

CITY OF WESTMINSTER		
PLANNING APPLICATIONS SUB COMMITTEE	Date 27 February 2018	Classification For General Release
Report of Director of Planning	Ward(s) involved Regent's Park	
Subject of Report	Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ	
Proposal	<p>Application 1: Variation of Conditions 1 and 2 of planning permission dated 12 March 2013 (RN: 12/11261FULL) for Variation of Condition 1 of planning permission dated 20 May 2010 (RN: 09/09775); to retain the four retractable floodlights for another five year temporary period from 2014 to 2019 and variation of Condition 2 to increase the number of day cricket matches the floodlights can be used each season from 12 to 14 days. (Application under Section 73 of the Town and Country Planning Act 1990); NAMELY to allow the continued use of floodlights and to increase the evening useage to 15 days for the 2019 season and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions for the 2018/2019 seasons.</p> <p>Application 2: Variation of conditions 15 and 16 of planning permission dated 13 April 2016 (RN 16/02015/FULL) for the variation of Condition 2 of planning permission dated 24 November 2014 (RN: 14/09144) for the redevelopment of the Warner Stand. NAMELY, to allow the continued use of the floodlight and to increase the evening useage to 15 days for the 2019 season and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions for the 2018/2019 seasons.</p> <p>Application 3: Variation of conditions 10 and 11 of planning permission dated 17 February 2016 (RN: 15/07111/FULL) for the Demolition of the existing Tavern Stand, Allen Stand, Thomas Lord Building, MCC Office Building and Scorers' Box and redevelopment comprising the erection of new stand, new Thomas Lord Building with an expanded basement and relocated public house, new Harris Garden Building, new Scorers' Box, internal and external alterations to the Pavilion, a new shop in the Bowlers' Annexe together with relocation of the floodlight, hard and soft landscaping, servicing facilities and all necessary ancillary and enabling works, plant and equipment. NAMELY, to allow the continued use of the floodlight and to increase the evening useage to 15 days for the 2019 season and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions for the 2018/2019 seasons.</p>	
Agent	Mr Wai-kit Cheung, Turnberry	
On behalf of	Marylebone Cricket Club	

Registered Number	Application 1 17/09642/FULL Application 2 17/09638/FULL Application 3 17/09621/FULL	Date amended/ completed	30 October 2017
Date Applications Received	30 October 2017		
Historic Building Grade	Pavillion Grade II*, Grace Gates Grade II		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Application 1: Grant conditional permission
Application 2: Grant conditional permission
Application 3: Grant conditional permission

2. SUMMARY

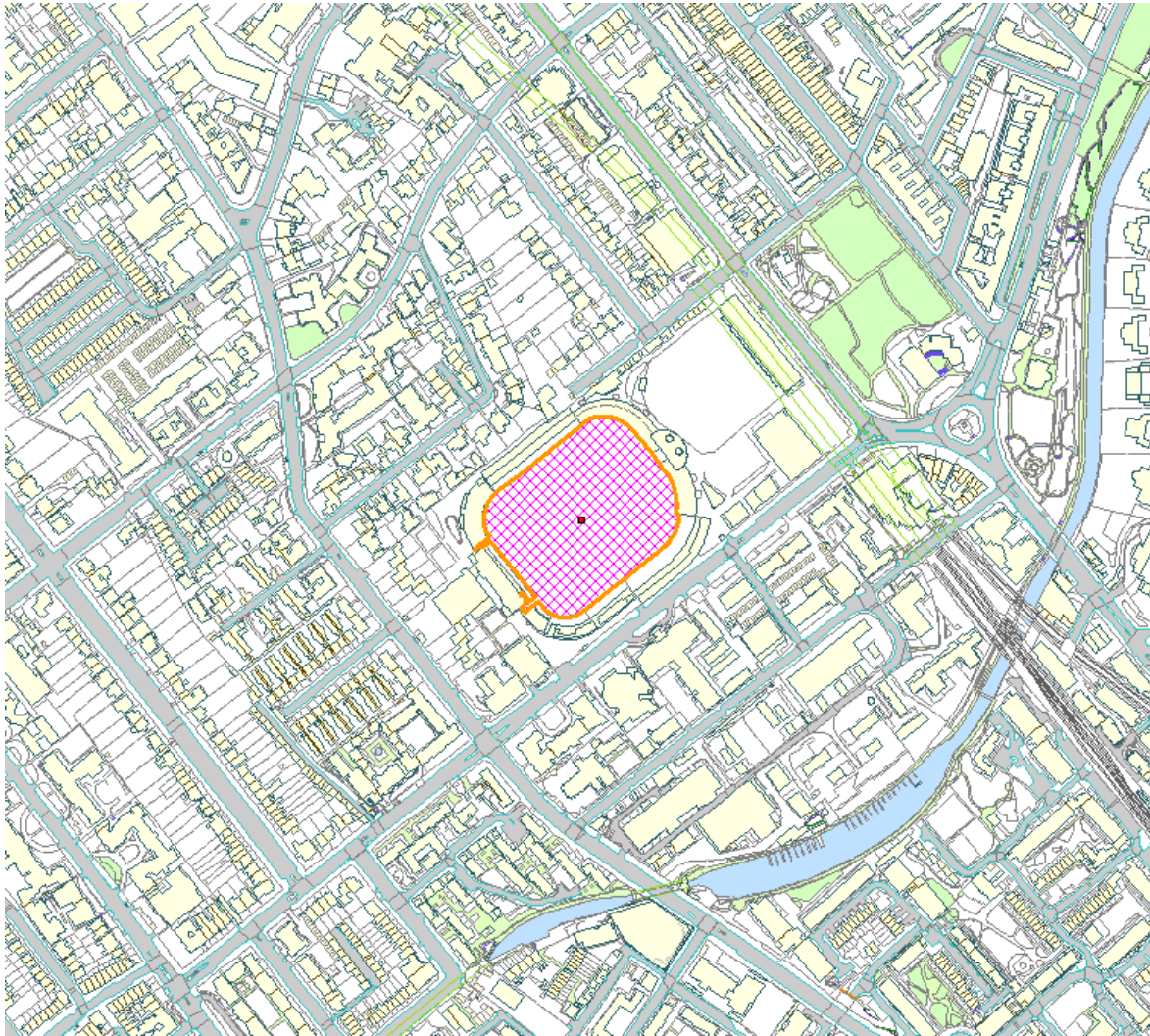
<p>The planning permission for the four retractable floodlights at Lords Cricket Ground is for a five year period and will expire in January 2019. This application seeks to vary the time limit conditions attached to each of the three permissions cited above and to retain these floodlights for another year until the beginning of 2020 to accommodate the 2019 World Cup. It is also proposed to vary the wording of the appropriate condition to increase the number of evening allowances for the floodlights from the approved 10 days to 15 days for the 2019 season. Permission is also sought to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions for the 2018 and 2019 season.</p> <p>Six objections have been received from two local residents, opposing any increase in the number of times the floodlights can be used because of the adverse impact on their amenities in terms of increased noise and disturbance from the lights and to increased traffic and due to parking pressures in the vicinity of the ground.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> * the impact of the retention of these floodlights on the amenities of adjoining residents in terms of light pollution, noise and disturbance for another year until the beginning of 2020 and increasing the number of evening allowances from 10 to 15; * the impact of the retention of the floodlights on the character and appearance of this part of the St John's Wood Conservation Area and on the special architectural and historic interest of the listed buildings both inside and outside the ground; * impact on traffic and parking in the area when the floodlights are in use; * the impact of the floodlights on local wildlife (in particular bats). <p>It is not considered that the retention of these floodlights for another year, their use of five more evenings in the 2019 season and the allowance of the floodlights in respect of all Middlesex Day matches ending before 19.30 (under bad light conditions) for the 2018 and 2019 season will harm either the character or appearance of this part of the St John's Wood Conservation Area. It is</p>

considered that these structures when retracted and extended have a neutral impact on the setting of listed buildings both inside and outside the ground.

The floodlights are operating in line with the planning conditions which restrict their maximum lux levels and it is not considered that the retention of these floodlights for a further year period, the increase in the number of times they can be used during the evenings or the use of the floodlights during Middlesex day matches will result in such material harm to the living conditions of surrounding residents to warrant refusal. There is no evidence to demonstrate that the operation of the floodlights are affecting local wildlife.

It is recommended that the appropriate conditions attached to the three original permissions are varied and the applications are recommended for conditional approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Aerial View of Lords showing the 4 floodlights (taken from Design and Access Statement submitted with application 15/ 07111/FULL)



5. CONSULTATIONS

Application 1 - 17/09642/FULL

WARD COUNCILLORS:

Any response to be reported verbally.

THE ROYAL PARKS:

Any response to be reported verbally.

ST JOHN'S WOOD SOCIETY:

Support given to the retention of the floodlights and defer to officer on the increase in number of evening matches.

