

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 29 August 2017	Classification For General Release	
Report of Director of Planning		Ward involved St James's	
Subject of Report	Victoria Embankment Gardens, Villiers Street, London, WC2N 6NE		
Proposal	Use part of Victoria Embankment Gardens for a temporary cinema event for the BFI London Film Festival (LFF) and a series of World Cinema premieres from 4 th - 20 th October 2017 including construction and de-rigging between 21 st September - 4 th October and 21 st - 27 th October. Display of three externally illuminated fascia signs measuring 5.40m x 4.00m, 2.00m x 6.00m, 2.00m x 1.50m and a non-illuminated hoarding sign measuring 0.50m x 1.00m.		
Agent	British Film Institute		
On behalf of	British Film Institute		
Registered Number	17/05149/FULL & 17/05150/ADV	Date amended/ completed	9 June 2017
Date Application Received	9 June 2017		
Historic Grade	Grade II Star Registered Historic Park		
Conservation Area	Savoy		

1. RECOMMENDATION

1. Does the Sub-Committee agree that the public and cultural benefits of the event are sufficient to outweigh the short term harm it causes to the Registered Park and to the setting of the adjacent York Water Gate, listed memorials, listed buildings and conservation area?
2. Subject to 1 above grant conditional planning permission and advertisement consent.

2. SUMMARY

The Victoria Embankment Gardens are a Grade II Star Registered Historic Park. The Villiers Garden is located to the north of Embankment Station and is one of three gardens which comprise the Victoria Embankment Gardens. Planning permission and advertisement consent are sought for the use of part of the gardens for the erection of structures between 21st September and 27th October 2017 (inclusive of setup and derig) in connection with the BFI London Film Festival.

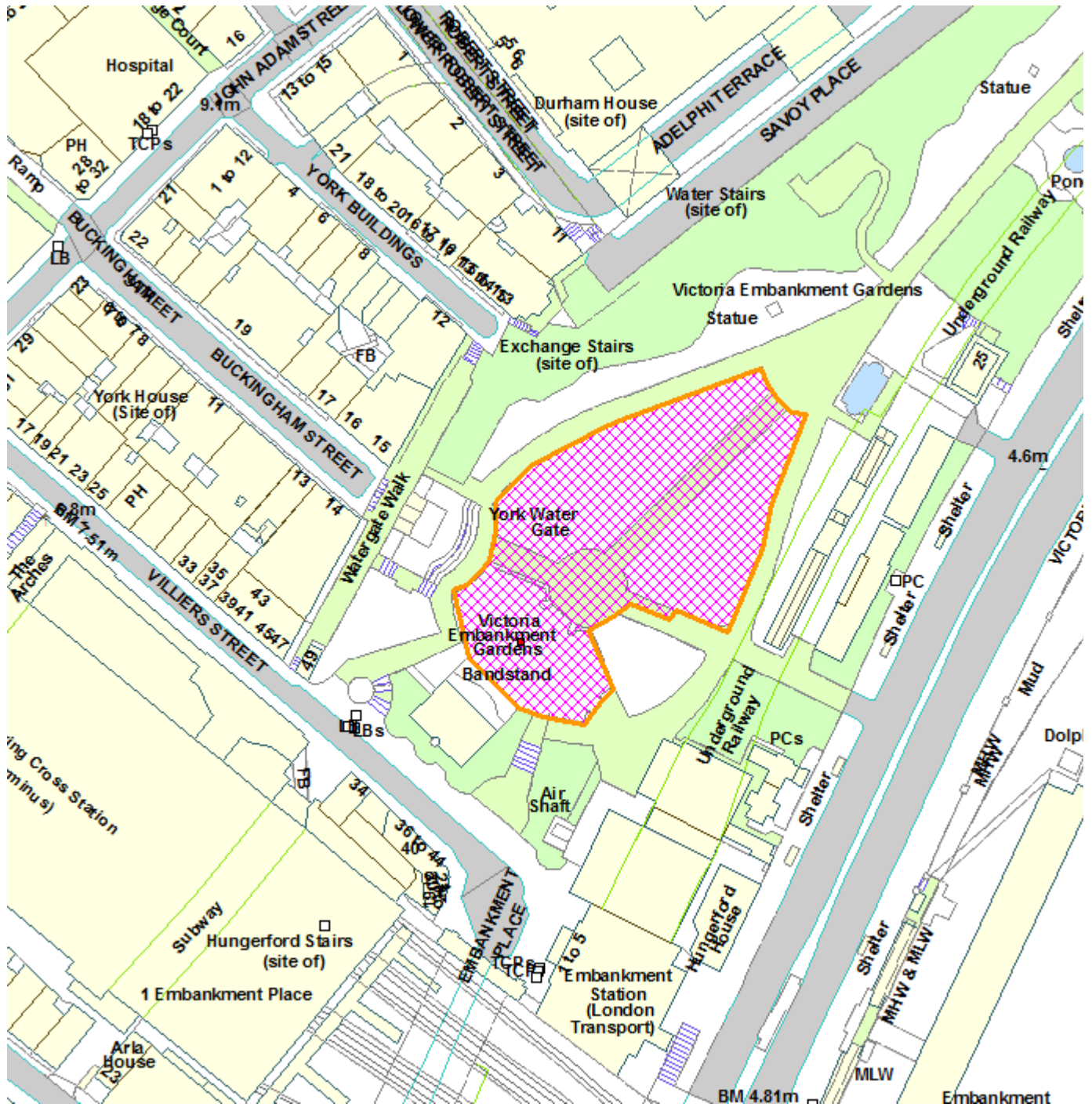
The main issue for consideration are:

