

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 11 September 2018	Classification For General Release	
Report of Director of Planning	Wards involved St James's Ward (Applications 1, 2 and 3) Vincent Square Ward (Application 4) Tachbrook Ward (Application 5) Churchill Ward (Applications 6 & 7)		
Subject of Report	Waterloo Bridge (Application 1), Golden Jubilee Bridge (Application 2), Westminster Bridge (Application 3), Lambeth Bridge (Application 4), Vauxhall Bridge (Application 5), Grosvenor Bridge (Application 6) and Chelsea Bridge (Application 7)		
Proposal	The architectural illumination, as part of the Illuminated River proposal, of Waterloo Bridge (Application 1), Golden Jubilee Bridge (Application 2), Westminster Bridge (Application 3), Lambeth Bridge (Application 4), Vauxhall Bridge (Application 5), Grosvenor Bridge (Application 6) and Chelsea Bridge (Application 7) including the installation of fixtures, fittings and ancillary equipment and associated works.		
Agent	Montagu Evans		
On behalf of	Illuminated River Foundation.		
Registered Numbers	18/03780/FULL & 18/03781/LBC (Application 1) 18/03782/FULL (Application 2) 18/03775/FULL & 18/03776/LBC (Application 3) 18/03777/FULL & 18/03778/LBC (Application 4) 18/03772/FULL & 18/03773/LBC (Application 5) 18/03774/FULL (Application 6) 18/03769/FULL & 18/03770/LBC (Application 7)	Date amended/ completed	8 May 2018
Date Application Received	8 May 2018		
Historic Building Grade	Grade II*, Grade II or unlisted		
Conservation Areas	Savoy and Strand, Whitehall, Westminster Abbey and Parliament Square, Smith Square, Millbank, Pimlico or Churchill Gardens.		

1. RECOMMENDATION

Application 1

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

Application 2

Grant conditional permission.

Application 3

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

Application 4

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

Application 5

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

Application 6

Grant conditional permission.

Application 7

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The Illuminated River Foundation has submitted seven applications to Westminster Council for planning permission (and where relevant listed building consent) for the illumination of seven bridges. These are Waterloo Bridge, Golden Jubilee Footbridges, Westminster Bridge, Lambeth Bridge, Vauxhall Bridge, Grosvenor Bridge and Chelsea Bridge. These applications seek permission for the illumination of these bridges as part of the wider illumination of 15 central London bridges (from Albert Bridge to Tower Bridge) across the River Thames known as the Illuminated River Project.

Each application boundary falls within the administrative area of at least two Local Planning Authorities of which Westminster City Council is one. Each application is therefore classed as a "cross boundary application".

Permission and consent (where relevant) are sought for the installation of fixtures, fittings and ancillary equipment and associated works including removal of redundant existing light fixtures necessary to deliver the proposal, installation of fixtures and fittings including: lighting fixtures and

any supports required, illumination of the bridge with the Illuminated River artwork; illuminance levels and hours of illumination and ancillary and associated development.

The applicant voluntarily prepared an Environmental Statement, as it was determined that the development would constitute an 'Environmental Impact Assessment development' because the scale of the development proposals could give rise to significant effects on the environment.

The key issues with this application are:

*The impact of the fixtures and fittings on the character and appearance and where relevant on the special interest of the listed bridges.

*The impact of the architectural illuminance on the character and appearance of the conservation area in which they are located.

*The impact of the architectural illuminance on biodiversity and ecology within the River Thames and its foreshore.

The proposed illumination of seven bridges within Westminster as part of Illuminated River Project is supported by policies in our City Plan and UDP that seek to enhance the recreation and enjoyment of the river. It is considered that with the conditions recommended the Illuminated River project will enhance the character and appearance, and (where appropriate) the ability to appreciate the special interest, of the seven bridges within Westminster. The scheme proposes mitigation measures to protect ecology both during construction and during the permanent operation of the lighting. It is considered that with these measures in place and with recommended conditions the impact on ecology such as breeding birds, foraging and commuting bat populations and fish populations have been assessed as negligible.

For the reasons set out in the report the proposal is considered to comply with relevant policies in our UDP and City Plan.

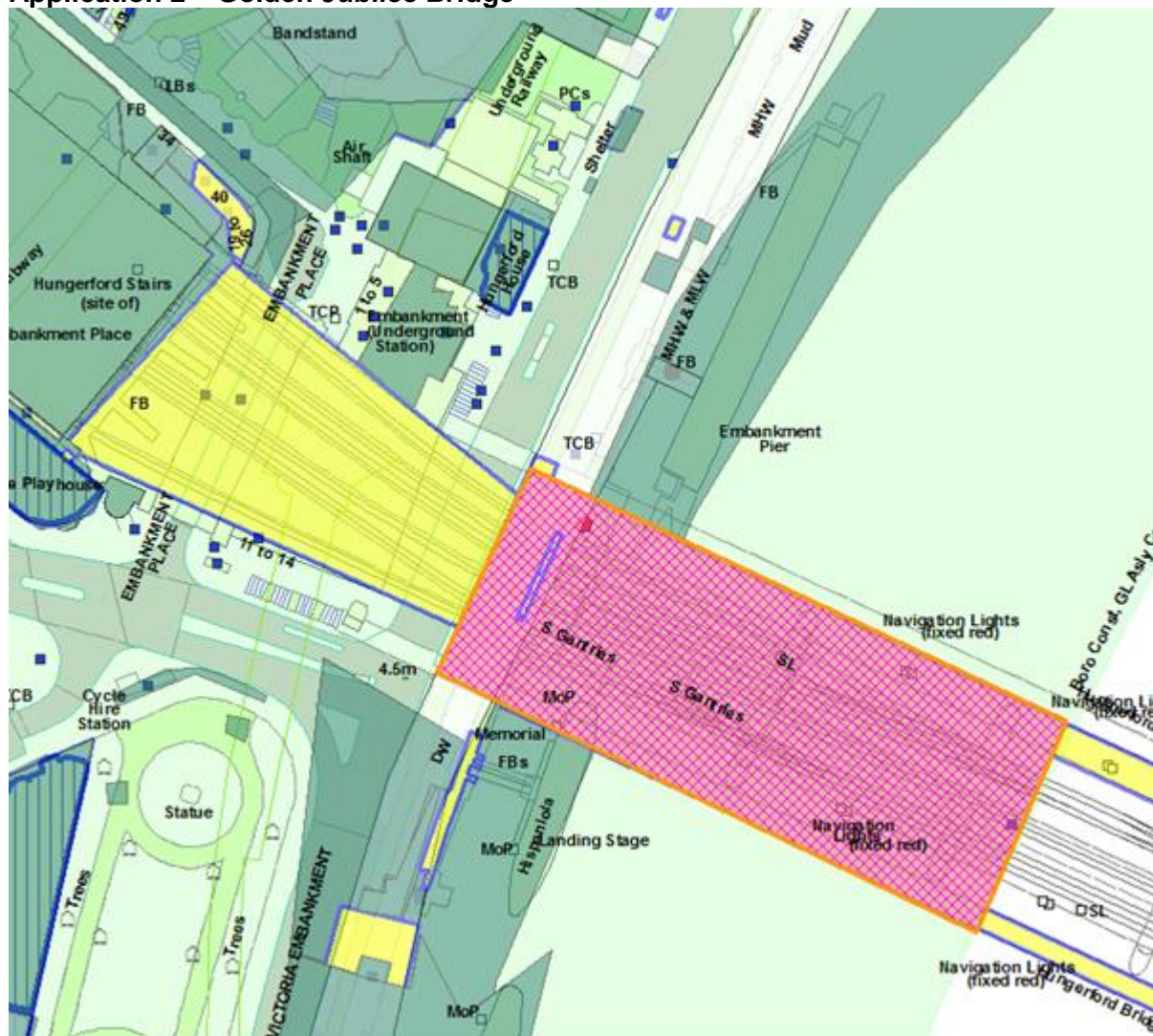
3. LOCATION PLANS

Application 1 – Waterloo Bridge



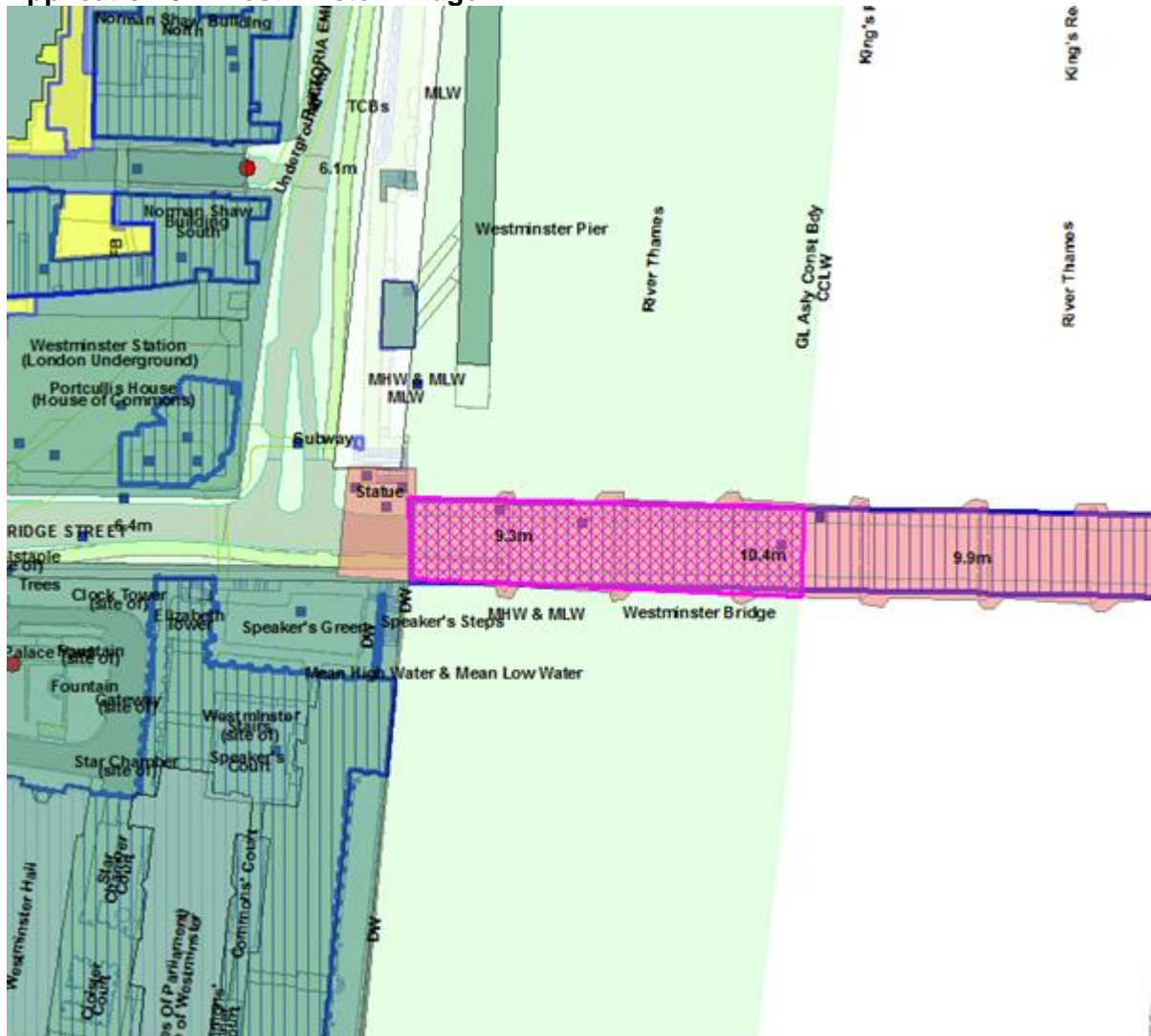
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Application 2 – Golden Jubilee Bridge



