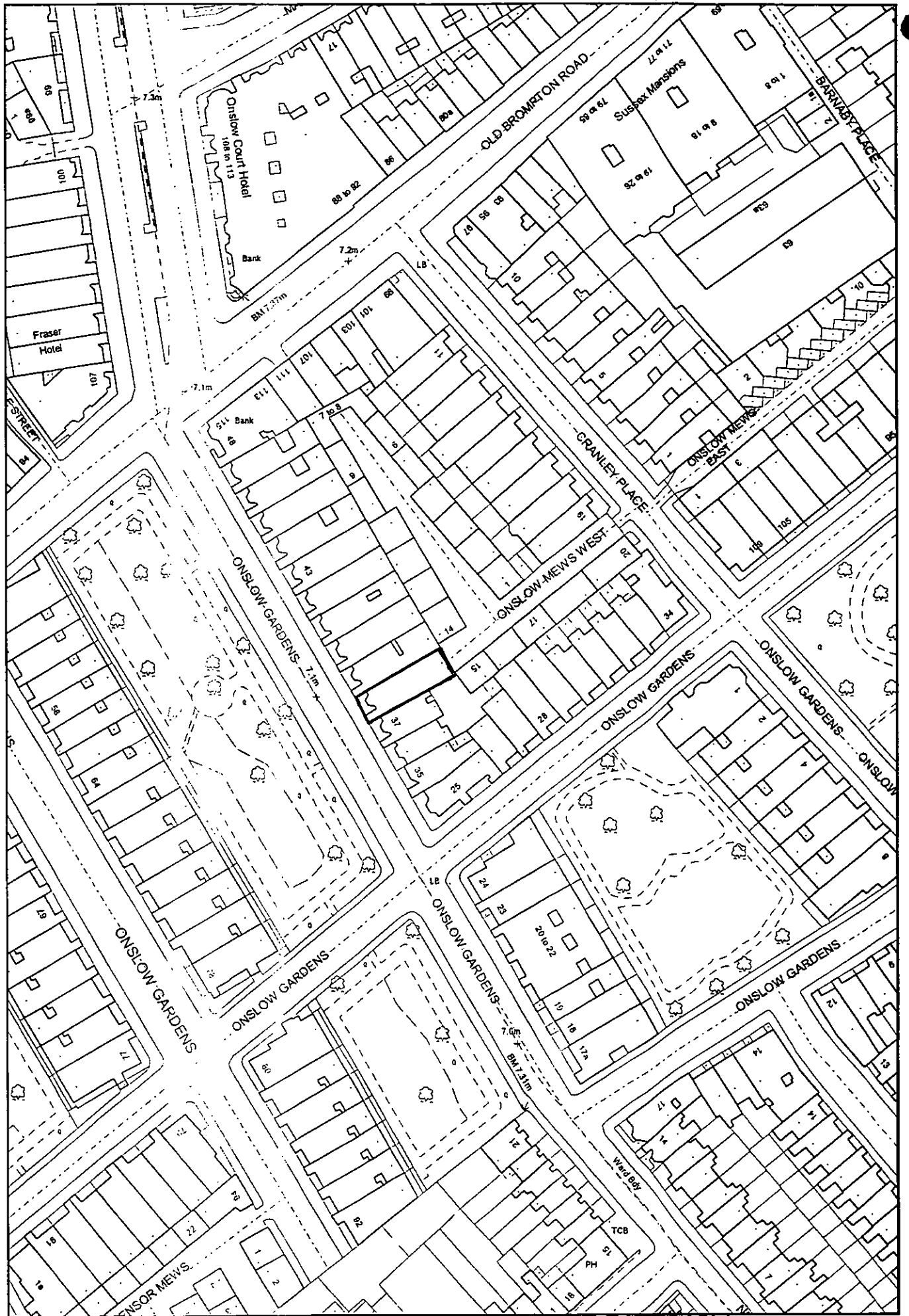
M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/00/02892 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JS
Report Approved By: BC/LAWJ
Date Report Approved: 30/01/2001

PSC0201/JS.REP



**ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION
PLANNING SERVICES COMMITTEE
13TH FEBRUARY 2001**

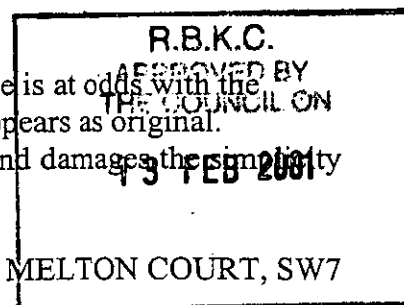
The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the **SOUTH EAST** area team.

AGENDA ITEMS 4007/8 16 ALEXANDER SQUARE, SW3

The occupiers of One Alexander Place have written again re-iterating their objections which are set out in paragraph 5.1 of the report.

AGENDA ITEMS 4010/1 1 ST. SAVIOURS CHURCH, WALTON STREET, SW3

1. Two objections to the design, including one from the Victorian Society, on the grounds that it would harm the special architectural character of the Church.
2. English Heritage write objecting to the proposal:
 - a) The elaborate architectural detail of the new front entrance is at odds with the hierarchy and form of the church which still externally appears as original.
 - b) The proposal by virtue of its size and detail both masks and damages the simplicity of the North elevation."



AGENDA ITEM 4012 TRAFFIC ISLAND ADJACENT TO MELTON COURT, SW7

The Brompton Association object strongly on the grounds that the final outcome of the South Kensington traffic management proposals might be compromised.

The Committee are advised that paragraph 4.5 of the report, and Informative 7 in the recommendation, address this issue.

AGENDA ITEMS 4013/4 38 ONSLOW GARDENS, SW7

1. Objection from a resident of Pont Street Mews to the detail of the garden wall door. In response to this objection the Committee are recommended to add a further Condition.
2. ADD Condition 6 to the planning permission and Condition 7 to the Listed Building Consent.

A detailed design for the rear doorway and surround to Onslow Mews West as on plan 1638/P/05A received by the local planning authority on 24/01/2001, shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to this aspect of the development commencing and the approved details shall be implemented and maintained thereafter.

REASON R72