- The impact of the proposals on the Registered Park;

- The impact of the proposals on the setting of adjacent heritage assets including the Conservation Area;
- The impact of the proposals on neighbouring residential amenity.

The garden would remain open to the public during the event but it would lose some of its important open character and it would affect the setting of adjacent and nearby heritage assets. The event will provide cultural and public benefits but it will also cause temporary harm to heritage assets and as such Member's views are sought on this issue.

3. LOCATION PLAN



4. PHOTOGRAPHS



Aerial photograph looking west

5. CONSULTATIONS

WESTMINSTER SOCIETY

No comment.

HISTORIC ENGLAND

Remain concerned that the proposed temporary building's bulk, scale and massing would have an adverse impact upon the open character of the registered park and limit views of the York Water Gate from Embankment and the north-south views within the garden.

TRANSPORT FOR LONDON

No objection to the proposed temporary cinema use. Request the applicant to contact TfL regarding access to the site from the TfL Road Network.

GREATER LONDON AUTHORITY - CULTURE TEAM

Support the application which is in line with the GLA's Cultural Strategy and the GLA's Economic Development Strategy. The LFF makes a significant contribution to the cultural life of Londoners and its visitors.

LAMBETH BOROUGH COUNCIL

Any response to be reported verbally.

THE GARDENS TRUST

Any response to be reported verbally.

DESIGNING OUT CRIME OFFICER

Any response to be reported verbally.

HIGHWAYS PLANNING

The exhibition will occur wholly within the gardens and not on the public highway. The site will be serviced from Embankment which will need to be agreed with TfL as the responsible Highway Authority.

ENVIRONMENTAL HEALTH

A similar event was staged last year under the Council's Premises License and there were no issues made aware to Environmental Health during the staging of the event. Forthcoming events will also be subject to their own Premises License. Noise levels will be set in conjunction with Environmental Health on completion of the build.

TREE SECTION

No objection subject to conditioning tree protection measures.

CITY PROMOTIONS, EVENTS AND FILMING

No objection. The previous event in 2016 was well managed and the organisers have a proven track record. The event will provide a number of associated benefits.

PARKS MANAGER

Support the LFF. All repairs and maintenance were addressed to Park's satisfaction and no adverse comments were received from park users.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 509

Total No. of replies: 10

No. of objections: 7

No. in support: 3

Letters have been received from VisitBritain/VisitEngland, Film London and the UK Film Distributors Association writing in support for the event.