THE ST MARYLEBONE SOCIETY:

Support given to the retention of the floodlights and defer to officer on the increase in number of evening matches.

FRIENDS OF REGENTS PARK & PRIMROSE HILL:

Any response to be reported verbally.

ENVIRONMENTAL HEALTH:

No objection.

HIGHWAYS PLANNING - DEVELOPMENT PLANNING:

No objection.

TRANSPORT FOR LONDON - BOROUGH PLANNING:

No objection.

NATURAL ENGLAND:

No objection.

HISTORIC ENGLAND (LISTED BUILDS/CON AREAS):

No objection.

SPORT ENGLAND:

No response received. Note – no objection received to application 17/09621/FULL

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 1372

Total No. of replies: 6 (3 from the same property)

Six objections received on some or all of the following grounds:

Amenity:

- Increase in noise from additional games

- Local area becoming increasingly busy
- Disturbance from lighting.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Application 2 - 17/09638/FULL

WARD COUNCILLORS:

Any response to be reported verbally.

THE ROYAL PARKS:

Any response to be reported verbally.

ST JOHN'S WOOD SOCIETY:

Support given to the retention of the floodlight and defer to officer on the increase in number of evening matches.

THE ST MARYLEBONE SOCIETY:

Support given to the retention of the floodlight and defer to officer on the increase in number of evening matches.

FRIENDS OF REGENTS PARK & PRIMROSE HILL:

Any response to be reported verbally.

ENVIRONMENTAL HEALTH:

No objection.

HIGHWAYS PLANNING - DEVELOPMENT PLANNING:

No objection.

TRANSPORT FOR LONDON - BOROUGH PLANNING:

No objection.

NATURAL ENGLAND:

No objection.

HISTORIC ENGLAND (LISTED BUILDS/CON AREAS):

No objection.

SPORT ENGLAND:

Any response to be reported verbally.

. Note – no objection received to application 17/09621/FULL

ADJOINING OWNERS/OCCUPIERS:

Given the proposals are the same as those outlined in application 17/09642/FULL, all adjoining owners/occupiers were consulted on application 17/09642/FULL.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Application 3 - 17/09621/FULL

WARD COUNCILLORS:

Any response to be reported verbally.

ST JOHN'S WOOD SOCIETY:

No objection.

HIGHWAYS PLANNING - DEVELOPMENT PLANNING:

No objection.

HISTORIC ENGLAND (LISTED BUILDS/CON AREAS):

No objection.

TRANSPORT FOR LONDON - BOROUGH PLANNING:

Any response to be reported verbally.

Note – no objections received to applications 17/09642/FULL and 17/09638/FULL.

NATURAL ENGLAND:

Any response to be reported verbally.

Note – no objections received to applications 17/09642/FULL and 17/09638/FULL.

SPORT ENGLAND:

No objection.

THE ROYAL PARKS:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS:

Given the proposals are the same as those outlined in application 17/09642/FULL, all adjoining owners/occupiers were consulted on application 17/09642/FULL.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

This application relates to Lords Cricket Ground, which is bounded by Wellington Place, Cavendish Close and Elm Tree Road to the north, Wellington Road to the east, St John's Wood Road to the south and Grove End Road to the west. The application site is located within the St John's Wood Conservation Area.

The four retractable floodlights (located at the rear of the Compton Stand, Edrich Stand, Tavern Stand and Warner Stand) were permitted in 2009 for a five year period and this was extended in 2013 for a further five year period .The most recent permission granted in 2013 was for a maximum of 10 evening matches and two practice evenings per year, reduced in number from the officer's recommendation of 12 evening matches and four evening practice matches by members of the Planning Applications Committee on 10 May 2010.

Since the grant of the original planning permission for the floodlights, the Warner Stand has been redeveloped and the floodlight which was located at the rear, has now been incorporated within the new stand. Permission has also been granted for the demolition of the Tavern Stand, Allen Stand, Thomas Lord Building, MCC Office Building and Scorers' Box and redevelopment comprising the erection of new stand, new Thomas Lord Building with an expanded basement and relocated public house, new Harris Garden Building and a new Scorers' Box in 2016 but this permission has not been implemented to date.

The pavilion in the ground is Grade II* listed and the Grace Gates on St John's Wood Road are Grade II listed. The ground also contains iconic modern buildings such as the Future Systems Media Centre and Michael Hopkins's Mound Stand.

The surrounding land uses are predominantly residential in character ranging from single family houses to mansion blocks of flats, with a number of surrounding listed buildings in Wellington Place and Cavendish Avenue/Cavendish Close to the north, St John the Baptist Church and churchyard gardens to the east are Grade II listed. Opposite the North Gate of the ground is the Wellington Hospital South in Wellington Place and directly to the south is Dora House (sheltered accommodation) and a hotel on the corner of St John's Wood Road/Park Road.

Lords is the home of Marylebone Cricket Club (MCC). It is also home for the Middlesex County Cricket Club, the English and Welsh Cricket Board (ECB) and the European Cricket Council. The ground is used for the playing of Test matches. The ground also contains the Indoor Cricket School at the Nursery End of the ground.

Wellington Road and St. John's Wood Road are Red Routes under the responsibility of Transport for London (TfL). The site is located outside the Central Activities Zone (CAZ).

6.2 Recent Relevant History

12/11261/FULL

Variation of Condition 1 of planning permission dated 20 May 2010 (RN: 09/09775); namely, to retain the four retractable floodlights for another five year temporary period from 2014 to 2019 and variation of Condition 2 to increase the number of day cricket matches the floodlights can be used each season from 12 to 14 days. (Application under Section 73 of the Town and Country Planning Act 1990).

Application Permitted 12 March 2013

16/02015/FULL

Variation to Condition 2 of planning permission dated 30 November 2014 (which was varied by the permission dated 25 August 2015)in relation to the redevelopment of the Warner Stand (RN: 15/09676) namely to alter the wording of this condition which controls hours of building work to allow building work on a limited number of Saturdays from 13.00 hours until 18.00 hours on 9th, 16th, 23rd & 30th April and & 7th, 14th & 21st May 2016.(revised dates) (Application under Section 73 of the Town and Country Planning Act 1990)

Application Permitted 13 April 2016

15/07111/FULL

Demolition of the existing Tavern Stand, Allen Stand, Thomas Lord Building, MCC Office Building and Scorers' Box and redevelopment comprising the erection of new stand, new Thomas Lord Building with an expanded basement and relocated public house, new Harris Garden Building, new Scorers' Box, internal and external alterations to the Pavilion, a new shop in the Bowlers' Annexe together with relocation of the floodlight, hard and soft landscaping, servicing facilities and all necessary ancillary and enabling works, plant and equipment.

Application Permitted 17 February 2016

As a point to note it is unlikely that permission 15/07111/FULL will be implemented.

7. THE PROPOSAL

Planning permission is sought to extend the timeframe for the retention of the existing floodlights for the 2019 season, expiring in January 2020. Lord's will be hosting the 2019 World Cup and currently the permission for the floodlights expires in January 2019. To accommodate the tournament, an extension of the temporary consent until early 2020 is sought, as well as an extension of its existing allowance for evening floodlit matches (i.e. cricket finishing after 19.30hrs). Lords are presently permitted the erection of lights for 10 annual evening fixtures (between the period of 1 April and 30 September). This application seeks to increase that allowance to 15 evening uses. The third element of the proposals is to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions.

The proposals would vary conditions attached to the original floodlighting permission (12/11261/FULL). In addition, two more recent permissions relating to other aspects of Lord's have also included the floodlighting (16/02015/FULL & 15/07111/FULL) and therefore in order to tie the permissions together, the time limit and useage conditions need also be varied on these permissions.

These applications are interim measures to deal with the 2019 World Cup. The applicant has advised that an application for the 2020 season and beyond is likely to be submitted during 2018 and will look at the issue of permanency, the need to remove the headframes at the end of each season, unrestricted use in support of day cricket and an anticipated increase in the number of floodlit cricket matches that Lord's will need to accommodate if it is remain a competitive and attractive venue across all forms of cricket.

With respect to Middlesex County cricket matches, the applicant highlights that Middlesex is at a huge competitive disadvantage compared to other teams and their grounds because a large number of the daytime matches have to be suspended because of bad light and no provision for the use of the floodlights at the ground. In 2016/2017, on nine occasions bad light stopped play during Middlesex county matches. Based on the 2018 season, the allowance for Middlesex County matches to be excluded from the control of floodlighting (as set out in historic conditions) would result in a total of 33 days of play, based on 4 day Specsavers County Championship matches (28 days), three Royal London 50 over games (3 days) and two other matches, where the floodlights could be potentially erected and switched on. The applicant has requested

that the City Council not include a specific number of uses in any approval/ conditions in respect of daylight cricket, so the above information is a guide only.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal is seeking to retain these temporary floodlights for another year period until January 2020, to increase the number of evening useages during the 2019 season from 10 to 15 and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions during the 2018 and 2019 season.