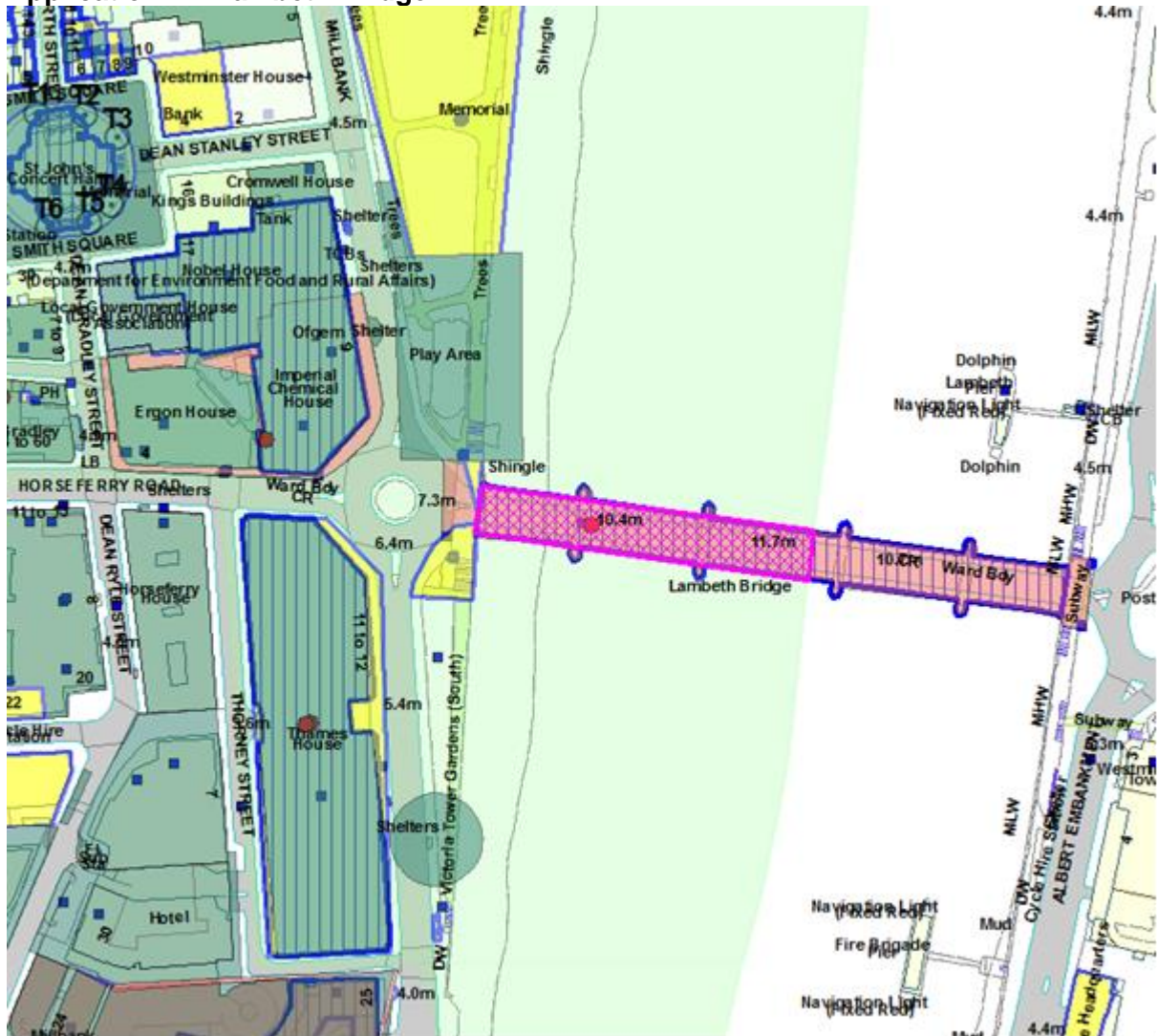
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Application 3 – Westminster Bridge



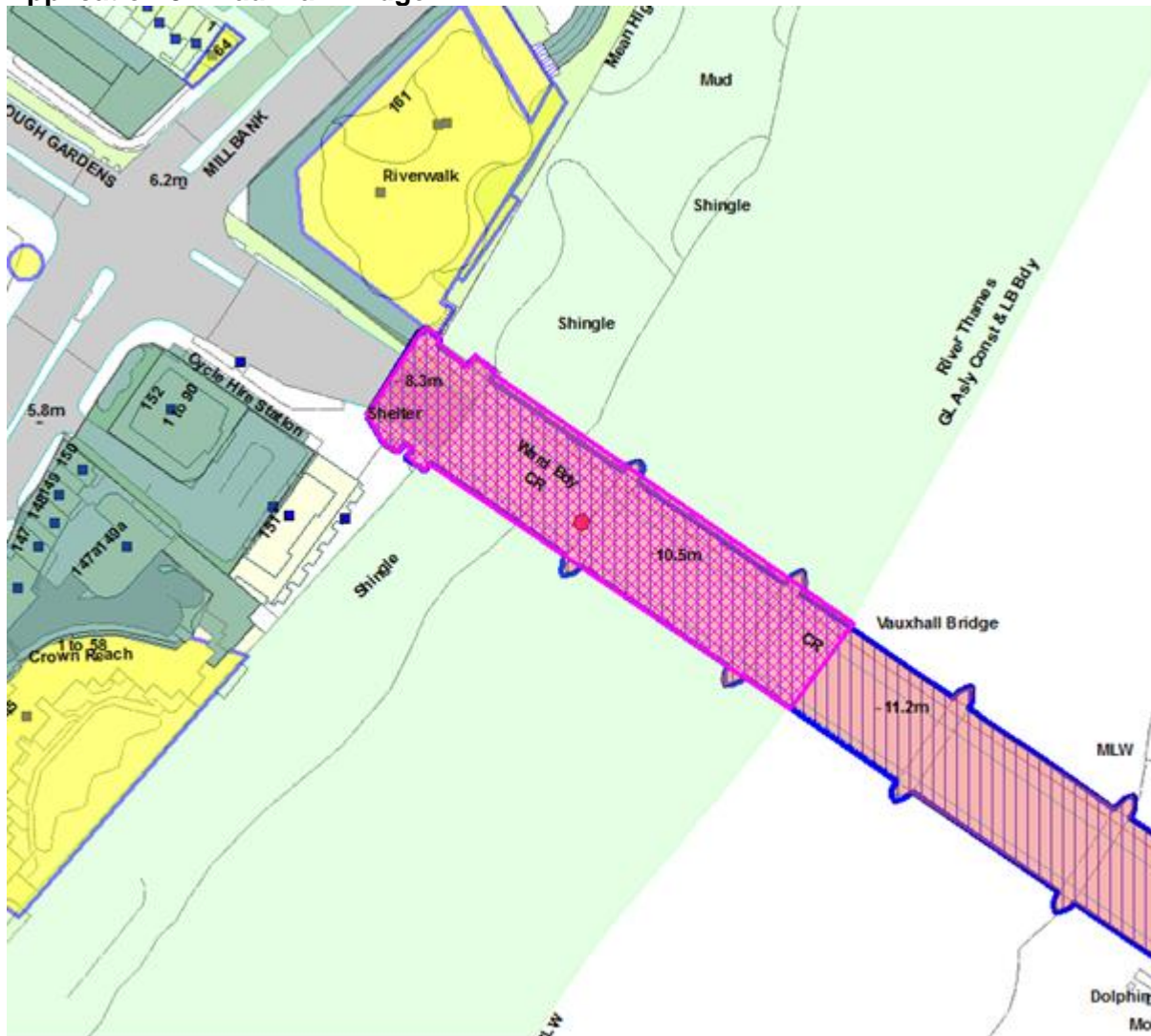
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Application 4 – Lambeth Bridge