Seven neighbouring residents have raised objection to the proposals on the following grounds:

- Experienced noise from past 'Planit' events;
- Increase levels of traffic, rubbish and security issues;
- The gardens are intended to be a place of peace and relaxation and should be retained as such;
- The gardens should not be used for private and profit making events;
- Not in keeping with the façade of the buildings.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

The Victoria Embankment Gardens are a Grade II Star Registered Historic Park. The Villiers Garden is located to the north of Embankment Station and is one of three gardens which comprise the Victoria Embankment Gardens. It is located within the Savoy Conservation Area and there are a number of listed memorials and other structures within it, including most notably for this proposal the Statue of Sir Wilfred Lawson (Grade II), the Camel Corps Memorial (Grade II) and the York Water Gate (Grade I).

Outside of the gardens to the north are a number of listed buildings of all grades, including the notable enclave of 17th / 18th century terraced houses in Buckingham Street, built on the site of the former York House - the view through the gardens, of the Water Gate with the terrace of houses beyond is noted by the Savoy Conservation Area Audit as a Local View, with a number of other Local Views noted variously around the Gardens in recognition of its landscape and spatial characteristics and interaction with the surrounding townscape.

6.2 Recent Relevant History

7 September 2016 – Planning permission granted for the use of part of Victoria Embankment Gardens as a temporary cinema event space for the 60th BFI London Film Festival from 6th to 16th October 2016 which includes installation of enclosed temporary cinema structure (with approximately 780 raked audience seats) accompanying box office/concessions structure and a red carpet cinema entrance and display of externally illuminated signs measuring 5m x 4m and 2m x 6m and non-illuminated sign measuring 2m x 1.5m. (16/07369/FULL and 16/08130/ADV)

7. THE PROPOSAL

The application relates to the open space of lawns, flower beds and footpaths at the western end of this section of the gardens. Permission is sought to use part of the gardens as a temporary cinema event space between 4th - 20th October 2017. This will comprise of the LFF between 5th-15th October and the BFI UK/India between 17th - 20th October. During these dates the operation of the event will not be outside of 1100 - 2300 hours each day.

The 13 days setup and 7 days derig would take place between 21st September - 4th October and 21st - 27th October respectively. The site boundary would increase during these dates to include the hard standing opposite the bandstand and road access from Victoria Embankment. The total duration on site of would be 37 days.

The largest structure is the auditorium which would provide seating for 820 and would be approximately 35m long, 25m wide and 12m high. Other structures include a toilet block, box office, VIP and red carpet areas. The proposals include night-time temporary lighting and ancillary paraphernalia such as generators, fencing and temporary surfacing. The front of the auditorium, box office and all heras fencing will be treated with green geometric 'camouflage' wraps.

Advertisement consent is also sought for the display of three externally illuminated fascia signs measuring 5.40m x 4.00m, 2.00m x 6.00m, 2.00m x 1.50m and a non-illuminated hoarding sign measuring 0.50m x 1.00m.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The 16 days of cultural film screen events would begin with the LFF which is Britain's leading film event. In 2016 the annual event presented approximately 250 feature films and 150 short films from more than 70 countries and attracted approximately 195,000 attendances across London and in cinemas throughout the UK.

2017 marks the first UK-India Year of Culture which has been launched this year by the British Council, the Indian High Commission and the UK government. The BFI will host 'India on Film' events across the year and during the LFF venues in October.

The applicant states that the "LFF provides a unique showcase of British and International Talent, which supports a diverse and growing industry providing strong economic and social benefits. In addition, by location the LFF in Victoria Embankment Gardens, this

serves to boost the economy and standing of Westminster and London as a cultural hub and world city – benefits that are reflected in the support this application has received from the GLA, VisitBritain/VisitEngland, Film London and the UK Film Distributors Association.”

The principle of events operating in the gardens has been established over the years, most notably by the Luna Cinema and Planit events, although there is no planning history for those events. The garden has also been used for other events such as the interactive sport stations during the 2012 Olympics. Most recently permission was granted for a similar proposal for the LFF in 2016.

Policies S35 of the City Plan and DES12 of the Unitary Development Plan (UDP) both seek to protect open spaces including squares and gardens. The event will be temporary in nature but will conflict with these policies whilst the associated structures of the event are in place. The gardens would remain open to the public during the event but it would lose some of its important open character and it would affect the setting of adjacent and nearby heritage assets. Consideration of the harm is set out in more detail below.