In land use terms, there are no objections per se to the proposal. The Council recognises the contribution that Lords as a major sporting venue makes to London's World City role, but this benefit needs to be balanced against the impact the retention of the floodlights for another year and the additional five evening useages of the floodlights will have upon the character and appearance of the St John's Wood Conservation Area, the setting of listed buildings, the impact upon the amenities of surrounding residents in particular issues relating to light pollution and noise and any adverse impact on local traffic and parking.

8.2 Townscape and Design

This application has been determined in the light of Policies S25 (Heritage), S26 (Views) S28 (Design) and S11 (Royal Parks) in the City Plan and Policy DES3 in the adopted UDP which relates to 'high buildings' and Policies DES9 (conservation areas), DES10 (listed buildings) and DES15 (views from Royal Parks).

The floodlights when fully extended are 48m high and when retracted are nearly 30m high, and it is recognised that these structures are visible from views around the ground and from the upper floors of blocks of flats, and are visible in longer views from within the City when fully extended.

When permission was originally granted in 2010 and in 2013 for the floodlights, Committee took the view that the four retractable floodlights were acceptable in design terms. it is not considered that the retention of these structures until the beginning of 2020 will have such material harm on the appearance and character of this part of the St John's Wood Conservation Area or from important neighbouring views. The proposal therefore accords with Policies S11, S25, S26 and S28 in the City Plan and DES3, DES9, DES10 and DES 15 in the UDP.

This proposal seeks to increase the number of times these floodlights can be used during the day from 10 to 15 evenings and again it is considered that the proposal will not have an unduly harmful impact on the wider conservation area to warrant the refusal of permission.

Setting on the Listed Pavilion and Adjacent Listed Buildings

It is recognised that the retention of these four floodlights for a further year until the beginning of 2020 and additional five evening uses will have an impact on the setting of the Grade II* listed pavilion and Grade II listed Grace Gates and to a lesser extent on the setting of listed buildings outside the ground. However, it is considered that this impact would be neutral. Historic England raises no comments to the applications.

Views from Regent's Park

It is not considered that this proposal will harm views from within Regent's Park, or views from Primrose Hill. The views of the Royal Park are awaited and will be reported verbally to Sub-Committee.

8.3 Residential Amenity

The original planning application for the floodlights in 2010 and in 2013 attracted large numbers of objections from local residents on the grounds that these structures will harm their living conditions as a result of an intensification of the use of the ground, in increased noise and disturbance and cause light pollution.

Five objections have been received to these proposals, three from one household in Cavendish Close and others from neighbouring streets on amenity grounds.

With regards to Middlesex County matches, the applicant has provided substantial background information as to how 'bad light' is determined in response to officers concerns that the floodlights, during daytime cricket may be turned on as a preventative measure. There are significant rules in place as set out in the International cricket Council Playing Handbook 2017-2018 that the Head of Cricket and the Umpire have to adhere to in order to determine 'badlight'.

Whilst it is accepted that these floodlights when retracted and fully extended are visible from neighbouring properties (in particular those in Elm Tree Road, Cavendish Close, St John's Wood Court and Century Court which are located closest to the ground), it has previously been considered that these structures would not result in any material loss of daylight or sunlight, or materially worsen the outlook of residents.

It is accepted that the use of the floodlights for five additional evening cricket matches from 10 to 15, and the potential for the use of the floodlights to be used for up to circa 33 times a year in respect of daylight cricket will increase their visibility from neighbouring flats and houses but again it is not considered that this additional usage would adversely affect their daylight or sunlight or materially worsen the outlook of residents outlook to warrant refusal of permission.

The proposals are considered to comply with the City Council amenity policies.

8.4 Transportation/Parking

The main issue from a highways point of view is whether the extra evening matches, a further 5 compared to the previously allowed 10, will attract a large number of drivers who will seek to park in the local area.

The matches start when there are parking controls in operation so non-residents of parking zone C cannot drive to the match and park in a residents' bay without missing the start of the match or risk being issued with a ticket.

Where matches are held on weekends, when there are no controls, arrangements are in place to introduce controls to protect residents' ability to park near their homes.

The proposals should not therefore cause any additional problems and the Highways Planning Manager has no objections to the proposals.

8.5 Economic Considerations

It is recognised that the retention of the floodlights for a further year period and the proposed additional five evenings use of the floodlights benefits the applicant and enhances London's World City role, as the number of evening matches will ensure the productivity of the World Cup. However, this benefit must be weighed against the visual impact of such structures on the appearance of the St John's Wood Conservation Area, upon the amenities of surrounding residents and traffic.

8.6 Access

Not applicable.

8.7 Other UDP/Westminster Policy Considerations

Light Pollution

One objection has been received on the grounds that the floodlights shine directly into neighbouring windows. It should be noted that there have been no recent complaints to officers in the planning department or Environment Health.

This was a major consideration in dealing with the previous applications. When permission was originally granted in 2009, conditions were imposed to ensure the testing of the floodlights were to be carried out at the beginning of the first season and each subsequent season to ensure that the floodlights adhered to the predicted lux levels.

In dealing with this latest application regard has been had to Policy S29 (Health, Safety and Well Being) in the City Plan and Policy ENV10 (Light Pollution) in the adopted UDP. Regard has also been had to the advice in the Institute of Lighting Engineers (ILE) on Reduction of Obtrusive Light.

Policy S29 states that the Council will resist proposals that result in an unacceptable loss of residential amenity. Policy ENV10 seeks to reduce light pollution and requires that when planning permission is granted for developments which include the installation of lighting apparatus, conditions be attached to ensure: a) no glare or conflict with street or traffic lighting; b) minimal upwards light spill; and c) that energy efficient lighting is used.

The City Council in its current UDP and City Plan does not specify environmental zones for the City.

Conditions were imposed in respect of Application 1, in the 2010 and 2013 permissions to limit light spill from the floodlights to which restricted limited light spill to a maximum of 20 lux. This condition also required that the floodlights operate at reduced capacity when an evening match finished at 21.50 and be switched off by 23.00 in order to safeguard the amenities of residents.

The annual testing of the floodlights has demonstrated that lux levels were lower than originally predicted and in accordance with the planning conditions.

In respect of this current application proposals which seeks to retain the floodlights for another year; for a further five evening matches and the allowance of the use of the floodlights in respect of all Middlesex Day matches, it is considered that the proposal will not result in undesirable levels of light pollution to neighbouring residents. Environmental Health raises no objections. The proposal therefore complies with Policies S29 and ENV10.

8.8 London Plan

As these applications are for minor variations to the three original permissions, these new applications raise no strategic issues. TfL raise no objections to the proposals.

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.

The proposals are not CIL liable.

8.11 Environmental Impact Assessment

It is not considered that the retention of the temporary floodlights until 2020 and the extension of five additional evening uses will harm nearby bat roosts, or harm biodiversity of the area. Natural England has been consulted and raises no objections.

8.12 Statement of Community Involvement

In recent years, Lord's have undertaken extensive community consultation with regards to all of their proposals. The matter of the floodlights, part of these three applications has been extensively discussed with local residents and the St John's Wood Society, most notably at the quartley Lord's Community Group meetings.

9. BACKGROUND PAPERS

17/09642/FULL

1. Application form

2. Response from St Marylebone Society dated 17 November 2017
3. Response from St John's Wood Society, dated 4 December 2017
4. Response from Historic England dated 9 November 2017 2017
5. Response from Environmental Health dated 10 November 2017
6. Response from Natural England dated 20 November 2017
7. Response from TfL dated 21 November 2017
8. Response from Highways Planning Manager dated 6 December 2017
9. Responses from occupiers (x3) of 29 Cavendish Close dated 10 November and 12 December 2017
10. Response from occupier of 6Q Grove End House, Grove End Road dated 15 December 2017
11. Response from 12 Elm Tree Road dated 6 February 2018.
12. Response from occupier of 9 Bronwen Court, Grove End Road dated 6 February 2018

17/09638/FULL

1. Application form
2. Response from St Marylebone Society dated 17 November 2017
3. Response from St John's Wood Society, dated 4 December 2017
4. Response from Historic England dated 9 November 2017 2017
5. Response from Environmental Health dated 10 November 2017
6. Response from Natural England dated 20 November 2017
7. Response from TfL dated 22 November 2017
8. Response from Highways Planning Manager dated 6 December 2017

17/09621/FULL

1. Application form
2. Response from St John's Wood Society, dated 6 November 2017
3. Response from Highways Planning Manager dated 6 December 2017
4. Response from Sport England dated 8 December 2017
5. Response from Historic England, dated 12 December 2017
6. Response from TfL dated 21 December 2017
7. Response from Natural England dated 19 January 2018

(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: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk

DRAFT DECISION LETTER – 17/09642/FULL

Address: Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ

Proposal: Variation of Conditions 1 and 2 of planning permission dated 12 March 2013 (RN: 12/11261) for Variation of Condition 1 of planning permission dated 20 May 2010 (RN: 09/09775); to retain the four retractable floodlights for another five year temporary period from 2014 to 2019 and variation of Condition 2 to increase the number of day cricket matches the floodlights can be used each season from 12 to 14 days. (Application under Section 73 of the Town and Country Planning Act 1990); NAMELY to allow the continued use of floodlights and the operating hours for the 2019 season and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions during the 2018 and 2019 season.