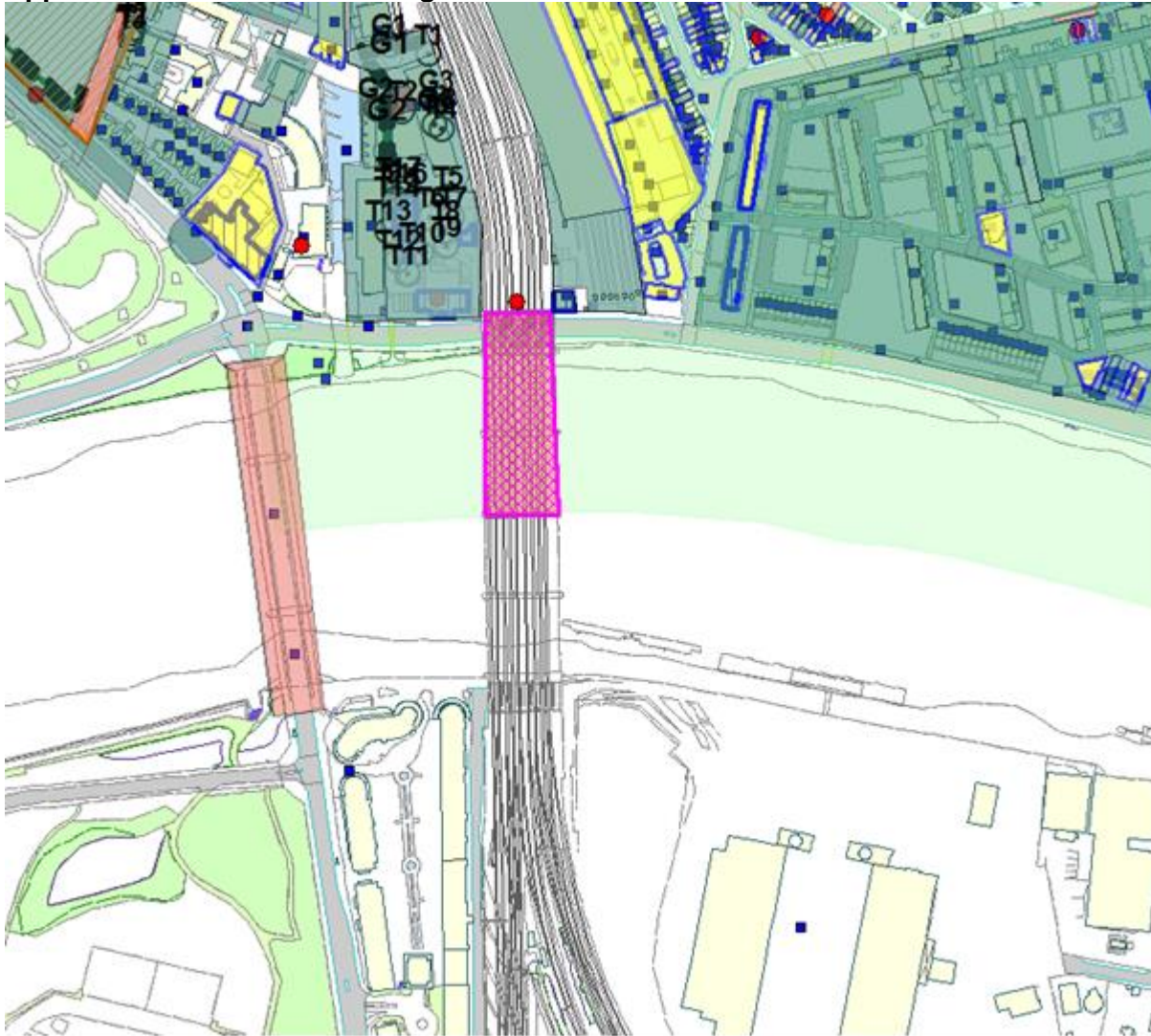
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Application 5 – Vauxhall Bridge



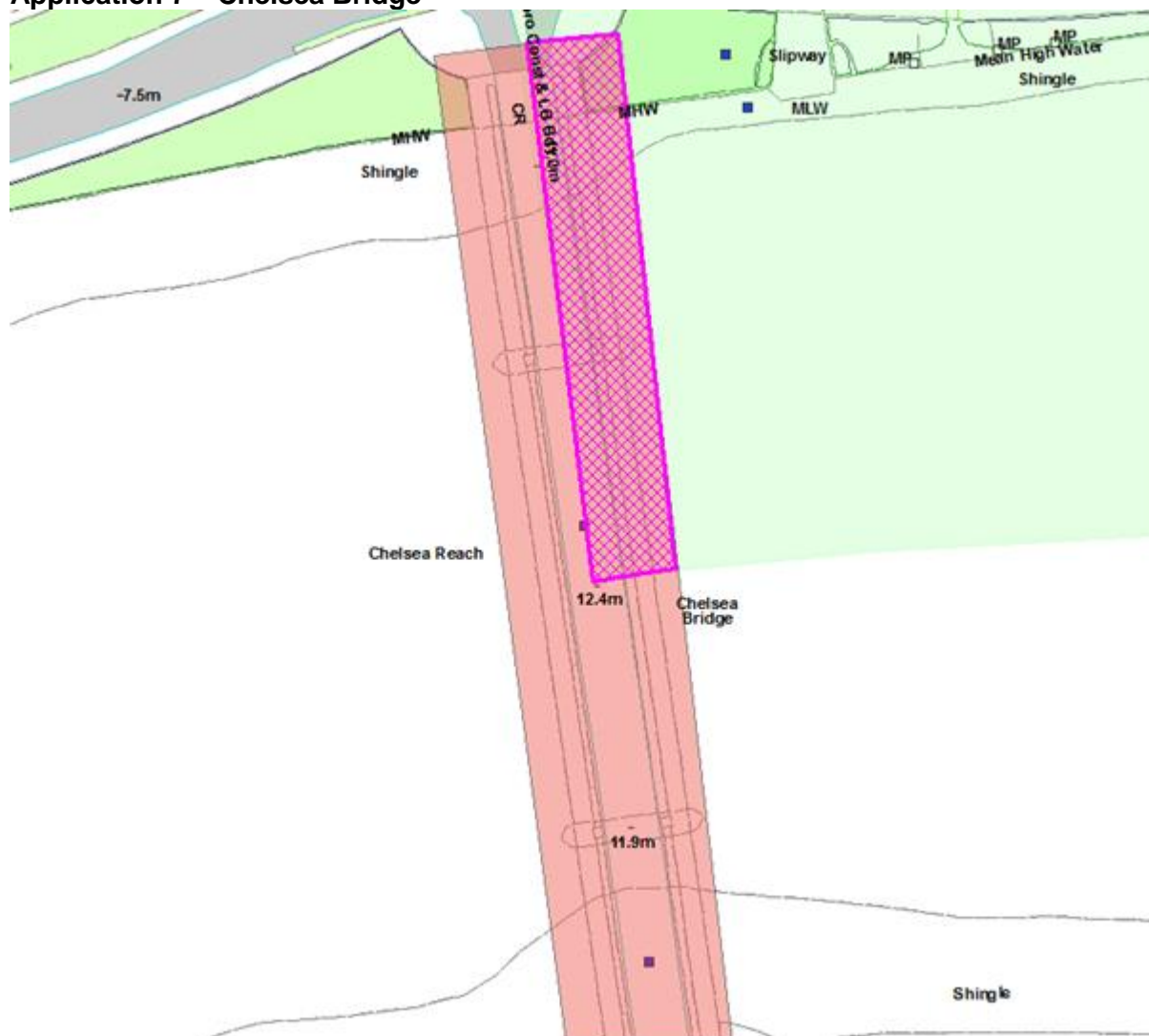
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Application 6 – Grosvenor Bridge



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Application 7 – Chelsea Bridge



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4. PHOTOGRAPHS



Waterloo Bridge



Golden Jubilee Bridge



Westminster Bridge



Lambeth Bridge



Vauxhall Bridge



Grosvenor Railway Bridge



Chelsea Bridge

5. CONSULTATIONS FOR APPLICATIONS 1-7

HIGHWAYS PLANNING

No objection

ENVIRONMENTAL HEALTH

Requests use of I39AA (prevent lighting glare), use of Code of Construction Practice condition and standard noise condition.

DESIGNING OUT CRIME

No objection. An increase in crime or the fear of crime cannot be foreseen.

PORT OF LONDON AUTHORITY (PLA)

The PLA has had extensive pre-application discussions with the applicant which have been constructive. The Applicant is aware of the need for River Works Licences from the PLA. The PLA is supportive in principle of the project subject to the following:

- A detailed phasing plan for each phase of the project (after phase 1) should be required to be submitted and approved on completion of each phase.
- The detailed installation methodologies and risk assessments are of critical importance to the PLA to ensure the safety of navigation is maintained during construction. A condition on any planning permission must require the submission and approval of detailed rules for the phase 1 bridges prior to the commencement of the phase 1 construction works. Detailed rules must then be submitted for each subsequent phase prior to the commencement of construction works for that phase.
- A condition to require the submission and approval of a detailed Code of Construction Practice.
- A condition to require the submission and approval of maintenance methodologies for each bridge. The PLA would then need to be notified of the timings of any maintenance works.
- A condition to secure the submission and approval of a decommissioning plan.
- A condition to require the spill light survey and luminance survey to be undertaken again on completion of each phase of the project and a report submitted showing compliance against the levels set out in tables 3.3.a and 3.3b of the application documents. The condition should provide the opportunity to require the lighting to be adjusted if the levels set out in tables 3.3a and 3.3b are being exceeded
- The removal of redundant lighting should be required by condition

TRANSPORT FOR LONDON

The application is currently proposing to alter TfL assets and therefore the TfL Surface Asset Investment Sponsorship (Structure) team will liaise with Westminster City Council and respond accordingly. [No further response from TfL received]

ENVIRONMENT AGENCY

No objection to the planning application as submitted, subject to a condition to secure a detailed lighting management strategy. This strategy shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the proposed works and lighting levels. Without this condition, the proposed development may pose an unacceptable risk to the environment.

NATURAL ENGLAND

No comment.