8.2 Townscape and Design

Victoria Embankment Gardens is a Grade II Star Registered Park of notable landscape, townscape and historic interest. The gardens contain a number of listed memorials, most notably for this proposal the Camel Corps Memorial and the York Water Gate (Grade I listed). The site lies on the cross-axis from the southern entrance to the Gardens from the road, to the Water Gate with the group of Grade I and II* listed buildings that line Buckingham Street in the background. This is a significant element of the Gardens' landscape design.

The application is similar to the temporary siting of a cinema on this site for the LFF that was approved in 2016. The period previously approved was for 11 days (6th - 16th October) whereas the current proposal is for 17 days (4th - 20th October). The construction and de-rigging period before and after these quoted dates increase the effects of the proposals to over a month.

The design of the proposal is essentially the same as the 2016 scheme, but with some tightening of the red carpet structure, and the rear corridor which previously encroached onto the east-west northern footway. The external treatment of the structure is also improved in terms of focussing on the greenery of the park, rather than the sky blue wrap approved in 2016. All heras fencing and the front of the auditorium will include a green geometric 'camouflage' wrap which are designed to reduce the visual impacts of the structures. Ideally all elevations of the auditorium would be covered in the wrap but the applicant has confirmed it would not be possible this year at least.

The event will inevitably have a detrimental effect on the character of the gardens, and the setting of adjacent and nearby heritage assets for the duration of its build, operation and removal. At full effect, this will be 'substantially' harmful to the character of the gardens as it will fundamentally change that character from a public park to a developed and branded entertainment site, albeit for a temporary period.

The impacts will include encroachment into views of the York Gate and Buckingham Street listed buildings along the axis from the southern gate, and in views from those back

towards the gardens and the river beyond. The setting of the listed memorials will also be compromised. The impacts on built heritage assets would represent 'less than substantial' harm. Whilst the mitigating colour wraps are an improvement upon last years, this can only provide partial mitigation to the visual impacts due to the large scale and built nature of the development which contrasts with the character of the site.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard be given to the preservation of the setting of listed buildings, and to the preservation or enhancement of the character or appearance of conservation areas when determining applications affecting them. As advised by Paragraphs 133 and 134 of the NPPF, (which also requires a similar level of care be given to Registered Parks) and by the Council's own policies and guidance (in particular DES 1, DES 9, DES 10 and DES 12 of the UDP), this effectively means a statutory presumption against the approval of harmful proposals unless the harm caused is demonstrably outweighed by public benefits which the proposals would secure. In this regard, and as highlighted by Historic England, it is important to give due regard to whether that public benefit could be alternatively provided by other, less sensitive sites.

The applicant proposes some measures to protect the Camel Corps monument and York Watergate during the construction phase. During the event branding is proposed to highlight and celebrate the historic stories of these assets.

Given the degree of harm, albeit temporary, the application should only be approved if the Committee is satisfied that the cultural and public benefits which the event would bring will offset this harm.

With regard to the advertisements sought, subject to the principle of the wider development being considered acceptable, the temporary nature of the signage is considered acceptable subject to a condition to ensure they are only displayed between 4th September - 27th October this year.

8.3 Residential Amenity

In terms of increased noise and disturbance, it should be acknowledged that Victoria Embankment Gardens and its surrounds is a busy location and hosts many outdoor events. The nearest residential is located on York Buildings, Buckingham Street and Villiers Street, approximately 50m from the proposed event structures.

Environmental Health has confirmed that no complaints were made during the staging of the event last year. The event will be subject to its own Premises License which will be assessed by Environmental Health and the noise and vibration levels will be set in conjunction with Environmental Health on completion of the build. The event will be subject to the relevant controls exerted on it by the Licensing regime and Health & Safety legislation. On this basis it is not considered necessary to attach noise and vibration conditions in this instance.

The activity that the event would produce between the hours of 11.00 and 23.00 is not considered to be unreasonable given the character and location of the surrounding area. The application is considered to comply with Policies ENV13 of the UDP and S29 of the City Plan.

8.4 Transportation/Parking

The event and associated structures will occur wholly within the Gardens itself and not on the public highway. Given the dimensions of the Gardens, it is considered that there will be sufficient room for the use and servicing will to be carried out without adverse impact on the public highway. All servicing will need to be from Embankment which is part of the TfL Road Network. An informative is added to remind the application to contact TfL.