Plan Nos: Covering Letter, Additional Information 1.2.18

12/11261/FULL

Planning Statement dated 12 November 2012, Assessment of Floodlighting on Bats, Design and Access Statement, Heritage Impact Assessment, Floodlight Operation Summary Monitoring Report, Letter dated 20 November 2012, Existing site plan 468 0-001 Rev A, copy of the planning permission dated 20 May 2010.

14/02032/ADFULL

Covering letter dated 4 March 2014, External Spectator Management Plan 2014, Updated Travel Plan 27 February 2014. Lords Traffic and Travel Surveys March 2014. Copy of the Traffic Order dated 16 March 2016.

14/01685/ADFULL

Summary Monitoring Report March 2012 and covering letter dated 22 February 2014.

09/01238/ADFULL

Letter dated 13 February 2009 from Turnberry Consulting, Letter from Abacus dated 13 February 2009, Logistics Plan SAP 35486, Letter from Abacus dated 20 March 2009 and drawings UKS3567/GRACE GATES and UKS3567/North Gate.

09/05675/ADFULL

Covering letter dated 15 May 2009 and plan to show the location of the new tree.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

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

Item No.
1

- 1 The permission for the continued use of the floodlights shall be limited until 22 January 2020. On or before the expiry date of this permission, the floodlights and masts shall be removed from the ground.

Reason:

The City Council has granted planning permission for a further temporary permission in order to review the floodlights in the light of any forthcoming proposals for the Lords Masterplan and to assess the impact upon the amenities of surrounding residents and this part of the St John's Wood Conservation Area as set out in S11, S25, S26, S28, S29, S32, S38 in our City Plan that we adopted in November 2016 and DES 1, DES 3, DES 9, DES 10, ENV6, ENV7, ENV10, ENV16 of our Unitary Development Plan that we adopted in January 2007.

- 2 (a) The retractable floodlights hereby approved shall only be used for the illumination of Lord's Ground for the playing of cricket (and not for any other purpose) for a maximum of 14 Days, 15 Evenings and 2 Evening practice matches and all competitive County matches finishing before 19.30 hours in period commencing on 1 April and expiring on (but including) 30 September in any year and not at all outside this period.
 - (b) Where the floodlights are used during an Evening, the operating capacity of the floodlights shall be reduced by 50% from 21.50 hours, and be further reduced to 10% of their operating capacity from 22.30 hours and be turned off by 23.00 hours.
 - (c) Where the floodlights are used on any Day they shall be switched off no later than 19.30 hours.
 - d) No spectators shall attend Evening practice matches.

For the purpose of this Condition 2:

Day means a period commencing at 10.00 a.m and ending at 19.30 hours. The daytime use of the floodlights shall only be used when there are bad light conditions (as agreed by the Head of Cricket and the umpire) and in connection with existing Test Matches One Day Internationals and domestic finals.

Evening means an occasion when a match takes place that it is scheduled to be played wholly or partly in the evening under floodlights and covers the period from the start of the match until 23.00 hours.

If the masts are erected for a Day match, this will be counted as one of the permitted 14 Days whether or not the floodlights are switched on.

The applicant under the terms of this condition is not permitted to swap between the Day and Evening permitted number of matches, and any un-used Day or Evening matches from one season cannot be carried forward to the next.

Reason:

To protect the amenities of neighbouring residents and the environment in general and to ensure that the floodlights are only used for cricket matches and for no other purposes as set out in S29 and CS32 in our City Plan which we adopted in November 2016 and ENV13, ENV10, ENV6 and ENV7 of our Unitary Development Plan that we adopted in January 2007.

- 3 The maximum vertical illuminate into windows outside the Ground due to the floodlights shall not exceed the lux values identified in the light spill contour plans UKS3567/5a, 5i, 5b, 5c, 5d, 5e, 5f, 5g, 5h plus 10%. If lux values exceed this figure, a scheme of mitigation shall be prepared and submitted to the City Council as local planning authority to identify the measures to be taken to address the light spill. The floodlights shall be not used if these lux values are exceeded until appropriate mitigation measures and a scheme of implementation has been approved in writing by the City Council.

Reason:

To ensure that the proposed floodlights do not cause unacceptable levels of light pollution to nearby residents as set out in S29 of our City Plan that we adopted in November 2016 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

- 4 The head frames to the retractable floodlights shall be removed and stored no later than 2 weeks after the close of each cricket season and re-erected no earlier than 2 weeks prior to the start of each cricket season .

Reason:

To make sure that the appearance of the structures are suitable and that they contribute to the character and appearance of this part of the St John's Wood Conservation Area .This is as set out in S25 and S28 of our City Plan that we adopted in November 2016 and DES1, DES3 and DES9 of our Unitary Development Plan that we adopted in January 2007.

- 5 You must carry out any building work which can be heard at the boundary of the site only:

- * 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.

Noisy work must not take place outside these hours. (C11AA)

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)

- 6 The floodlight masts (except the moving parts) shall be painted light grey and maintained in that colour unless otherwise agreed in writing by the City Council as local planning authority.

Reason:

To make sure that the appearance of the floodlights are suitable and that they contribute to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of our City Plan that we adopted in 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)

- 7 The new substation hereby approved shall be clad in brickwork and match the existing brick boundary wall on St John's Wood Road.

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 St John's Wood 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)

- 8 The Travel Plan and Spectator Management Plan as approved under application 14/02032/ADFULL on 14 October 2016 must be adhered to at all times.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

- 9 The development shall be undertaken in accordance with the approved Construction Management Plan and Construction Logistics Plan approved on 27 March 2009 (09/01238/ADFULL) .

Reason:

To ensure that the impacts on traffic and pedestrians on Wellington Road and St John's Wood Road which form part of the Transport for London Network(TLRN) are mitigated .

- 10 The scheme for the testing, commissioning, monitoring and evaluation to demonstrate that the floodlights showing compliance with the maximum vertical illuminate values as identified on plan numbers UKS3567/5a, 5i, 5b, 5c, 5d, 5e, 5f, 5g, 5h (plus 10%) as approved under application 14/01685/ADFULL, dated 4 March 2014 shall be adhered to at all times.

Reason:

To ensure that the proposed floodlights do not cause unacceptable levels of light pollution to nearby residents as set out in S29 of our City Plan which we adopted in November 2016 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

- 11 Except for the commissioning and testing approved under the terms of Condition 10 the floodlights hereby approved shall only be fully extended on the Day or Evening of intended use. Prior notification of intended Day and Evening use each season shall be given in writing to the Local Planning Authority before the start of each season. Any alterations to such intended use in a season shall be notified to the Council as soon as reasonably practicable.

The floodlights in respect of Day use shall be lowered to their retractable positions at the end of each day of play and no later than 20.00 hours.

The floodlights in respect of Evening use must not be lowered after 23.00 hours and no later than 09.00 hours on the following morning after use.

Reason:

To protect the environment of neighbouring residents .This is set out in S29 in our City Plan that we adopted in November 2016 and ENV6 of our Unitary Development Plan that we adopted in January 2007.

- 12 No alcoholic drinks shall be served within the Ground beyond 21.00 hours at floodlit cricket matches.

Reason:

To facilitate the efficient dispersal of crowds following floodlit matches and to safeguard environmental quality.

- 13 The replacement tree planting shall be carried out in accordance with the details approved on 13 July 2009 (Ref: 09/05675/ADFULL).

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood 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)

- 14 The report submitted to and approved by the City Council under 14/02032/ADFULL dated 14 October 2016 in relation to whether additional match day parking controls are required regarding floodlight cricket matches shall be adhered to at all times.

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in TRANS 22 of our Unitary Development Plan that we adopted in January 2007.

- 15 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 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.

DRAFT DECISION LETTER – 17/09638/FULL

Address: Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ

Proposal: Variation of conditions 15 and 16 of planning permission dated 13 April 2016 (16/02015) for the variation of Condition 2 of planning permission dated 24 November 2014 (RN: 14/09144) for the redevelopment of the Warner Stand; NAMELY, to allow the continued use of floodlights and the operating hours for the 2019 season and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions during the 2018 and 2019 seasons.

Plan Nos: Covering Letter, Additional Information 1.2.18

16/02015/FULL

Covering letter dated 26.2.2016 and site location plan.