HISTORIC ENGLAND

No objection

LONDON BOROUGH OF LAMBETH

No objection

NATIONAL RIVERS ASSOCIATION

No response

THAMES TIDEWAY

Tideway has no objection to the proposed development and is supportive of the aspiration to connect, celebrate and capture the spirit of the Thames and its diverse communities. Tideway is liaising with the Illuminated River project as the project develops to ensure that the delivery of the nationally significant Thames Tideway Tunnel is not compromised.

WESTMINSTER SOCIETY

No objection

THORNEY ISLAND SOCIETY

Supports application

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

Waterloo Bridge (Application 1) - No. Consulted: 61
Golden Jubilee Bridges (Application 2) - No. Consulted: 148
Westminster Bridge (Application 3) - No. Consulted: 10
Lambeth Bridge (Application 4) - No. Consulted: 7
Vauxhall Bridge (Application 5) - No. Consulted: 290
Grosvenor Bridge (Application 6) - No. Consulted: 170
Chelsea Bridge (Application 7) - No. Consulted: 251

Total No. of replies for all applications: 5

No. of objections: 0

No. in support: 5

Letters of support received from Somerset House, London and Partners, Cross River Partnership, Livett's Launches Ltd and Worship Company of Lightmongers.

PRESS ADVERTISEMENTS / SITE NOTICES FOR APPLICATIONS 1-7: Yes

6. BACKGROUND INFORMATION

6.1 The Illuminated River Project

The Illuminated River Foundation has submitted seven applications to Westminster Council for planning permission (and where relevant listed building consent) for the illumination of seven bridges. These are Waterloo Bridge, Golden Jubilee Footbridges, Westminster Bridge, Lambeth Bridge, Vauxhall Bridge, Grosvenor Bridge and Chelsea Bridge. These applications seek permission for the illumination of these bridges as part of the wider illumination of 15 central London bridges (from Albert Bridge to Tower Bridge) across the River Thames known as the Illuminated River Project.

The illuminated art work on each bridge is by Leo Villareal and is based on a single lighting concept. The illumination will be kinetic with subtle changes in the colour and intensity of light. Digital control of the luminaries will allow abstract sequences to actively define the forms of the bridge creating a non-repetitive and unique pattern. Whilst each bridge will be lit differently, the artwork will be designed to unify the 15 bridges.

The proposed illumination is intended to:

- Create a unified vision to celebrate London's bridges and the city's historic links with the river;
- Act as a catalyst for improved public realm along the river banks;
- Use more energy efficient fittings than existing decorative lighting on the bridges;
- Contribute to a more ecologically sustainable environment for the river;
- Increase public understanding of the context of the bridges and the river environment; and
- Provide more opportunities to enjoy the environs of the river.

The applicant, the Illuminated River Foundation, is an independent charity set up to lead the project. Apart from an initial investment and start-up from the Olympic Reserve Fund towards the costs of the initial competition of £250,000, it is funded through philanthropic sources.

The assumed phasing, which forms the basis of the Environmental Impact Assessment submitted with the application, places the bridges in the following phases:

Phase 1 - London Bridge, Cannon Street Railway Bridge, Southwark Bridge, Millennium Bridge.

Phase 2 - Blackfriars Railway Bridge, Blackfriars Road Bridge, Golden Jubilee Footbridges, Waterloo Bridge.

Phase 3 - Westminster Bridge, Lambeth Bridge, Vauxhall Bridge

Phase 4 - Grosvenor Bridge, Chelsea Bridge

Phase 5 - Tower Bridge, Albert Bridge

It is expected that all bridges will be illuminated by 2023. Works on each bridge are not anticipated to exceed 12 weeks, with an additional four week commission period.

6.2 The Application Sites

Each application boundary falls within the administrative area of at least two Local Planning Authorities of which Westminster City Council is one. Each application is therefore classed as a "cross boundary application".

Waterloo Bridge

Waterloo Bridge is Grade II* listed and located within Savoy and Strand Conservation Areas. The north bank is predominately commercial with Somerset House and Kings College located close to the bridge.

The bridge falls into the administrative boundaries of Westminster City Council and the London Borough of Lambeth. The site comprises an area of approximately 14,888 sq m of which 6,886 sq m falls within Westminster City Council and 8,002 sq m within the London Borough of Lambeth.

Golden Jubilee Bridges

The Golden Jubilee Footbridges flank Hungerford Railway Bridge and were completed in 2002 by Lifschutz Davidson (who are also the Illuminated River's architects). The two multi-span cable stayed footbridges are approximately 325m in length and 4m in width. The bridges are owned and maintained by Westminster City Council.

The bridges fall into the administrative boundaries of Westminster City Council and the London Borough of Lambeth. The site comprises an area of approximately 15,194 sq m of which 6,827 sq m falls within Westminster City Council and 8,367 sq m within the London Borough of Lambeth.

The Golden Jubilee Bridges are not statutorily listed but are located in the Savoy Conservation Area and adjacent to the Whitehall Conservation Area. The bridges form a prominent river crossing in central London and lie within the setting of the Palace of Westminster World Heritage Site.

The Golden Jubilee Footbridges are currently lit, however Hungerford Railway Bridge is currently unlit other than navigation lights.

Westminster Bridge

Westminster Bridge is Grade II* listed and located within Westminster Abbey and Parliament Square and Whitehall Conservation Areas. The bridge forms an important part of the setting of the Palace of Westminster World Heritage Site.

The bridge falls into the administrative boundaries of Westminster City Council and the London Borough of Lambeth. The site comprises an area of approximately 10,420 sq m of which 5,497 sq m falls within the Westminster City Council and 4,923 sq m within the London Borough of Lambeth.

The illumination proposed is restricted to 'artistic' lighting and will not alter the existing road, rail or navigational lighting on the bridge.

Westminster Bridge does not currently have any artistic lighting. However the applicant advises that there are approximately 196 floodlights currently not in use.

Lambeth Bridge

Lambeth Bridge is Grade II listed and located within the Smith Square and Westminster Abbey and Parliament Square Conservation Areas.

The bridge falls into the administrative boundaries of Westminster City Council and the London Borough of Lambeth. The site comprises an area of approximately 8,581 sq m of which 4,645 sq m falls within Westminster City Council and 3,936 sq m within the London Borough of Lambeth.

The illumination proposed is restricted to 'artistic' lighting and will not alter the existing road, rail or navigational lighting on any of the 15 bridges.

Lambeth Bridge does not currently have any artistic lighting and only has functional road lighting.

Vauxhall Bridge

Vauxhall Bridge is Grade II STAR listed and located adjacent to the Millbank and Pimlico Conservation Area. There are residential properties on either side of Vauxhall Bridge on the north bank.

The bridge falls into the administrative boundaries of Westminster City Council and the London Borough of Lambeth. The site comprises an area of approximately 10,399 sq m of which 4,587 sq m falls within the Westminster City Council and 5,812 sq m within the London Borough of Lambeth.

There are bronze statues of allegorical figures attached to each of the bridge's eight piers. The four upstream are of Agriculture, Architecture, Engineering and Pottery. The four statues downstream are of Education, Fine Art, Science and Government. These statues form an important element of the bridge's listing.

Vauxhall Bridge does not currently have any artistic lighting and only has functional road lighting.

Grosvenor Bridge

Grosvenor Bridge is not listed but is located within the Churchill Gardens Conservation Area. There are residential buildings on the north bank adjacent to the bridge.

The bridge falls into the administrative boundaries of Westminster City Council and the London Borough of Wandsworth. The site comprises an area of approximately 17,190 sq m of which 8,395 sq m falls within Westminster City Council and 8,795 sq m within the London Borough of Wandsworth.

The bridge consists of four arches and is approximately 213m in length and 70m wide. The bridge is owned and maintained by Network Rail.

The bridge is currently unlit other than the navigation lights

Chelsea Bridge

Chelsea Bridge is Grade II listed structure consisting of two sets of towers on each side of the bridge, with each side having a single suspension cable which ties the towers together.

Chelsea Bridge falls into the administrative boundaries of the Royal Borough of Kensington and Chelsea, Westminster City Council and London Borough of Wandsworth. The site comprises an area of approximately 8,851 sq m of which 2,132 sq m falls within the Royal Borough of Kensington and Chelsea, 2,110 sq m is within Westminster City Council and 4,609 sq m is within the London Borough of Wandsworth.

The bridge is approximately 213m in length and 25m wide. The bridge is owned and maintained by RBKC.

Chelsea Embankment is adjacent to the north bank, which is heavily tree lined, behind which is the Royal Hospital Chelsea, and surrounding gardens. The Lister Hospital lies immediately to the north of the bridge, beside which are a number of residential buildings on Grosvenor Road, including the Grosvenor Waterside development.

The bridge is currently illuminated with incandescent festoon lighting. The bridge's existing light-up times are from dusk to midnight

6.3 Recent Relevant History

There is none.

7. THE PROPOSAL

Permission and consent (where relevant) are sought for the architectural illumination, as part of the Illuminated River proposal, including the installation of fixtures, fittings and ancillary equipment and associated works.

The works include the following for each bridge:

1. Removal of redundant existing light fixtures and associated equipment as necessary to deliver the proposal;
2. Installation of fixtures and fittings including: lighting fixtures and any supports required to attach these to the bridge; cables and cable runs including supports required to attach these to the bridge or provide a route through the bridge; and provision of electrical and network infrastructure to deliver the artwork.
3. Illumination of the bridge with the Illuminated River artwork;
4. Illuminance levels and hours of illumination; and
5. Ancillary and associated development

The illumination proposed is restricted to 'artistic' lighting and will not alter the existing road, rail or navigational lighting on the bridges.

The Light Fittings

The physical elements of the illumination will primarily comprise light fittings, switches, drivers and cables.

Four families of luminaire types will be used across the 15 bridges. This palette of fittings will allow standardisation of details and fixing arrangements as well as rationalising controls, maintenance and replacement. All luminaires will use LED as their light source.