8.5 Economic Considerations

The Head of City Promotion, Events and Filming has made some comments which include potential economic benefits that the LFF event could provide and are summarised below:

- The event will provide income from hire of the gardens wold be reinvested in Council services, including the maintenance of parks.
- It will assist in raising the profile of the Northbank as a destination in its own right and attract investment.
- The event could provide new employment opportunities and benefit local business.
- Provides support to a key creative industry within Westminster.

8.6 Access

The auditorium is designed to meet the DDA best practice guidance.

8.7 Other UDP/Westminster Policy Considerations

Waste

A cleaning team will collect waste during the day and place it into wheelie bins around the site. This will then be transferred to euro bins for collection at the end of each day by a single dustcart.

Trees and Biodiversity

An Ecology Appraisal of the site has been undertaken which explores the impact of event. The appraisal considers the event to be low impact and makes minor mitigation recommendations which include the use of a low impact lighting scheme. The applicant has confirmed that they will be undertaking the mitigation measures set out in the report. The Tree Section recommends tree protection measures which are to be secured by condition.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application. There will not be a requirement to make a Community Infrastructure Levy payment due to the proposals being temporary.

8.11 Environmental Impact Assessment

The application is not of a sufficient scale to require its own Environment Impact Assessment.

8.12 Other Issues

Construction impact

The main build is scheduled between 21st September – 4th October and dismantling is scheduled for 21st – 27th October. The standard hours of construction condition is recommended limiting noisy works to between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday; and not at all on Sundays, bank holidays and public holidays. All vehicles will enter from the east side of Embankment. This is part of the TfL Road Network and as such the applicant will need to liaise with TfL to obtain the necessary permissions.

Crime and security

24-hour site security coverage will be provided by the BFI's appointed special events security provider. A Crime Prevention and Counter Terrorism Statement has been provided which is informed by the Met Police and National Counter Terrorism Security Advisors.