16/04295/ADFULL

A3 Photo schedule of materials (1-7), 2 x elevation reference plan dated 09/05/16.

16/04781/ADFULL

Covering letter dated 20th May 2016, photo 1 TIM-101 of American White Oak Glulam Beam, schedule of materials, elevation reference plan.

16/10705/ADFULL

981073-20-002 Rev 3; 981073-20-006 Rev 4; 981073-40-006 Rev 3; 981073-30-008 Rev 6; 981073-30-013 Rev 3; 98107 30-010 Rev 4; 981073-30-004 Rev 5; 9810730-30-005 Rev 4; 981073-20-010 Rev 3 ; 981073-10-100 Rev 11; 981073-30-011 Rev 4; 981073-20-012 Rev 2; 981073-20-004 Rev 4; 981073-40-001 Rev 4; 981073-40-004 Rev 4; 981073-40-010 Rev 3; 981073-20-001 Rev 4; 981073-20-005 Rev 4; 981043; 981073-30-007 Rev 3; 981073-30-009 Rev 2; 981073-30-012 Rev 1; 981073-30-001 Rev 4; 981073-40-005 Rev 4; C652-FAA-2013; C652-FAA-2019; Photographs and Photomontages of Samples; Information Schedule.

15/01866/ADFULL

Covering letter dated 26th February 2015 , Construction Management Plan revised version received 27th March 2015.

15/00594/ADFULL

BAM Construction Limited Warner Stand Construction Management Plan , Tree Protection Method Statement Ref RWG-NDJ-14-89. Covering letter dated 19th January 2015 .

17/02601/ADFULL

Covering letter by Populous dated 28.2.2017 , Un numbered Roof Plan Layout to show pv cells and typical Roof Build-Up, un numbered plan of Steel Connection Overview of roof; Hydroponic Wall Details from Supplier ; 4637-POP-A-DGA-0200 rev C04 ; 4637-POP-PL-DSE-0401 rev 02;

15/01302/ADFULL
Covering letter dated 12th February 2015 , BREEAM Interim Certificate .

15/06394/ADFULL
Covering letter dated 1.7.2015 , 4637-POP-PL-DSE-0411 and 4637-POP-PL-DSE-0403 Rev 01.

15/03231/ADFULL
Letter dated 7th April 2015, Bat Survey by Arup dated 24 October 2014 .

15/06842/ADFULL
Covering letter dated 14th July 2015 and Pre-Construction Services Agreement.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

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 commitments listed on this decision letter, and any drawings approved subsequently by the local planning authority pursuant to any conditions on this decision letter.

Reason:
To be avoided to avoid any doubt and in the interests of proper planning.

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
 - * between 08.00 and 18.00 Monday to Friday;
 - * between 13.00 and 18.00 on Saturday; and between 13.00 to 18.00 on Saturday afternoon only on the following dates 9th, 16th, 23rd & 30th April and 7th, 14th & 21st May 2016 .
 - * not at all on Sundays, Bank holidays and public holidays.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours (C11BA)

Reason:
To protect the environment of neighbouring residents, and it is considered that there are exceptional circumstances to allow the extension of the hours of building work on Saturday afternoon for the limited number of dates in April and May to allow the completion of the first phase of the Warner Stand redevelopment. This is in line with S29 and S32 of Westminster's City Plan adopted November 2016 and the Unitary Development Plan that we adopted in January 2007.

- 3 The development shall be built ad hearing to the samples approved under applications 16/04295/ADFULL dated 22 June 2016; 16/04781/ADFULL dated 26 May 2016 and 16/10705/ADFULL dated 28 June 2017 or in accordance with other samples as submitted and approved by the City Council.

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan adopted 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)

- 4 The development shall be carried out in accordance with the approved Construction Management Plan approved under application 15/00594/ADFULL dated 20 February 2015 and 15/01866/ADFULL dated 30 March 2015, except where varied by Condition 2.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 5 The hard and soft landscaping scheme shall be implemented and if amended adhere to the scheme approved under application 16/10705/ADFULL dated 28 June 2017, or in accordance with another landscaping scheme as submitted to and as approved by the City Council.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood 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 adopted 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)

- 6 The development shall be carried out in accordance and continue to be protected in accordance with the approved tree protection plan as approved under applications 14/09542/ADFULL dated 7 November 2014 and 15/00554/ADFULL dated 20 February 2015.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 7 The photovoltaics panels on the roof of the stand shall be retained as per the details approved under application 17/02601/ADFULL dated 10 July 2017 or in accordance with any other details as submitted and approved by the City Council.

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 St John's Wood 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)

- 8 The two existing commemorative trees shall be relocated within the Lord's cricket ground boundary. Details of their new positions shall be submitted to and approved by the City Council as local planning authority before these trees are replanted .
If in the event these trees become diseased or die within 5 years of replanting, they shall be replanted with trees of similar size and species.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood 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)

- 9 The development and sustainability measures shall be carried out in accordance with and adhere to the independent review of the environmentally sustainable features approved on 12.3.2015 (Ref 15/01302/ADFULL) .

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44BC)

- 10 The roof of the stand shall be retained in accordance with the details approved under application 17/02601/ADFULL dated 10 July 2017, or as amended by further roof details as submitted and approved by the City Council.

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 St John's Wood 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)

- 11 You must adhere to the bio-diversity management plan, in relation to living roof, as approved under application 17/02601/ADFULL dated 10 July 2017 or in accordance with in any additional bio-diversity management plan as submitted to and as approved by the City Council.

Reason:

To reduce the effect the development has on the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan

that we adopted in January 2007. (R43AB)

- 12 You must adhere to the bio-diversity management plan, in relation to living walls, as approved under application 17/02601/ADFULL dated 10 July 2017 or in accordance with in any additional bio-diversity management plan as submitted to and as approved by the City Council.

Reason:

To reduce the effect the development has on the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43AB)

- 13 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

bird and bat boxes

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 14 The decorative plaque of Sir Pelham Warner shall be retained as per the details approved under application 17/02601/ADFULL dated 10 July 2017 or in another location as submitted and approved by the City Council.

Reason:

To ensure that the existing plaque is removed and safely stored before demolition works take place and to ensure it is re-erected within the Ground.

- 15 The floodlight being relocated within the Warner Stand shall be limited until 22 January 2020. On or before the expiry of this date , the floodlight and mast shall be removed from the ground.

Reason:

The City Council granted permission on 12 March 2013 for a further temporary permission of the four floodlights in the Ground until 22 January 2019 , in order to review the floodlights in the light of any forthcoming proposals for the Lords Masterplan and to assess the impact upon the amenities of surrounding residents and this part of the St John's Wood Conservation Area as set out in S11, S25, S28, S29, S32,S38 in the Westminster City Plan adopted November 2016 and DES1, DES3, DES9, DES10, ENV6, ENV7, ENV10, ENV16 of our Unitary Development Plan that we adopted in January 2007.

- 16 (a) The retractable floodlight hereby approved in the Warner Stand shall only be used for the illumination of Lord's Ground for the playing of cricket (and not for any other purpose) for a maximum of 14 Days, 15 Evenings, 2 Evening practice matches and all competitive County

matches finishing before 19.30 hours throughout a period commencing on 1 April and expiring on (but including) 30 September in any year and not at all outside this period.

(b) Where the floodlights are used during an Evening, the operating capacity of the floodlights shall be reduced by 50% from 21.50 hours, and be further reduced to 10% of their operating capacity from 22.30 hours and be turned off by 23.00 hours.

(c) Where the floodlights are used on any Day they shall be switched off no later than 19.30 hours.

(d) No spectators shall attend Evening practice matches.

For the purpose of this Condition :

Day means a period commencing at 10.00 a.m and ending at 19.30 hours. The daytime use of the floodlights shall only be used when there are bad light conditions (as agreed by the Head of Cricket and the umpire) and in connection with existing Test Matches, One Day Internationals and domestic finals.

Evening means an occasion when a match takes place that it is scheduled to be played wholly or partly in the evening under floodlights and covers the period from the start of the match until 23.00 hours.

If the masts are erected for a Day match, this will be counted as one of the permitted 14 Days whether or not the floodlights are switched on.

The applicant under the terms of this condition is not permitted to swap between the Day and Evening permitted number of matches, and any un-used Day or Evening matches from one season cannot be carried forward to the next.

Reason:

To protect the amenities of neighbouring residents and the environment in general and to ensure that the floodlight is only used for cricket matches and for no other purposes as set out in S29 and S32 of our Westminster City Plan that we adopted in November 2016 and ENV13 , ENV10, ENV6 and ENV7 of our Unitary Development Plan that we adopted in January 2007.

- 17 The maximum vertical illuminate into windows outside the Ground from the relocated floodlight shall no exceed the lux values identified in the Vertical Illuminance Report dated November 2013 and letter dated 18th March 2014 from GIA . If lux values exceed this figure , a scheme of mitigation shall be prepared and submitted to the City Council as local planning authority to identify the measures to be taken to address the light spill .Other than for testing under Condition 19 ,the floodlight shall not be used if these lux levels are exceeded until the appropriate mitigation measures and a scheme of implementation has been approved by the City Council .