The fitting families consist of:

- Linear Graze LED fittings will be mounted end-to-end for a continuously lit effect along the vertical faces of the bridges. Where coloured light is used, a RGBA type will allow a rich palette of colours to be generated by the mixing of red, green, blue and amber lights from the LEDs. On bridges with monochromatic schemes, a tuneable white version will be used which will be able to produce white light across the spectrum from cool silvery light to warm golden hues. A lower powered version of the linear fitting is also used where illumination distances are shorter. Where linear LEDs are installed to light the vertical faces of the bridge, an architectural baffle will be developed to conceal the fittings from view and direct light.
- LED Floodlights will be used on many of the bridges to light the arches. Some of these will light the underside of the arches, whether that be concrete or steel structures. In some instances, a lower powered floodlight / spotlights (LED Blast) will be used, for instance to pick out details on the piers and abutments.
- LED Nodes will be connected in strings to create chains (festoons) of lighting. These will be used primarily on Chelsea and Albert bridges to replicate existing festoons. In order to minimise damage to the existing bridge structure, the LED node points will reuse existing mounting channels where possible or be mounted using straps.
- LED Flex: Where mounting of a high powered linear fitting is problematic or lower outputs are required, a flexible linear product will be used. The flex houses a continuous LED tape within weatherproof flexible housing which allows the product to be shaped to follow curved structures.

In prominent locations it is proposed that the Graze, Node and Floodlight fittings will be painted to a colour in keeping with the colour of the existing bridge structure to minimise their visibility during daylight hours.

Existing light fittings from the bridges are to be decommissioned and removed.

With the exception of Chelsea and Grosvenor Bridges, it is proposed to light up each bridge from dusk to dawn. Chelsea and Grosvenor Bridges will be lit up from dusk to midnight.

Power will be supplied from the local electrical grid, although for some of the bridges, new electricity supplies will be required. In these instances, applications to UK Power Networks (UKPN) will be made.

In order to create the sequences of light that are inherent to the artwork, a computer controlled lighting control system will be used. The lighting for each bridge will be controlled from its own local control system, which will be programmed to allow the bridge artwork to run autonomously.

A number of power distribution components will be required to realise the art installation for each of the bridges, as shown in Figure 3.2, including:

- A distribution board will be located at the end of each bridge to distribute power to the lighting equipment. The distribution board will be located within the control cabinet.
- Lighting drivers, also known as Power Data Suppliers, merge power and control feeds and deliver them to the LED lighting over a single cable. The drivers will be grouped together in weatherproof enclosures which will be located within the control cabinets.

Each bridge will be provided with a local computer controller which will be the 'brains' of its system, controlling the lighting for that bridge. The computer will be loaded with the necessary software to run the sequencing for the bridge. The applicant advises that backup computers will also be provided should the primary one fail. These computers will be located within the control cabinets.

Waterloo Bridge Illumination

New linear LED graze fittings will be mounted across the length of the bridge below balustrade level to illuminate the face of the bridge. These fittings will be mounted within a purpose made housing supported from the existing handrails. Custom made light shields will be mounted on the fittings to control the spread of light and minimise spill into the river. On the underside of the bridge, floodlights will be mounted at the base of each arch to wash the underside of the concrete arches. On each pier, sets of floodlights will be mounted from the walkway and aimed to light the internal faces of the arch structure.

The control cabinet will be located within an existing plantroom on the north bank.

The illumination of Waterloo Bridge will adopt constantly changing colours ranging from purple, blue and amber. The scheme proposes "a 379 meter stretch of lighting across each side of the bridge in addition to washes of light on the underside, activating the bridge as a canvas to create visual impact. The applicant advises further that "In the spirit of the Impressionists and the English Romantics who captured the Thames and its bridges in their paintings, Villareal incorporates colours that shift and blend, adjusting to the constantly changing riverscape and its surroundings; from sunset, through the night, and on to dawn, in an evolving and saturated palette of Impressionist pinks and violets. Lines fade and colours marry elements of water, bridge, and sky in a beautifully kinetic motion typical of the overall lighting concept for Illuminated River."

Levels of luminance will remain very similar to the existing lighting of the bridge arches. As lighting will be introduced to underside of bridge which is currently unlit, this will create low levels of spill.

Typical Light Spill from Existing Light into River: 1 Lux

Illustrative Lux Level at Water Surface for Purposes of Assessment: <6 Lux

Golden Jubilee Footbridges Illumination

New linear LED graze fittings will be mounted continuously across the length of the bridge to wash the vertical face of the bridge deck. The existing lighting on the bridge will be retained including the balustrade lights and the spotlights mounted to the structure. The existing lighting will be re-connected to allow control from the new lighting system. The new lights will be controlled and powered from "driver" boxes housed in purpose made enclosures.

The control cabinet will be located within a new feeder pillar on the south side of the bridges.

The proposed illumination of the Golden Jubilee Footbridges will adopt white tones. The applicant states that "Villareal's illumination of the footbridges will match the sleek and modern style of the architecture with a subtle, monochromatic expression. The lighting scheme acts as a complement to Millennium Bridge, the other more contemporary bridge within the scheme. Alterations will be made to the current lighting scheme with insight from the architects, including altered fixture type and placements. The monochromatic lighting palette is respectful to the primacy of nearby Palace of Westminster, and complements colourful Waterloo Bridge upstream, as well as the more subtle saturation of Westminster Bridge downstream."

Typical Light Spill from Existing Light into River: 4 Lux
Illustrative Lux Level at Water Surface for Purposes of Assessment: <6Lux

Westminster Bridge Illumination

The proposed lighting scheme for Westminster Bridge uses a number of luminaire types. On the underside of each arch, two sets of floodlights will be used, one to backlight the steel lattice structure and another to illuminate the underside of the arch structure. In addition, a string of LED node points will be installed on both faces of the bridge below the balustrade level behind the existing shields, to replace the existing redundant incandescent lamps.

The lights themselves are controlled and powered from "driver" boxes. These drivers can supply multiple luminaires, depending upon cable length. The drivers will be grouped for all the luminaires between the bridge on each pier adjacent to the existing access walkways.

The control cabinet will be located within an existing plant room on the north bank.

The illumination of Westminster Bridge will adopt soft green tones 'to reflect the green leather seats in the House of Commons.' from dusk to dawn. The applicant has described the proposed illumination as follows: 'The artwork will include the addition of LED fixtures along the 252-metre length of the bridge. Villareal's sequencing is a subtle addition, honouring the bridge's historically significant design. The bridge will be lit underneath in soft green tones, complementing the bridge's characteristic colour and activating the previously dark and negative space. Light and colour will animate the bridge's forms with shifting cadences, illuminating the ribbed vaulting of its wrought-iron structure, and reflecting the passing waters of the Thames. A subtle line of light will accentuate the underside of the deck with additional lighting placed behind the

ornamental shields, bringing into prominence the decorative coats of arms of London and Westminster that adorn the bridge's spandrels.'

Luminance levels on the face of the bridge will increase as the bridge is currently free from artistic lighting.

Typical Light Spill from Existing Light into River: 1 Lux

Illustrative Lux Level at Water Surface for Purposes of Assessment: <6 Lux

Lambeth Bridge Illumination

New linear LED graze fittings will be mounted across the length of the bridge in the same location as existing redundant fluorescent fittings to illuminate the face of the bridge. Custom made baffles will be mounted on the fittings to control the spread of light and minimise spill into the river.

On the underside of each arch, floodlights will be used to illuminate the structure. In addition, further spotlights will be used to illuminate the face of the piers. In general the infrastructure required for the new lighting installation is similar for all the proposed luminaire types.

The lights themselves are controlled and powered from "driver" boxes. These drivers can supply multiple luminaires, depending upon cable length. The drivers will be grouped for all the luminaires between the bridge on each pier adjacent to the existing access walkways.

The control cabinet will be located within an existing room on the south side of the bridge.

The Proposed Illumination of Lambeth Bridge will adopt soft red tones to reflect the red leather seats in the House of Lords from dusk to dawn. The applicant has described the proposed illumination as follows:

"Lambeth Bridge, a five-arch steel structure completed in 1932, is a Grade II listed structure. Like its immediate neighbours – Vauxhall Bridge upstream and Westminster Bridge downstream -Lambeth is painted in a distinctive colour (red), forming a conceptual grouping of the three bridges in Villareal's integrated composition. Each bridge within this grouping will be similarly illuminated with washes of coloured light specifically designed to enhance the existing structures and their respective painted surfaces. Villareal's lighting treatments are applied in service to the history of the bridges, while also maintaining the through-line of movement and subtle layers of light that exists within the Illuminated River artwork as a whole.

Lambeth's red colouring relates historically to the leather benches in the House of Lords, located in the southern end of the Palace of Westminster at the bridge's north landing. Villareal will complement the bridge's existing colouring by using corresponding varied hues of warm light under the hand railings and the bridge's underside, accentuating the texture and curvature of its arches."

Luminance levels on the face of the bridge will increase as the bridge is currently free from artistic lighting.

- o Typical Light Spill from Existing Light into River: 3 Lux
- o Illustrative Lux Level at Water Surface for Purposes of Assessment: <6 Lux

The existing lamp standards and navigational lighting will not be changed by the illumination proposed.

Vauxhall Bridge Illumination

New linear LED graze fittings will be mounted across the length of the bridge below balustrade level to illuminate the face of the bridge. Custom made baffles will be mounted on the fittings to control the spread of light and minimise spill into the river.

On the underside of each arch, two sets of floodlights will be used; one to backlight the steel lattice structure and another to illuminate the underside of the arch structure. In addition, further spotlights will be used to illuminate the statues on the face of the piers.

The lights themselves are controlled and powered from "driver" boxes. These drivers can supply multiple luminaires, depending upon cable length. The drivers will be grouped for all the luminaires at high level under the bridge adjacent to each pier where they will be most concealed.

The control cabinet will be located within a new feeder pillar on the south bank.