9. BACKGROUND PAPERS

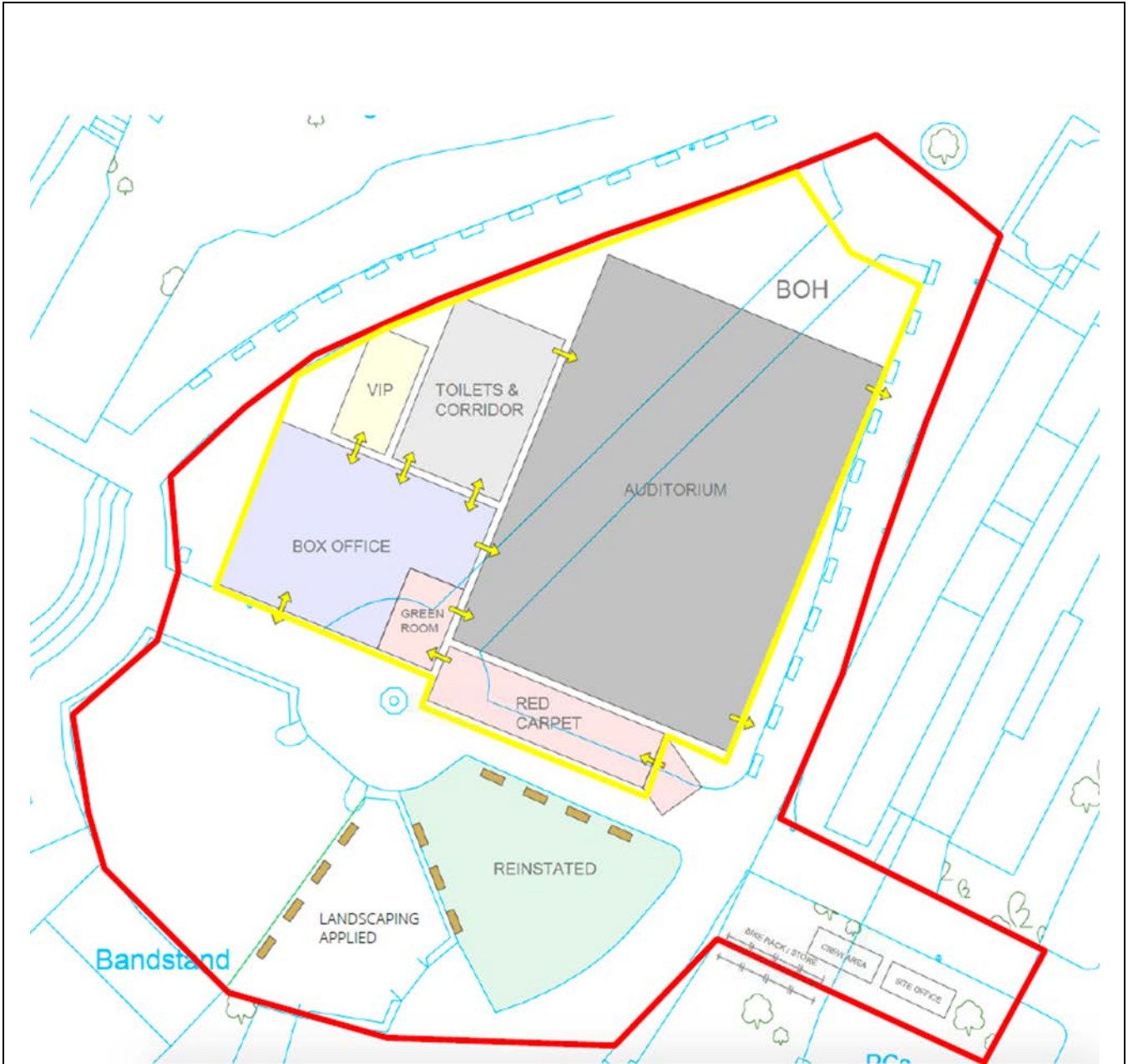
1. Application form.
2. Response from Historic England dated 4 July 2017.
3. Response from the Westminster Society dated 22 June 2017.
4. Response from Transport for London dated 6 July 2017.
5. Response from the Greater London Authority dated 7 July 2017.
6. Response from Parks Manager dated 1 August 2017.
7. Response from Highways Planning dated 10 August 2017.
8. Response from Head of City Promotions, Events and Filming dated 9 August 2017.
9. Response from the Tree Section dated 11 August 2017.
10. Response from Environmental Health dated 10 August 2017.
11. Response from the Film Distributors' Association dated 10 July 2017.
12. Response from Film London dated 12 July 2017.
13. Response from VisitBritain and VisitEngland dated 14 July 2017.
14. Response from the owner/occupier of Flat 2, 18 Buckingham Street dated 27 June 2017.
15. Response from the owner/occupier within Buckingham Street dated 10 July 2017.
16. Response from the owner/occupier of Flat B, 19 Buckingham Street dated 29 June 2017.
17. Response from the owner/occupier of Flat 4, 19 Buckingham Gate dated 27 June 2017.
18. Response from the owner/occupier of Flat 36, 10-14 John Adam Street dated 25 June 2017.
19. Response from the owner/occupier of Flat 5, 19 Buckingham Street dated 26 June 2017.