Reason:

To ensure that the floodlight does not cause unacceptable levels of light pollution to nearby residents as set out in S29 of our Westminster City Plan adopted November 2016 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

- 18 The floodlight mast (except the moving parts) shall be painted light grey and maintained in that colour unless otherwise agreed in writing by the City Council as local planning authority.

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 St John's Wood 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)

- 19 Prior to the commencement of use of the floodlight (for competitive games and practice sessions), the applicant shall submit a scheme for the testing, commissioning, monitoring and evaluation to demonstrate that the floodlights are compliant with the maximum vertical illuminate values as identified in the Vertical Illuminance Report dated November 2013 .

The scheme shall be approved in writing by the City Council as local planning authority and will consist of the following:-

Identification of monitoring points;

The regularity of monitoring and reporting to the Council;

Means of enabling local residents to register a complaint and a process for assessing and evaluating that complaint.

The date(s) of testing /commissioning prior to use of the floodlights for the first floodlit match each season which shall be agreed in writing with the City Council as local planning authority .

Details of the consultation with local residents to investigate ways of further reducing light spill levels within the lifetime of this permission in relation to the temporary floodlight.

The applicant will take appropriate mitigation action under the terms of Condition 17 if in the event that the agreed lux levels are exceeded.

The development hereby approved shall take place in accordance with these approved details.

Reason:

To ensure that the relocated temporary floodlight does not cause unacceptable levels of light pollution to nearby residents as set out in S29 of Westminster City Plan adopted November 2016 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

- 20 Except for the commissioning and testing approved under Condition 19 , the floodlight hereby approved shall only be extended on the Day or Evening of intended use .Prior notification of intended Day and Evening use each season shall be given in writing to the Local Planning Authority before the start of each season. Any alterations to such intended use in a season shall be notified to the Council as soon as reasonably practicable.

The floodlight in respect Day use shall be lowered to their retractable positions at the end of each day of play and no later than 20.00 hours.

The floodlight in respect of Evening Use , the floodlight must not be lowered after 23.00 hours and no later than 09.00 hours on the following morning after use.

Reason:

To protect the environment of neighbouring residents , as set out in S29 of the Westminster City Plan adopted November 2016 and ENV6 of our Unitary Development Plan that we adopted January 2007.

- 21 The head frames shall be stored in accordance with the details approved under application 15/06394/ADFULL dated 5 August 2015 or in accordance with any other storage solution as submitted and as approved by the City Council.

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan adopted November 2016 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 22 The development shall be carried out in accordance with the approved scheme for the soft strip of the Warner Stand approved under application 15/03231/ADFULL dated 16 April 2015.

Reason:

To make sure the conservation status of a protected species is maintained, and so protect the biodiversity of the environment, as set out in S38 of Westminster's City Plan adopted November 2016 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43EB)

- 23 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a

further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 24 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 25 The plant/machinery hereby permitted shall not be operated except between 07.00 hours and 23.00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary

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Development Plan that we adopted in January 2007.

- 26 You must apply to us for approval of detailed drawings of the following parts of the development - kitchen extract duct. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved drawings. (C26DB)

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 St John's Wood 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)

- 27 The privacy screens to the rear of the stand shall remain as per the details approved under application 16/10705/ADFULL dated 28 June 2017.

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 St John's Wood Conservation Area and to safeguard the privacy of neighbouring residents in Elm Tree Road. This is as set out in S25 S28, S29 of Westminster's City Plan adopted November 2016 and DES 1, DES4, ENV13 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

- 28 The glazing to the stairs facing onto 12 and 12 a Elm Tree Road shall always remain fixed shut and obscured glazed as per the sample approved under application 16/10705/ADFULL dated 28 June 2017, or in accordance with another obscure glazed sample as submitted to and approved by the City Council.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 29 The development shall be carried out in accordance with the pre-construction contract approved under application 15/06842/ADFULL dated 30th July 2015.

Reason:

To maintain the character of the St John's Wood Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 30 The restaurant and bar areas within the new stand can only be used outside of match days no

more than 100 days per calendar year and shall only be open between the hours of 08.00 to 23.00 hours Monday to Saturday and 10.00 to 21.00 hours on Sundays and Bank Holidays. The restaurant shall only accommodate 135 covers, and post function cleaning and waste disposal associated with the restaurant and bars shall not take place until after 10.00 the next morning on days when no functions or cricket matches are taking place .

Reason:

It is considered that the unrestricted use of the restaurant and bars areas within the new stand will pose amenity issues to neighbouring residents in Elm Tree Road ,as set out in policies S29 of our Westminster City Plan adopted November 2016 and policies ENV6 of our Unitary Development Plan adopted January 2007 .

- 31 Before you begin to use the new stand you must apply to us for approval of a Travel Plan. The Travel Plan must include details of:
- (a) A comprehensive survey of all users of the Ground ;
 - (b) Details of local resident involvement in the adoption and implementation of the Travel Plan;
 - (c) Targets set in the Plan to reduce car journeys to the Ground ;
 - (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new stand is occupied.

At the end of the first and third years of the life of the Travel Plan, you must apply to us for approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

- 32 You must provide the access for people with disabilities as shown on the approved drawing(s) and as outlined in the Design and Access Statement dated November 2013 before you use the building. (C20AB)

Reason:

To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan (November 2016) and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

- 33 The fritting to the projecting windows to the rear elevation of the new stand at Level 02 shall remain as per the details approved under application 16/10705/ADFULL dated 28 June 2016 or in accordance with any other fritting details as submitted and as approved by the City Council.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our

Item No.
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Unitary Development Plan that we adopted in January 2007. (R21BC)

- 34 Details of the new PA system(including fixing maximum decibel levels) to the Warner Stand shall be submitted to and approved by the City Council as local planning authority before works start on this part of the development .The works shall be carried out in accordance with the approved details .

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 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 (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.

DRAFT DECISION LETTER – 17/09621/FULL

Address: Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ

Proposal: Variation of conditions 10 and 11 of planning permission dated 17 February 2016 (RN: 15/07111/FULL) for the Demolition of the existing Tavern Stand, Allen Stand, Thomas Lord Building, MCC Office Building and Scorers' Box and redevelopment comprising the erection of new stand, new Thomas Lord Building with an expanded basement and relocated public house, new Harris Garden Building, new Scorers' Box, internal and external alterations to the Pavilion, a new shop in the Bowlers' Annexe together with relocation of the floodlight, hard and soft landscaping, servicing facilities and all necessary ancillary and enabling works, plant and equipment. NAMELY, to allow the continued use of floodlights and the operating hours for the 2019 season and to allow the use of the floodlights in respect of all Middlesex Day matches ending before 19.30 under bad light conditions during the 2018 and 2019 seasons.

Plan Nos: Covering letter, Additional Information 1.2.18.

15/07111/FULL

Planning Statement and draft Heads of Terms, Design and Access Statement, Statement of Community Involvement, Energy Strategy, Construction Management Plan, Transport Statement, Travel Plan, Delivery and Servicing Management Plan; Daylight, sunlight and Overshadowing Report, Historic Buildings and Townscape Assessment; Preliminary Site Waste Management Plan; Operational Waste Management Plan; Environmental Performance Statement, Sustainability Appraisal; Structural Impact Appraisal, Sustainable Urban Drainage Plan; Ventilation and Extraction Statement; Lords Cricket Ground Economic Impact Assessment; Light Impact Statement, Arboricultural Report revised 16.10.2015; Heritage Appraisal: Historic Spectator Roof Seating; Design and Access Statement Addendum: Electronic Display Board and Retractable Seating Design Note; Design and Access Statement Addendum: Views Analysis Study.

4669-POP-PL-DSP-0010; 4669-POP-PL-DGA-0100; 0101, 0102, 0103, 0104, 0105, 200, 0201, 0202, 0203, 0204, 0205, 1100; 1101, 1102, 1103, 1104, 1106, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2210, 3100, 3101, 3102, 3103, 3104, 3105, 3200, 3201, 3202, 3203.

4669-POP-PL-DSE-0200; 0201, 0202, 0210, 0400, 0402, 0404, 0600, 4669-POP-PL-ELE-0001; 0100, 0101, 0102, 0103, 0104, 0105; 0002; 0200; 0201; 0202; 0003; 0300; 0301; 0302; 0303; 0400; 0401; 1300; 9810849-P-10-01.