The proposed illumination of Vauxhall Bridge will adopt white and subtle amber tones
The applicant has described the proposed illumination as follows:

"Vauxhall Bridge was completed in 1906. Decorated with colourful painted details of yellow and red, and with blue and white painted trim, Vauxhall joins Villareal's conceptual grouping of painted colour bridges with Westminster and Lambeth Bridge. Vauxhall Bridge is unique as it is the only bridge in the Illuminated River project that includes a sculptural series. Four prominent bronze allegorical statues, designed by Alfred Drury and Frederick Pomeroy, adorn each face of the bridge. They represent Agriculture, Architecture, Engineering and Pottery on the upstream piers and Science, Fine Arts, Government and Education on the downstream piers. Sensitive floodlights will highlight these currently unlit statues, subtly drawing out and enhancing their three dimensionality.

Vauxhall's colour palette will be a combination of white hues and subtle amber tones, with washes of colour specifically developed by Villareal to enhance the existing architectural elements of the bridge. Kinetic light will outline the form of the arches, traveling along their lengths with a gentle motion. Luminance levels on the face of the bridge will increase as the bridge is currently free from artistic lighting."

- o Typical Light Spill from Existing Light into River: 2 Lux
- o Illustrative Lux Level at Water Surface for Purposes of Assessment: <6 Lux

The existing lamp standards and navigational lighting will not be changed by the proposed illumination.

Grosvenor Bridge

New linear LED graze fittings will be mounted on the top of each of the arches behind a baffle following the curve of the arch. The fittings will illuminate the face of the arches. Floodlights will be installed to illuminate the piers. A flexible linear LED will be installed at high level on the outside of the balustrade to wash the face. The drivers will be grouped for all the luminaires at locations at high levels under the bridge adjacent to each pier where they will be most concealed and easiest to access for maintenance.

The control cabinet will be located within a new feeder pillar on the south bank.

The proposed illumination of Grosvenor Bridge will adopt white tones.

The applicant advises that “Grosvenor Bridge has been rebuilt and widened on three occasions since it was initially completed in 1860. As a result, it is actually ten bridges in one, with each ‘bridge’ carrying a separate train line towards Victoria Station. As with Cannon Street and Blackfriars Railway bridges, illumination will be added only to the outward facades of the structure. Light will move along the bridges prominent arches and horizontal span, visually responding to the movement of the trains and kinetic energy of the Thames. The undersides of the arches will remain unlit to emphasise the geometry of the arches, creating a dramatic yet clean and uncomplicated effect. Grosvenor will harmonise visually with nearby Chelsea and Albert Bridges, as well as Tower Bridge, Millennium Bridge and the Golden Jubilee footbridges in its monochromatic lighting program of a quiet layering of white tones. Villareal will also include lighting on the ends of the piers to maintain design consistency within the overall Illuminated River artwork.”

Typical Light Spill from Existing Light into River: <1 Lux

Illustrative Lux Level at Water Surface for Purposes of Assessment: <6 Lux

Chelsea Bridge.

The proposed lighting scheme for Chelsea Bridge uses a number of luminaire types. New LED nodes will replace the existing incandescent festoon lighting and linear LED fittings will replace existing fittings on the underside of the bridge deck. Cables for the linear LED and drivers will be routed on a containment route on the underside of both edges of the bridge. The cabling for the nodes will be routed on the suspension cables in the same manner as existing.

The control cabinet will be located within a new feeder pillar on the south bank.

The proposed illumination of Chelsea Bridge will be warm white to match the existing bridge lighting. The applicant advises that Villareal’s lighting will honour the existing much-loved lighting scheme, colour matching and replicating the visual effect of the incandescent lamps with longer-lasting and more environmentally sustainable LED nodes along the cables and on the suspension bars. Within this colour scheme, Villareal will tune the tempo and brightness of the lights to create compelling abstract sequences that actively define the forms of the bridge. The sequences will mirror the changing colours of the sky and the passing waters of the Thames. Displayed in random order,

these sequences form variations that will never repeat. Nearby Albert Bridge, also a suspension bridge and brilliantly illuminated along its cable and span, offers the opportunity for a compelling diptych with Chelsea Bridge.”

Typical Light Spill from Existing Light into River: 5 Lux

Illustrative Lux Level at Water Surface for Purposes of Assessment: <6 Lux

Environmental Statement

The applicant voluntarily prepared an Environmental Statement, as it was determined that the development would constitute an 'Environmental Impact Assessment development' because the scale of the development proposals could give rise to significant effects on the environment. The application has been processed in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The Illuminated River proposal will promote the role of the central part of the River Thames as a strategically important and iconic feature of London, improve the appearance of the Thames Policy Area within Westminster and enhance night time views by revealing the architecture of bridges within central London. Letters of support to the proposal have been received from a number of bodies that are either located on the river or have a working relationship with the river. The project will also enhance the recreation and enjoyment of the river at night time. The proposal is therefore considered to comply with policies RIV 1 and RIV 2 of our UDP and S37 of our City Plan. Matters relating to bio-diversity and waterside habitats are considered under section 8.12.

8.2 Townscape and Design

The key considerations in assessing the Illuminated River proposal are the physical and aesthetic impacts upon the historic and in some cases statutory listed bridges, as well as the impact upon the visual amenity of the river, conservation areas and the setting of the Parliament Square World Heritage Site.

The scheme, which proposes a single lighting concept to unify all 15 bridges, is supported in design and conservation terms. The proposals have taken into account the individual architectural components and aesthetical value of each bridge within Westminster. Overall, the proposal will enhance the nighttime character of the river frontage and visual amenity of each bridge. The light fittings and associated equipment are discreetly located and are not considered to detract from the architectural and historic interest of the bridges. The works are largely reversible and fixings will have a limited physical impact on the appearance of the bridges when viewed from the riverbank or the river itself.

It is recommended that the final intensity, colour and transience of the lighting scheme should be secured by condition including a site inspection with officers. Conditions are also recommended to ensure long term maintenance arrangements of the light fittings,

to require the lighting scheme to be carried out in full for each bridge and where appropriate to secure the removal of existing redundant light fittings.

It is considered that with these conditions the Illuminated River project will enhance the character and appearance, and (where appropriate) the ability to appreciate the special interest, of the seven bridges within Westminster. The scheme will also enhance the character and appearance of the affected conservation areas, namely Savoy and Strand, Whitehall, Westminster Abbey and Parliament Square, Smith Square, Millbank, Pimlico and Churchill Gardens. Officers also consider that the scheme would cause no harm to the LVMF views Nos. 18A.1 (Westminster Bridge: upstream - at the top of the steps from the Albert Embankment) and No. 21A.1 (Thames side in front of County Hall - close to Westminster Bridge) and to the setting of the Palace of Westminster World Heritage Site.

In accordance with policies DES1; DES9; DES10 of our UDP and S25 and S28 of our City Plan, the proposals are considered acceptable and recommended for conditional approval on design grounds.

8.3 Residential Amenity - light spill

Policy S29 of the City Plan states that 'The council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.

Policy ENV 10 states that 'When planning permission is granted for developments which involve the installation of lighting apparatus...conditions will be attached to ensure:

- a) no glare or conflict with street or traffic lighting
- b) minimal upward light spill, and
- c) that energy efficient equipment is used.

The lighting scheme for each bridge has been designed so that individual luminaries will be directed at the bridge structures themselves and not produce any glare. In addition, the majority of the bridges are located in areas where there is already a significant amount of illumination with street and buildings illuminated. There are residential flats on the north bank adjacent to Vauxhall, Grosvenor and Chelsea Bridges. It is not considered that the scheme will have any material impact on residential amenity through upward light spill. However, as a safeguard a condition is recommended to ensure that the final intensity, colour and transience of the lighting scheme for each bridge is considered acceptable.

8.4 Transportation

The Illuminated River Project will not alter the existing road or navigational lighting on the bridges during the operation phase. Therefore, the scheme raises no highways planning issues and the Highways Planning Manager has raised no objection.

The impact on the highway during the construction phase is set out in section 8.13.

8.5 Economic Considerations

The artistic lighting of the Central London bridges will strengthen the culture and nighttime economy. The economic benefits arising from this are welcome.

8.6 Access

The scheme does not raise any access issues.

8.7 Other UDP/Westminster Policy Considerations

Plant

It is unlikely that there will be any noise issues from the lighting and associated equipment. However, our standard noise condition is recommended as a safeguard to protect residential amenity.

Flooding

All 15 bridges span the River Thames, and therefore sit above an area in Flood Zone. The light fittings and power distribution components will be restricted to the structure of the bridges and none of the feeder pillars will be located within the flood zone.

8.8 Neighbourhood Plans

The draft Knightsbridge Neighbourhood Plan and all submission documents, representations received, and subsequent modifications proposed to it have been considered by an independent examiner who has issued their final report with recommendations. The council will now consider the examiner's recommendations before publishing its 'Decision Statement'. Depending on the outcome of this, the plan will then need to proceed to a referendum before it can formally become part of the statutory development plan and be attributed full weight. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the draft neighbourhood plan, these are discussed elsewhere in this report.

The submission version of the Mayfair Neighbourhood Plan has been submitted by Mayfair Neighbourhood Forum to the council for consultation and an independent examiner is due to be appointed shortly.

8.9 London Plan

The Illuminated River project is supported by policy 7.29 [The River Thames] of the adopted London Plan. The strategic aim of this policy is that the River Thames should be protected and promoted.

8.10 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.

8.11 Planning Obligations

There are no planning obligations or CIL payment arising from this development.

8.12 Environmental Impact Assessment

The River Thames is a Site of Importance for Nature Conservation (SINC). Key habitats include mud flats, shingle beach, inter-tidal, vegetation and islands, which are habitats of particular importance for wildfowl and wading birds. The river also supports over 100 species of fish. Victoria Embankment Gardens is also a SINC and is located within 500m of the Golden Jubilee and Waterloo Bridges.

Table 3.3a of the Environmental Statement (ES) sets out the properties of lighting for bridges which currently have artistic lighting. Chelsea Bridge will see a reduction in lighting levels at the face of the bridge (i.e. how brightly the bridges are illuminated) and Waterloo and Golden Jubilee will see a continuance of similar lighting conditions. The remaining bridges in Westminster will see an increase in lighting levels of the face of the bridge compared to existing levels.