20. Two responses from the owner/occupier within 19 Buckingham Street dated 27 June 2017.

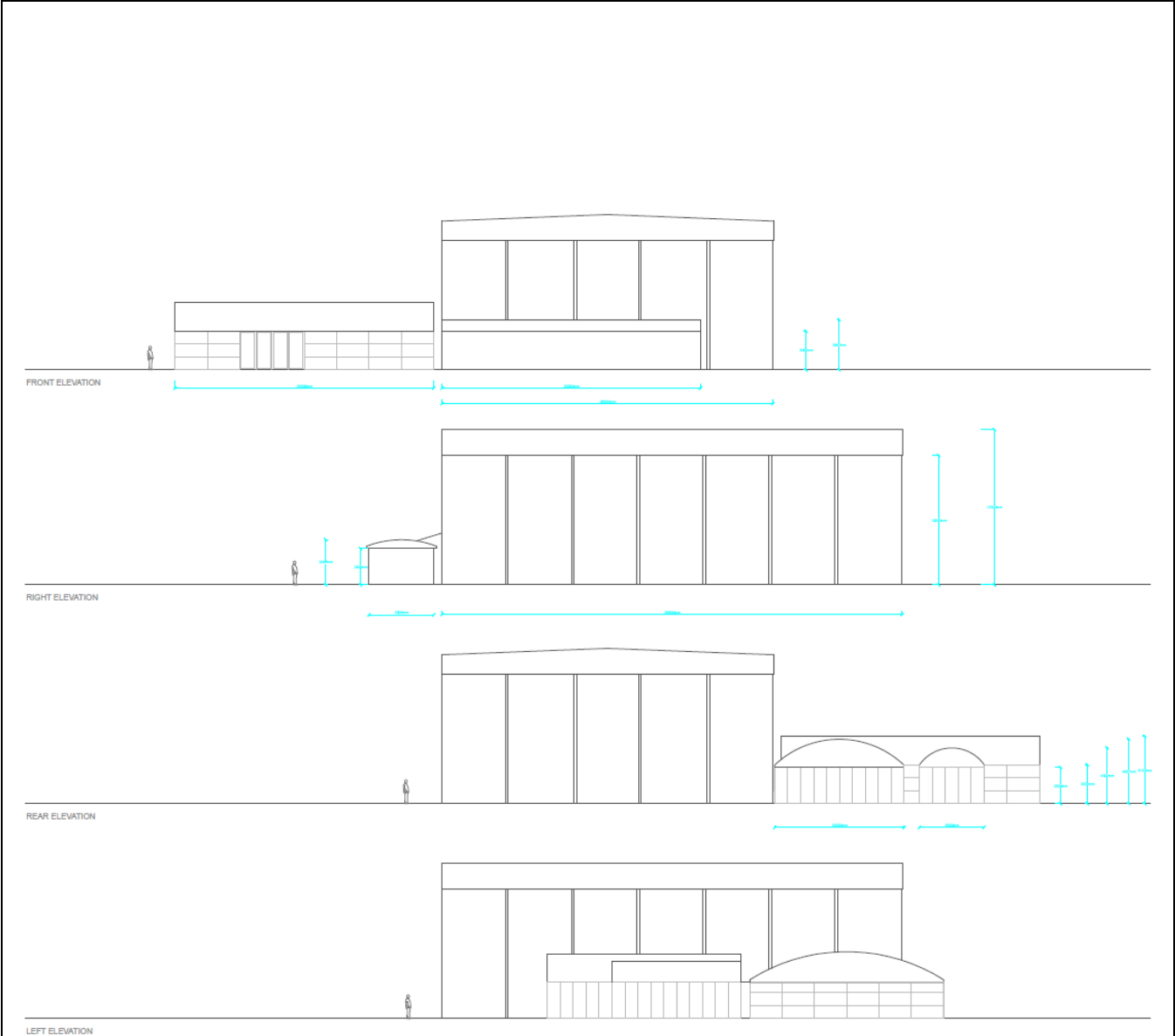
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk

10. KEY DRAWINGS



Proposed plan



Proposed elevations



Computer generated Image

DRAFT DECISION LETTER

- Address:** Victoria Embankment Gardens , Villiers Street, London, WC2N 6NE
- Proposal:** Use part of Victoria Embankment Gardens for a temporary cinema event for the BFI London Film Festival and a series of World Cinema premieres from 4th - 20th October 2017 (including construction and de-rigging between 21st September - 4th October and 21st - 27th October. (Linked to 17/05150/ADV)
- Reference:** 17/05149/FULL
- Plan Nos:** 170677 Rev V1; BFI Temporary Cinema 2017 plan document dated May 2017; Block Plan; Planning Statement dated 7 June 2017; Design and Access Statement dated June 2017; Heritage Statement dated 30 May 2017; Crime Prevention and Counter Terrorism Statement; Noise Management Plan dated 15 May 2017; 3D visualisation; Event Safety Management Plan V1; Reduced Site Schedule; Heras fencing example text; Image of top panel design; Construction and Servicing Management Plan.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

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.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of

Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 The use of Victoria Embankment Gardens for the BFI London Film Festival and BFI UK/India event hereby approved can only take place between 4 October 2017 and 20 October 2017. You must not begin works to set up the site before 21 September 2017. You must remove all structures from the site by 27 October 2017. Once all structures are removed the land must be made good and returned to its previous condition and use.