16/09757/ADFULL

Covering Letter; LWL Planning Document A by Littlehampton Welding Ltd dated 27/05/16

16/05531/FULL

4774-POP-PL: DSP-0010; DGA-0100; DGA-0110; DGA-0120; ELE-0300; ELE-0310; ELE-0321; SEC-0200; SEC-0210; SEC-0220; ELE-0331; ELE-0330; SEC-0221; Covering Letter dated 27 May 2016; Design and Access Statement dated May 2016.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

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 documents listed on this decision letter, and any drawings approved subsequently by the Council as the local planning authority pursuant to any conditions on this decision letter.

Reason:
For the sake of doubt and in the interests of proper planning.

2. Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
 * 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.

You must carry out basement excavation work only:
 * between 08.00 and 18.00 Monday to Friday; and
 * not at all on Saturdays, bank holidays and public holidays.

Noisy work must not take place outside these hours (R11BA)

Reason:
To protect the environment of neighbouring bowlers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of the Unitary Development Plan that we adopted in January 2007. (R11AC)

3. You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located for:
- new stand
 - Thomas Lord building
 - Harris Garden Building
 - scorer's box (unless implemented according to the details approved under application 16/09757/ADFULL, dated 18 November 2016 pursuant to Condition 3 of permission 16/05531/FULL dated 21 July 2016)
 - new shopfront to the Bowlers' Annexe and the bridge link from the main pavilion to the new stand.
 - gatehouse to the Grace Gates and boundary wall treatment

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the new buildings are suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan adopted 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)

- 4 You must apply to us for approval of detailed drawings at a scale of 1:50 of the following parts of the development -
- i) retractable seating and scoreboard to the new stand
 - ii) gateman's lodge
 - iii) new shopfront to Bowlers' Annexe
 - iv) new bridge link between the listed pavilion and the new stand ;
- You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved drawings . (C26DB)

Reason:

To make sure that the appearance of the new buildings are suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan adopted 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)

- 5 **Pre Commencement Condition.** No development shall take place on each Phase of the development as shown on the indicative Phasing Plan , including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

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.

- 6 No impact piling shall take place in respect of the redevelopment of the i) Tavern and Allen Stands , and ii) the Thomas Lord building , until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out , including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved by the City Council in consultation with Thames Water .Any piling must be undertaken in accordance with the terms of the approved piling method statement .

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure and the proposed piling has the potential to impact on that infrastructure.

- 7 Pre-Commencement Condition : Details of the foul storm and drainage design shall be submitted to and approved by the City Council as local planning authority in consultation with Thames Water .
The development shall be carried out in accordance with the approved design .

Reason:

Since the site falls within the highly sensitive Counters Creek Catchment where flooding is a serious concern.

- 8 **Pre Commencement Condition.** You must not start any demolition work on the Allen and Tavern Stands until we have approved either:
- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
 - (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

You must only carry out the demolition and development according to the approved arrangements. (C29AC)

Reason:

To maintain the character of the St John's Wood Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 9 You must apply to us for approval of detailed drawings at a scale of 1:50 including samples of materials and details of the artwork of the following parts of the development - new front boundary entrance gates/screens. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details . (C26DB)

Reason:

To protect the special architectural or historic interest of the listed Grace Gates and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan adopted November 2016 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 10 The existing floodlight being relocated within the proposed new stand shall be limited until 22 January 2020. On or before the expiry of this date, the floodlight and mast shall be removed from the stand unless an extension of time has been agreed to in writing by the City Council as local planning authority.

Reason:

The City Council granted permission on 12 March 2013 for a further temporary permission of the four floodlights in the Ground until 22 January 2019, in order to review the floodlights in the light of any forthcoming proposals for the Lords Masterplan and to assess the impact upon the amenities of surrounding residents and this part of the St John's Wood Conservation Area as set out in S11, S25, S28, S29, S32, S38 in the Westminster City Plan adopted November 2016 and DES1, DES3, DES9, DES10, ENV6, ENV7, ENV10, ENV16 of our Unitary Development Plan that we adopted in January 2007.

- 11 (a) The retractable floodlight hereby approved in the new stand shall only be used for the illumination of Lord's Ground for the playing of cricket (and not for any other purpose) for a maximum of 14 Days, 15 Evenings and 2 Evening practice and all competitive County matches finishing before 19.30 hours throughout a period commencing on 1 April and expiring on (but including) 30 September in any year and not at all outside this period.
- (b) Where the floodlights are used during an Evening, the operating capacity of the floodlights shall be reduced by 50% from 21.50 hours, and be further reduced to 10% of their operating capacity from 22.30 hours and be turned off by 23.00 hours.
- (c) Where the floodlights are used on any Day they shall be switched off no later than 19.30 hours.
- (d) No spectators shall attend Evening practice matches.

For the purpose of this Condition :

Day means a period commencing at 10.00 a.m and ending at 19.30 hours. The daytime use of the floodlights shall only be used when there are bad light conditions (as agreed by the Head of Cricket and the umpire) and in connection with existing Test Matches, One Day Internationals and domestic finals.

Evening means an occasion when a match takes place that it is scheduled to be played wholly or partly in the evening under floodlights and covers the period from the start of the match until 23.00 hours.

If the masts are erected for a Day match, this will be counted as one of the permitted 14 Days whether or not the floodlights are switched on.

The applicant under the terms of this condition is not permitted to swap between the Day and Evening permitted number of matches, and any un-used Day or Evening matches from one season cannot be carried forward to the next.

Reason:

To protect the amenities of neighbouring residents and the environment in general and to ensure that the floodlight is only used for cricket matches and for no other purposes as set out in S29 and S32 of our Westminster City Plan that we adopted in November 2016 and ENV13 , ENV10, ENV6 and ENV7 of our Unitary Development Plan that we adopted in January 2007.

- 12 The maximum vertical illuminate into windows outside the Ground from the relocated floodlight shall not exceed the lux values identified in the Technical Note on Light Pollution for the Tavern and Allen Stand mast relocation plus 10% . If lux values exceed this figure , a scheme of mitigation shall be prepared and submitted to the City Council as local planning authority to identify the measures to be taken to address the light spill .Other than for testing under Condition 14 ,the floodlight shall not be used if these lux levels are exceeded until the appropriate mitigation measures and a scheme of implementation has been approved by the City Council .

Reason:

To ensure that the relocated floodlight does not cause unacceptable levels of light pollution to nearby residents as set out in S29 of our Westminster City Plan adopted November 2016 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

- 13 The floodlight mast (except the moving parts) shall be painted light grey and maintained in that colour unless otherwise agreed in writing by the City Council as local planning authority.

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan adopted 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)

- 14 Prior to the commencement of use of the floodlight (for competitive games and practice sessions), the applicant shall submit a scheme for the testing, commissioning , monitoring and evaluation to demonstrate that the floodlights are compliant with the maximum vertical illuminate values as identified in the Technical Note on Light Pollution for the Tavern and Allen Stand mast relocation dated 24 July 2015 .
- The scheme shall be approved in writing by the City Council as local planning authority and will consist of the following:-
- Identification of monitoring points;
 - The regularity of monitoring and reporting to the Council;
 - Means of enabling local residents to register a complaint and a process for assessing

and evaluating that complaint.

The date(s) of testing /commissioning prior to use of the floodlights for the first floodlit match each season shall be agreed in writing with the City Council as local planning authority .

Details of the consultation with local residents to investigate ways of further reducing light spill levels within the lifetime of this permission in relation to the temporary floodlight.

The applicant will take appropriate mitigation action under the terms of Condition 12 if in the event that the agreed lux levels are exceeded.

The development hereby approved shall take place in accordance with these approved details.

Reason:

To ensure that the relocated temporary floodlight does not cause unacceptable levels of light pollution to nearby residents as set out in S29 of Westminster City Plan adopted November 2016 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

- 15 Except for the commissioning and testing approved under Condition 14 , the floodlight hereby approved shall only be extended on the Day or Evening of intended use .Prior notification of intended Day and Evening use each season shall be given in writing to the Local Planning Authority before the start of each saeson.Any alterations to such intended use in a season shall be notified to the Council as soon as reasonably practicable.
The floodlight in respect Day use shall be lowered to their retractable positions at the end of each day of play and no later than 20.00 hours.
The floodlight in respect of Evening Use , the floodlight must not be lowered after 23.00 hours and no later than 09.00 hours on the following morning after use.

Reason:

To protect the environment of neighbouring residents , as set out in S29 of the Westminster City Plan adopted November 2016 and ENV6 of our Unitary Development Plan that we adopted January 2007.

- 16 At least three months before works start on this part of the development , full details of the number of times a year the retractable seats will be used each calendar year shall be submitted to and approved by the City Council in consultation with Historic England and the neighbouring residents in Century Court . The development shall be carried out in accordance with the approved details .

Reason:

In order to safeguard the setting of the listed pavilion and to preserve the character and appearance of this part of the St John's Wood Conservation Area and the amenities of neighbouring residents. This is set out in S25 S28 and S29 of Westminster's City Plan adopted November 2016 and DES1, DES4, DES9 DES10 and ENV13 of our Unitary Development Plan adopted January 2007 .