Table 3.3b of the ES sets out the properties of lighting for bridges which currently have no artistic lighting. Chelsea, Golden Jubilee and Waterloo Bridges currently have artistic lighting with a light spill into the river of 5, 4 and 1 lux. As a result of the proposed illumination the illustrative lux level at water surface directly underneath the bridge (at highest spring tide level) is predicted to be <6 for Chelsea, <6 for Golden Jubilee and <5 for Waterloo Bridges. Grosvenor, Vauxhall Lambeth and Westminster Bridges currently have no artistic lighting and currently have a light spill into the river of <1, 23 and 1 lux. As a result of the proposed illumination the illustrative lux level at water surface directly underneath the bridge (at highest spring tide level) is predicted to be <6 for each bridge.

The ES assesses the likely significant effects of the proposed illumination in relation to ecology. It is supported by survey reports for both birds and bats which identify the key terrestrial and marine ecological receptors which have the potential to be impacted by the proposals. To ensure the baseline data remains up to date and accurate, the ES states that updated breeding bird and bat surveys in the study area will be undertaken and provided to Westminster during the summer months every two years from the date of the first baseline survey. It is recommended this measure is secured by condition.

Ecology surveys carried out for the ES identifies confirmed bird breeding sites at Chelsea and Vauxhall Bridges. Bat activity was identified in proximity to Grosvenor Bridge and Chelsea Bridges. No bat activity was recorded between Vauxhall and Tower Bridges. Following a number of surveys the ES concludes that bats are considered likely to be absent from Grosvenor Bridge, and the bats observed in this area are likely to be roosting in Battersea Park. Giving full consideration to the environmental context of each bridge (i.e. the environment is highly urban, well-lit and generally lacking in suitable foraging habitat for bats), and recent survey data highlighting the impacts of highly urbanised areas on habitat suitability for bats, the ES concludes that the bridges all have very low or negligible potential to support roosting bats, and that there are only very low levels of bat activity along the River Thames in Central London.

The ES states advises that following improvements in the quality of sewage treatment and industrial effluent in the 1960s there has been a rapid recovery of the fish populations in the River Thames. In recent years, approximately 125 species of fish have been recorded in the Thames Estuary.

In order to protect ecology a series of mitigation measures are proposed during the installation of the proposed illumination which include the following:

- The installation will be timed to avoid bird and bat nesting / roosting periods, wherever possible, otherwise pre-installation surveys will be undertaken to identify active bird nests and / or bat roosts;
- If any of the installation is required before the end of the nesting bird season (March to August inclusive), a nesting bird check will be carried out prior to any works taking place. If any birds are observed nesting, a buffer zone will be created around the nest and work will be delayed in that area of the bridge until the nest is no longer active.
- If any installations are carried out during the summer months (June - August), a survey will be carried out for the Westminster Bridges (except the Golden Jubilee Bridges which have no roosting features for bats) to confirm the likely absence of roosting bats. If a bat roost is discovered then proper process will be carried out which includes applying for a European Protected Species Licence to Natural England to enable the installation to proceed lawfully. The river banks will not be used as part of the proposals; and
- Installation access will be facilitated via abseiling and scaffolding techniques to avoid use of the riverbanks and the river.

During the operational phase of the proposed illumination, the embedded mitigation measures will consist of the following:

- The proposed illumination will be designed to limit lighting of the foreshore to safeguard habitat conditions for terrestrial and aquatic species;
- Individual luminaires will be directed at the bridge structures themselves;
- There will be no direct lighting of the water column beneath each bridge, with the direction of lighting carefully controlled through the use of baffles to reduce direct light spillage which have been shown to cause less disturbance to fast flying bats;
- The operational times of the lighting installation will be kept to existing bridge 'light-up' hours.

The Ecology Assessment carried out by the applicant as part of the ES identifies that the proposed illumination scheme would impact local Site of International Nature Conservation Importance features such as breeding birds, foraging and commuting bat populations and fish populations within the River Thames. However, following implementation of the mitigation methods as set out above, all effects were assessed in the ES as negligible for bridges within Westminster.

Natural England has not objected to the conclusions of the ES. The PLA has requested a condition on any grant of planning permission to require the spill light survey and luminance survey to be undertaken again on completion of each phase of the project and a report submitted showing compliance against the levels set out in tables 3.3.a and 3.3.b of the ES. The condition should provide the opportunity to require the lighting to be

adjusted if the levels set out in tables 3.3a and 3.3b are being exceeded. It is recommended that this condition be attached to any permission granted.

8.13 Other Issues

Public Engagement

The applicant advises that they have undertaken significant pre-application consultation, which has informed the scheme for which planning permission and consent is now sought.

Construction impact

The phasing for the installation of the light fittings for the project is set out in section 6.1.

The applicant advises that more than one bridge within each phase will be worked on at a time, however this work will be co-ordinated in order to minimise impact on the travelling public and interference with navigation. It is expected though that all bridges will be illuminated by 2023.

Construction works on each bridge are not anticipated to exceed 12 weeks, with an additional four week commission period.

The access and installation strategy is anticipated to primarily employ abseilers and scaffolding techniques to install the new light fittings rather than to use the riverbanks and the river. Within Westminster, overhead works are required on Chelsea Bridge. This will require some vehicular bridge closures. In this instance, works and closures will take place for a short period outside of peak hours and subject to agreement with TfL.

The applicant does not envisage that any navigation channel closures will be required during installation, although individual bridge arches may need to be closed to navigation for short periods. This will be done in consultation with the PLA.

A Code of Construction Practice has been submitted and forms part of the applications. This sets out a series of proposed measures and standards of work, which shall be applied by the nominated Contractors throughout installation to:

- provide effective planning, management and control during construction to manage potential impacts upon people, businesses and the natural and historic environment; and
- provide the mechanisms to engage with the local community and their representatives throughout installation.

The application advises that once a contractor has been appointed, a detailed methodology will be provided alongside a final Code of Construction Practice. This is welcome however in order to ensure that the development complies with the City Council's Code of Construction Practice (COCP), which will require the developer to provide a Site Environmental Management Plan (SEMP) and funding for the Environmental Inspectorate, it is recommended that the council's standard Code of Construction Practice condition is attached to the decision notice. It is also recommended that the council's standard working hours condition is used to control noisy works. Where special circumstances are agreed with the council, this does allow

noisy works to place outside the standard hours through a Control of Pollution Act 1974 section 61 prior consent process.

Crime and security

An increase in crime or the fear of crime arising from the Illuminated River Project is not considered likely.

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

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

9. KEY DRAWINGS



Waterloo Bridge Illumination



Golden Jubilee Bridge Illumination



Westminster Bridge Illumination



Lambeth Bridge Illumination



Vauxhall Bridge



Grosvenor Bridge



Chelsea Bridge



LED Linear Graze



LED Node



LED Linear Neon Flex



LED Colour Blast



LED Floodlight

Proposed Luminaire Types

DRAFT DECISION LETTER

Address: Waterloo Bridge, London, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Waterloo Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03780/FULL

Plan Nos: Existing Drawings - X0101, X0102, X0161, , Proposed Drawings - P0100, P0101, P0161, P0102, P1001, P1002, P1003, A2009, P2007, P2006, P2002, P2001., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice.

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a

carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witness by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the following:, i) The location and direction of artificial lights on each bridge / adjacent to the River Thames;, ii) Details of how, if required, the ambient light levels will be lowered throughout the postmidnight hours, for example 12 am - 5am; and, iii) The works shall be carried out in accordance with the approved strategy., , The works shall be carried out in accordance with the approved strategy.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the

approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 11 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to 30 minutes after dawn on any day.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 12 You must apply to us for approval of a strategy to paint prominent gable, node and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

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

holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames,

designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. Please contact us at PSO-Thames@environment-agency.gov.uk

- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which, is submerged at mean high water spring tide up to the territorial limit. They also include the, waters of every estuary, river or channel where the tide flows at mean high water spring tide., Should you require a licence or further information, this is available at, <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

DRAFT DECISION LETTER

Address: Waterloo Bridge, London, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Waterloo Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03781/LBC

Plan Nos: Existing Drawings - X0101, X0102, X0161, , Proposed Drawings - P0100, P0101, P0161, P0102, P1001, P1002, P1003, A2009, P2007, P2006, P2002, P2001., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5)

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of development, details of fixing methods used in the installation of the hereby approved lighting scheme, shall be submitted to and approved by the Local Planning Authority, and undertaken in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 3 All new works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the

development contributes to the character and appearance of the Strand and Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 4 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason:

As required by s18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R05GA)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

DRAFT DECISION LETTER

- Address:** Golden Jubilee Bridge, Hungerford Bridge, London, WC2N 6PA,
- Proposal:** The architectural illumination, as part of the Illuminated River proposal, of the Golden Jubilee Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.
- Reference:** 18/03782/FULL
- Plan Nos:** Existing Drawings - X0101, X0102, X0161, , Proposed Drawings - P0100, P0101, P0102, P0161, P1001, P2001, P2001., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice.