Reason:

Use for more than a limited period would be harmful to the character and appearance of the gardens and the Savoy Conservation Area., , To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The hours of operation of the event shall not be outside of the following: 11.00 to 23.00 hours each day.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R22CC)

- 5 During the construction and de-construction of the event structures, you must fully protect any of the listed monuments/structures which are within 10m of the event structures or within 5m of the route for construction vehicles. The protection measures must include appropriate exclusion fencing or hoardings which are capable of withstanding impact from building elements or construction vehicles. All vehicle movements must be attended by a banks-person and all site personnel must be trained regarding the protection of the listed monuments/structures within the Gardens. All protection measures must be fully reversible and removed immediately upon completion of the construction and de-construction phases. If any physical damage is caused to listed monuments/structures within or bounding the Gardens, you should make arrangements, with agreement from the Council, to carry out repairs within six months of the date of the event structures being removed from the site.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Savoy Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 Before the works commence you must protect the trees in Victoria Embankment Gardens by:

- the erection of protective fencing;
- placement of ground protection,
- remediating the soil in the root protection areas of the trees; and
- implementing an auditable system of arboricultural site supervision during construction and dismantling of the event structures

The specifications and details of for the tree protection must conform to the recommendations in BS5837:2012 Trees in relation to design, demolition and construction - recommendations. You must maintain the tree protection for the duration of the development and you must not start any work, and you must not take any equipment, machinery or materials for the development onto the site until these tree protection tree protection measures are in place.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Savoy Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 7 The event must not commence until the wrap/branding of the structures has been applied as set out in the Design and Access Statement.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Savoy Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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 (November 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.
- 2 The area is going to be providing licensable activities, this will require a Premises Licence under the Licensing Act 2003. The applicant should have regard to the City of Westminster Statement of Licensing Policy and the hours of operation with regard to applying for licensable activities such as the Supply of Alcohol, Regulated Entertainment and Late Night Refreshment. Further advice can be given by the Council's Licensing Service on 020 7641 1884.
- 3 You are advised that before the site is open to the public, it must be inspected by the

Environmental Health Consultation Team to ensure that it complies with all the relevant statutory requirements.

- 4 Any speakers must be located to the satisfaction of the Environmental Health Consultation Team.
- 5 Any generators, refrigerators or other machinery must be silenced, screened or sited so as not to be audible outside the gardens.
- 6 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 7 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 8 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk., , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk, It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability, Discrimination Acts.
- 9 You are reminded that this permission does not discharge the requirements under the Traffic Management Act 2004. Formal notifications and approval may be needed for both the permanent (or temporary) highway scheme and any temporary highway works required during the construction phase of the development. Details can be found at <https://tfl.gov.uk/modes/driving/red-routes>. Please contact Transport for London (GavinMcLaughlin@TfL.gov.uk) at the earliest opportunity in relation to any required abnormal loads or cranes accessing the site from or on the TLRN.

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.

DRAFT DECISION LETTER

- Address:** Victoria Embankment Gardens , Villiers Street, London, WC2N 6NE
- Proposal:** Display of 3 externally illuminated fascia signs measuring 5.40m x 4.00m, 2.00m x 6.00m, 2.00m x 1.50m, and a non-illuminated hoarding sign measuring 0.50m x 1.00m. Linked to 17/05149/FULL
- Reference:** 17/05150/ADV
- Plan Nos:** 170677 Rev V1; BFI Temporary Cinema 2017 plan document dated May 2017; Block Plan; Planning Statement dated 7 June 2017; Design and Access Statement dated June 2017; Heritage Statement dated 30 May 2017; 3D visualisation; Heras fencing example text; Image of top panel design.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

Recommended Condition(s) and Reason(s)

- 1 You can display the advert from 21 September 2017 to 27 October 2017. You must then remove it without delay. (C04BA)

Reason:

The advert is temporary, so under DES 8 of our Unitary Development Plan that we adopted in January 2007, we can only approve it for a limited period. (R04AB)

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.