- 17 You must apply to us for approval of detailed drawings at a scale of 1:50 of the following parts of the development
retractable seating including details of mechanism to elevate and retract the seats and an acoustic report .
You must not start work on this part of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details .

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 St John's Wood 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)

- 18 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which forms part of Phase 2 works which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood 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)

- 19 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing 4669-POP-PL-DGA-2200. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 20 The green roof and the green facades to the Thomas Lord Building and the Harris Garden Building as shown on the drawings hereby approved must be provided prior to the occupation of these buildings .

Details of the facade planting and depth of planter and the planting to the green roofs include species ,including their maintenance and irrigation shall be submitted to and approved by the City Council as local planning authority .And the development shall be carried out in accordance with the agreed details.

The approved green roofs and facade planting shall not be removed unless authorised by the City Council as local planning authority .

Reason:

To reduce the effect the development has on the bio diversity of the environment ands also to improve the outlook for residents in Century Court and Grove End Road as set out in S38 and S29 of Westminster's City Plan adopted November 2016 and ENV 17 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

- 21 You must apply to us for approval of a scheme of public art as described in your Design and Access Statement .

You must not start work on the public art until we have approved what you have sent us. Before anyone moves into the Thomas Lord building you must carry out the scheme according to the approved details.

You must maintain the approved public art and keep it on this site. You must not move or remove it.

Reason:

To make sure the art is provided for the public and to make sure that the appearance of the building is suitable. This is as set out in DES 7 (A) of our Unitary Development Plan that we adopted in January 2007. (R37AB)

- 22 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 23 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people working in the building or

calling there for business purposes. (C22AA)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS 22 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 24 You must provide at least 20% of the car parking spaces in the basement car park under the new Thomas Lord Building and the Harris Gardens to be provided with active Electronic Charging Points to prior to the occupation of the new Thomas Lord Building .

Reason:

To ensure that adequate electric charging points are provided in the basement car park .

- 25 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when

background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 26 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 27 The plant/machinery hereby permitted shall not be operated except between 07.00 hours and 23.00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 28 You must apply to us for approval of detailed drawings and manufacturer's specification at a scale of 1:50 of the following parts of the development -
- i) kitchen extract ducts in the Thomas Lord Building
 - ii) kitchen extract ducts to the restaurant in the new stand

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved drawings . (C26DB)

Reason:

To make sure that the appearance of the ducts are suitable and preserves the character and appearance of this part of the St John's Wood Conservation Area and to safeguard the amenities of nearby residents . This is as set out in S25,S28, S29 and S31 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 , ENV6, ENV13 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 29 You must provide the access for people with disabilities as shown on the approved drawing(s) and as outlined in the Design and Access Statement dated July 2015 before you use the new stand ,the Thomas Lord building and the Scorer's Box.

Reason:

To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan (November 2016) and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

- 30 Details of the new PA system(including fixing maximum decibel levels) to the new Stand shall be submitted to and approved by the City Council as local planning authority before works start on this part of the development .The works shall be carried out in accordance with the approved details .

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally as set out in S32 of Westminster's City Plan: adopted November 2016 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 31 You must provide the waste stores at basement level as shown on drawing 4669-POP_PL_DGA-2206 before the new stand and the Thomas Lord's building is occupied .You must clearly mark the waste stores and use the stores and only place the waste outside prior to collection.You must not use the waste stores for any other purpose.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 32 The development shall be carried out in accordance with the Sustainable Urban Drainage Plan dated July 2015 , the features set out in this SuD's Plan shall be provided and shall not be removed unless authorised by the City Council as local planning authority .

Reason:

To ensure the development complies with policy 5.13 in the London Plan (March 2015) in respect of sustainable urban drainage/design .

- 33 The development shall be carried out in accordance with the submitted reports Phase 1 and Phase 2:
The following reports shall be submitted to and approved by the City Council .
Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution and Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.
You shall submit the Phase 3 report for the Council's approval before any demolition or excavation work starts on site and for the Phase 4 when the development has been completed.

Reason:

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007. (R18AA)

- 34 The restaurant on the top floor (Level)4) of the new stand shall only be open from 08.00 to 23.00 hours daily .

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 35 At least three months prior to the commencement of the public house use in the new Thomas Lord Building ,a detailed Operational Management Plan shall be submitted to and approved by the City Council as local planning authority .

This Operational Management Plan shall include the hours of use , measures to mitigate noise disturbance to local residents , both on match and non match days , and the use of the Harris Gardens on match and non match days .The Class A 4 use shall be carried out in accordance with the approved Plan .

No alcohol shall be consumed in the Harris Gardens after 20.00 hours and the use of the Harris Gardens cease by 21.00 hours .

The review of the Operational Management Plan shall be submitted to the City Council after twelve months of the commencement of the use to allow of review of the hours of use of the public house and the Harris Gardens in the light of experience and comments received from neighbouring residents .

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 36 You must apply to us for approval of details of a security scheme for the entrance into the Ground. You must not start work on this part of the works until the City Council in consultation with the Metropolitan Police have approved what you have sent us. You must then carry out the work according to the approved details before the new entrance is used.

Reason:

To reduce the chances of crime without harming the appearance of the buildings, the setting of the Grace Gates and the character of the St John's Wood Conservation Area as set out in S29 of Westminster's City Plan adopted November 2016 and DES 1 (B) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

- 37 The new buildings hereby approved shall achieve Building Research Establishment methods (BREEAM) 'excellent' rating, or if you use another method, you must achieve an equally high standard.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44BC)

- 38 You must not use the roof of the new Thomas Lord building at Level 03 for sitting out or for any other purpose. You can however use the roof to escape in an emergency and for maintenance purposes.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 39 You must put a copy of this planning permission and all its conditions at street level outside the building for as long as the work continues on site.

You must highlight on the copy of the planning permission any condition that restricts the hours of building work. (C21KA)

Reason:

To make sure people in neighbouring properties are fully aware of the conditions and to protect their rights and safety. (R21GA)

- 40 The glazing in the side elevation of the Thomas Lord Building at Level 03 must only contain obscure glass and be kept permanently fixed shut. A sample of this obscure glazing shall be submitted to and approved by the City Council as local planning authority before works start on this part of the development.

The development shall be carried out in accordance with the approved sample, and this glazing shall not be removed unless authorised by the City Council.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 41 The glazing in top floor of the new stand at Level 04 must only contain obscure glass. A sample of this obscure glazing shall be submitted to and approved by the City Council as local planning authority before works start on this part of the development .
The development shall be carried out in accordance with the approved sample , and this glazing shall not be removed unless authorised by the City Council.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 42 Prior to the demolition of the Allen Stand , a detailed photographic record shall be undertaken and submitted to the City Council .Features such as the Q Stand and the MCC logo on the rear elevation shall be carefully removed and be stored.

Reason:

To ensure that a photographic record of the Allen Stand is undertaken prior to its demolition and existing distinctive features are removed and stored given their historical association with the Ground .

- 43 Before any works start of the new stand , a detailed arboricultural assessment including trial hole investigations shall be submitted to and approved by the City Council as local planning authority in consultation with Transport for London to demonstrate that works can take place without affecting the health of the street trees .
The development shall be carried out in accordance with the approved details.

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan adopted 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.

- 44 Before any works start on the excavation of the basement under the Harris Gardens and the new enlarged basement under the new Thomas Lord Building , a detailed arboricultural assessment shall be submitted to and approved by the City Council as local planning authority to demonstrate that the proposal will not adversely affect the health of the TPO Lime trees T1 and T2 .This assessment shall include trial hole investigations to assess the presence of tree roots under the Harris Gardens and the tree roots in relation to the Lime trees.The assessment shall also address the impact of the proposed excavation works on the trees on the adjoining rear gardens in Grove End Road .
The development shall be carried out in accordance with the approved details

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan adopted 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.

- 45 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

bird and bat boxes

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 46 Pre-Commencement Condition. Before any development (including demolition) takes place on site on each Phase of the development, you will need to submit a Construction Logistics Plan (CLP) for approval by the City Council in consultation with Transport for London (TfL). The development shall be carried out in accordance with the agreed Plan.

Reason:

In order to safeguard the impact on Transport for London's Road network.

- 47 A Servicing and Delivery Plan shall be submitted and approved by the City Council as local planning authority in consultation with Transport for London before each Phase of the development is completed. The development shall be carried out in accordance with the agreed Plans.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 48 Before you begin to use the new Stand, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of:
- (a) A comprehensive survey of all users of the Ground;
 - (b) Details of local resident involvement in the adoption and implementation of the Travel Plan;
 - (c) Targets set in the Plan to reduce car journeys to the Ground
 - (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if

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targets identified in the Plan are not being met over a period of 5 years from the date the new Stand is occupied.

At the end of the first and third years of the life of the Travel Plan, you must apply to us for approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

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.