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a

carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witness by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

Reason:

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

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the following:, i) The location and direction of artificial lights on each bridge / adjacent to the River Thames;, ii) Details of how, if required, the ambient light levels will be lowered throughout the postmidnight hours, for example 12 am - 5am; and, iii) The works shall be carried out in accordance with the approved strategy.,

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Savoy and Whitehall Conservation Areas. 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)

- 10 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the 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 Savoy and Whitehall Conservation Areas. 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 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to 30 minutes after dawn on any day.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Savoy and Whitehall Conservation Areas. 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)

- 12 You must apply to us for approval of a strategy to paint prominent gable, node and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Savoy and Whitehall Conservation Areas. 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)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Savoy and Whitehall Conservation Areas. 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)

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

18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

Reason:

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

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from

the Permitting Regulations can be found on the gov.uk website. Please contact us at PSO-Thames@environment-agency.gov.uk

- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Should you require a licence or further information, this is available at <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

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

DRAFT DECISION LETTER

- Address:** Westminster Bridge , Westminster Bridge Road, London, SW1A 2JH
- Proposal:** The architectural illumination, as part of the Illuminated River proposal, of Westminster Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.
- Reference:** 18/03775/FULL
- Plan Nos:** Existing Drawings - X0101, X0102 B, X0161 B, , Proposed Drawings - P0100, P0101, P0102, P0161, P1001, P2001,P2002, P2003, P2008., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), , For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice., , ,

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial

lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the following:, i) The location and direction of artificial lights on each bridge / adjacent to the River Thames;, ii) Details of how, if required, the ambient light levels will be lowered throughout the postmidnight hours, for example 12 am - 5am; and, iii) The works shall be carried out in accordance with the approved strategy.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 11 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to 30 minutes after dawn on any day.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 12 You must apply to us for approval of a strategy to paint prominent gable, node and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 14 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an

application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. Please contact us at PSO-Thames@environment-agency.gov.uk
- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Should you require a licence or further information, this is available at <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

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

DRAFT DECISION LETTER

- Address:** Westminster Bridge , Westminster Bridge Road, London, SW1A 2JH
- Proposal:** The architectural illumination, as part of the Illuminated River proposal, including the installation of fixtures, fittings and ancillary equipment and associated works.
- Reference:** 18/03776/LBC
- Plan Nos:** Site Location Plan., Existing Drawings - X0101, X0102 B, X0161 B, , Proposed Drawings - P0100, P0101, P0102, P0161, P1001, P2001,P2002, P2003, P2008., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), ,

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of development, details of fixing methods used in the installation of the hereby approved lighting scheme, shall be submitted to and approved by the Local Planning Authority, and undertaken in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 3 All new works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Parliament Square and Whitehall Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 4 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason:

As required by s18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R05GA)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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

DRAFT DECISION LETTER

Address: Lambeth Bridge, London, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Lambeth Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03777/FULL

Plan Nos: Existing Drawings - X0101, X0102, X0161 A, , Proposed Drawings - P0100, P0101, P0102, P0161, P1001, P3050,P3021, P3020, P2006. , Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), , For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice.,

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a

carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witness by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the following:, i) The location and direction of artificial lights on each bridge / adjacent to the River Thames;, ii) Details of how, if required, the ambient light levels will be lowered throughout the postmidnight hours, for example 12 am - 5am; and, iii) The works shall be carried out in accordance with the approved strategy.,

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in

writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 11 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to 30 minutes after dawn on any day.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 12 You must apply to us for approval of a strategy to paint prominent gable, node and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 14 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Westminster Abbey and Smith Square Savoy Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further

guidance was offered to the applicant at the validation stage.

- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. Please contact us at PSO-Thames@environment-agency.gov.uk
- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Should you require a licence or further information, this is available at <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

DRAFT DECISION LETTER

Address: Lambeth Bridge, London, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Lambeth Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03778/LBC

Plan Nos: Site Location Plan., Existing Drawings - X0101, X0102, X0161 A, , Proposed Drawings - P0100, P0101, P0102, P0161, P1001, P3050,P3021, P3020, P2006. , Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5)

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of development, details of fixing methods used in the installation of the hereby approved lighting scheme, shall be submitted to and approved by the Local Planning Authority, and undertaken in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Smith Square (Westminster) and Westminster Abbey and Parliament Square Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 3 All new works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Smith Square (Westminster) and Westminster Abbey and Parliament Square Conservation Areas. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 4 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason:

As required by s18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R05GA)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

DRAFT DECISION LETTER

Address: Vauxhall Bridge, London, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Vauxhall Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03772/FULL

Plan Nos: Existing Plans - X0101A, X0102, X0161A., Proposed Plans - P0100, P0101, P0102, P0161, P1001, P2001, P2002, P2003, P2008, P2009., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), , For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice.

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a

carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witness by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the following:; i) The location and direction of artificial lights, on each bridge / adjacent to the River Thames;; ii) Details of how, if required, the ambient light levels will be lowered throughout the postmidnight hours, for example 12 am - 5am; and, iii) The works shall be carried out in accordance with the approved strategy.,

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 10 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 11 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to 30 minutes after dawn on any day.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 12 You must apply to us for approval of a strategy to paint prominent gable, node and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 14 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. Please contact us at PSO-Thames@environment-agency.gov.uk
- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods

and Environment Act 2005). (I39AA)

- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Should you require a licence or further information, this is available at <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

DRAFT DECISION LETTER

Address: Vauxhall Bridge, London, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Vauxhall Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03773/LBC

Plan Nos: Site Location Plan., Existing Drawings - X0101, X0102, X0161 A,, Proposed Drawings - P0100, P0101, P0102, P0161, P1001, P3050,P3021, P3020,, P2006., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5)

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of development, details of fixing methods used in the installation of the hereby approved lighting scheme, shall be submitted to and approved by the Local Planning Authority, and undertaken in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 3 All new works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.129 to 10.146 of

our Unitary Development Plan that we adopted in January 2007. (R26ED)

- 4 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason:

As required by s18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

DRAFT DECISION LETTER

Address: Grosvenor Bridge, Grosvenor Road, London, SW1V 4BE,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Grosvenor Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03774/FULL

Plan Nos: Existing Plans - X0101, X0102, X0161., Proposed Plans - P0100, P0101, P0102, P0161, P1001, P2001, P3061., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), , For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice.

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a

carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witness by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

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 Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the following:; i) The location and direction of artificial lights on each bridge / adjacent to the River Thames;; ii) Details of how, if required, the ambient light levels will be lowered throughout the postmidnight hours, for example 12 am - 5am; and, iii) The works shall be carried out in accordance with the approved strategy., , The works shall be carried out in accordance with the approved strategy.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

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 Churchill Gardens 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)

- 10 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the

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 Churchill Gardens 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 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to 30 minutes after dawn on any day.

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 Churchill Gardens 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)

- 12 You must apply to us for approval of a strategy to paint prominent gable, nose and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

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 Churchill Gardens 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)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

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 Churchill Gardens 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)

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

holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

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 Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames,

designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. Please contact us at PSO-Thames@environment-agency.gov.uk

- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Should you require a licence or further information, this is available at <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

DRAFT DECISION LETTER

Address: Chelsea Side Of Chelsea Bridge, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, of Chelsea Bridge including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03769/FULL

Plan Nos: Existing Plans - X0101A, X0102, X0161., Proposed Plans - P0100, P0101, P0102, P0161, P1001, P2005., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5), , For Information Purposes Only - Statement of Community Engagement, Code of Construction Practice.

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of each phase, a Phasing Plan which relates to bridges within Westminster shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To assist the PLA with detailed navigational planning as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 3 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witnessed by the Local Planning Authority to ascertain additional measures required to mitigate the potential for glare and light spillage. The full development shall be carried out in accordance with the approved details.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a

carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 4 Prior to bringing into use the lighting installation hereby permitted, a smaller trial installation shall be agreed and witness by the Local Planning Authority to ascertain the impact on navigational lights and any necessary mitigation. The full development shall be carried out in accordance with the approved details.

Reason:

To allow for the safe navigation of the river as set out in Policy S37 of Westminster's City Plan dated November 2016.

- 5 Notwithstanding the details hereby approved, on full illumination of the approved lighting scheme, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and, maintained in accordance with the approved details. The site inspection will take place two months following completion of the installation of light fittings

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 6 Prior to bringing into use the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their, aftercare and maintenance as well as a plan detailing the proposed lighting levels., , Such a strategy shall include details of the location and direction of artificial lights on each bridge / adjacent to the River Thames., , The works shall be carried out in accordance with the approved strategy.

Reason:

To ensure the protection of wildlife and supporting habitat in line with national planning policy. Artificial lighting may disrupt long term Circadian rhythms which may impact on breeding seasons and thus a carefully balanced ecosystem. This condition is in accordance with the London Plan- Policy 7.19 Biodiversity and access to nature, Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:, i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and, ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason:

To protect biodiversity as required by Policy S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.

- 9 Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into use the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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 Should the project be decommissioned a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 11 The lighting scheme hereby permitted will only be illuminated at times within the period from 30 minutes before dusk to midnight.

Reason:

To protect the environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 10 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 12 You must apply to us for approval of a strategy to paint prominent gable, node and floodlight fittings a colour in keeping with the colour of the existing bridge structure. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development and maintain the colour of the light fittings in accordance with the details approved.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 13 You must apply to us for approval of detailed drawings that clearly show the existing light fittings to be retained and those to be removed on the bridge. You must not install any light fittings until we have approved what you have sent us. Thereafter you must carry out the development in accordance with detailed drawings. The illumination approved by the permission must not be operated until those light fittings that have been identified for removal have been removed.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 14 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of

Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 15 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

As required by s91 of the Town and Country Planning Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004. (R03EA)

- 16 You must not carry out this permission unless it is part of a scheme to illuminate the bridge in its entirety.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Flood Risk Activity Permit, Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 16 metres of tidal defences on the River Thames, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. Please contact us at

PSO-Thames@environment-agency.gov.uk

- 3 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 4 Marine Management Organisation Licence, A Marine Management Organisation Licence covers inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Should you require a licence or further information, this is available at <https://www.gov.uk/guidance/do-i-need-a-marine-licence>.

DRAFT DECISION LETTER

Address: Chelsea Side Of Chelsea Bridge, ,

Proposal: The architectural illumination, as part of the Illuminated River proposal, including the installation of fixtures, fittings and ancillary equipment and associated works.

Reference: 18/03770/LBC

Plan Nos: Existing Plans - X0101A, X0102, X0161., Proposed Plans - P0100, P0101, P0102, P0161, P1001, P2005., Documents, Planning and Heritage Statement, Environment Statement (Volume 1, Volume 2, Volume 3, Volume 4 and Volume 5)

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Prior to the commencement of development, details of fixing methods used in the installation of the hereby approved lighting scheme, shall be submitted to and approved by the Local Planning Authority, and undertaken in accordance with the approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 3 All new works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Churchill Gardens Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (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)

- 4 The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason:

As required by s18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by s51 of the Planning and Compulsory Purchase Act 2004.

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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