**ADDRESS:** Southbank Centre, Belvedere Road, London, SE1  
**Application Number:** 19/00313/FUL  
**Case Officer:** Senan Kelleher  
**Ward:** Bishops  
**Date Received:** 24.01.2019

**Proposal:** The temporary installation from 23rd April to 29th September 2019 (including installation and de-installation) of art exhibits, other settings for artist and community events and other structures such as pop-up eateries, bars and shops relating to Summer 2019 at Southbank Centre.

**Applicant:** Southbank Centre  
**Agent:** N/A

**RECOMMENDATION**

1. Resolve to grant conditional planning permission.

2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.

**Associated Application:** Advertisement Consent  
**Application Number:** 19/00314/ADV

**Proposal:** The temporary installation from 23rd April to 29th September 2019 (including installation and de-installation) of signage comprising of graphic/artistic displays, any associated sponsorship displays, commercial displays and way-finding signage for Summer 2019 at Southbank Centre.

**Applicant:** Southbank Centre  
**Agent:** N/A

**RECOMMENDATION**

1. Resolve to grant conditional express advertisement consent.

2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.
**Associated Application:** Listed Building Consent

**Application Number:** 19/00315/LB

**Proposal:** The temporary attachment (by temporary adhesive) of one graphic panel on the north elevation (Level 5 balcony) of the Royal Festival Hall from 1st May to 29th September 2019 (including installation and de-installation), in association with Summer 2019 at Southbank Centre.

<table>
<thead>
<tr>
<th><strong>Applicant</strong></th>
<th>Southbank Centre</th>
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</thead>
<tbody>
<tr>
<td><strong>Agent</strong></td>
<td>N/A</td>
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</table>

**RECOMMENDATION**

1. Resolve to grant listed building consent.

2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.
## SITE DESIGNATIONS

<table>
<thead>
<tr>
<th>Relevant designations:</th>
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<tbody>
<tr>
<td>Queen’s Walk TPO</td>
<td>South Bank Conservation Area (CA38)</td>
</tr>
<tr>
<td>Royal Festival Hall (Grade I listed)</td>
<td>Queen Elizabeth Hall and Hayward Gallery (locally listed)</td>
</tr>
<tr>
<td>London Underground Tunnel Safeguarding Line</td>
<td>North London Archaeological Priority Area</td>
</tr>
<tr>
<td>Central Activities Zone (CAZ)</td>
<td>Westminster Pier to St. Paul’s Cathedral (London View Management Framework (LVMF) 8)</td>
</tr>
<tr>
<td>Thames Policy Area</td>
<td>King Henry VIII’s Mound, Richmond to St. Paul’s Cathedral (LVMF 9)</td>
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<tr>
<td>Flood Zone 3</td>
<td>Metropolitan Open Land (MOL)</td>
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<td>Waterloo Opportunity Area</td>
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## LAND USE DETAILS

| Site area (ha): | 3.06 ha |

## LEGAL SERVICES CLEARANCE

### AUDIT TRAIL

<table>
<thead>
<tr>
<th>Consultation</th>
<th>Name/Position</th>
<th>Lambeth department</th>
<th>Date Sent</th>
<th>Date Received</th>
<th>Report Cleared</th>
<th>Comments in para:</th>
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<tr>
<td>Peter Flockhart - Senior Lawyer</td>
<td>Legal Services</td>
<td>07.03.2019</td>
<td>07.03.2019</td>
<td>12.03.2019</td>
<td>1.5</td>
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</tbody>
</table>
EXECUTIVE SUMMARY

The application site is located on the South Bank of the River Thames in Waterloo, and is located within the Southbank Centre complex. This includes the Royal Festival Hall, Queen Elizabeth Hall, Hayward Gallery and the publicly accessible pedestrian areas around it, including Queen’s Walk, which fronts the river.

The application proposes a summer event for a temporary period around summer 2019, and follows similar proposals that have taken place at the application site since 2011. Officers are recommending approval of the applications for full planning permission, express advertisement consent and listed building consent.

The proposed event activities represent an acceptable use of the South Bank area. The proposal would not have a significant adverse effect on pedestrian flows along Queen’s Walk, and this section of Queen’s Walk is considered wide enough to cope with anticipated pedestrian footfall levels. The proposal is consistent with the Council’s policies for the area in relation to arts, cultural and entertainment uses and the use is considered to be compatible with other cultural uses in the vicinity of the site. In addition, there would not be any harm caused to the special interest, character or appearance of any heritage assets.

The supporting information submitted with the application adequately addresses the issues of visitor management and other operational issues pertaining to the proposed use.

In terms of residential amenity, the submitted scheme is broadly similar to previous events and is unlikely to result in any significant harmful impacts.

The proposed signage would be in place for a temporary period for the duration of the summer event. None of the displays would be permanently physically attached to any heritage asset and are not considered to be harmful to the surrounding heritage assets.

The temporary nature of the use is such that its impact will be limited. A condition is recommended to be attached to the decision to ensure that all structures associated with the application will be removed and the site reinstated once the use ceases.
OFFICER’S REPORT

Reason for referral to PAC: The application is reported to the Planning Applications Committee in accordance with (1)(iii) of the Committee’s terms of reference as it relates to a major application on a site having an area of 1 hectare or more.

1 THE APPLICATION SITE

1.1 The application site (‘the Site’) is located on the South Bank of the River Thames, bounded by Waterloo Bridge to the north, County Hall to the south, and Belvedere Road to the east.

1.2 The Southbank Centre complex includes The Queen’s Walk and riverfronts, the space underneath the Hungerford railway bridge, Southbank Centre Square, and in-between existing buildings, which include the Royal Festival Hall, Queen Elizabeth Hall and Hayward Gallery.

![Image of the application site during a previous summer festival](image)

Figure 1: The application site during a previous summer festival (including the adjacent summer festival at the Hungerford Coach Park site (to left of image), which is proposed under a separate planning application)

1.3 The Queen’s Walk, forming part of the Site, also known as the Riverside Walk, is the spine of the South Bank Conservation Area and presents a very long linear pedestrian boulevard, which has dictated the siting and form of most of the significant post-war buildings.

1.4 The adjoining Jubilee Gardens is a large open area between County Hall and Hungerford Bridge. It is soft landscaped with open grassed areas and some trees and allows views to the north, east and west.
The Site is situated within the South Bank Conservation Area and lies between two landmark listed buildings, the Royal Festival Hall (Grade I) and County Hall (Grade II*). The river embankment wall to the west of County Hall is Grade II listed. The heritage assets at the Site and surrounding the Site are as follows:

- Royal Festival Hall (Grade I listed);
- Queen Elizabeth Hall (locally listed);
- Hayward Gallery (locally listed);
- National Theatre (Grade II* listed);
- Waterloo Bridge (Grade II* listed);
- Artistic sculpture on Queen Elizabeth Hall terrace (Grade II listed);
- County Hall (Grade II* listed);
- County Hall apartments (locally listed);
- South Bank Conservation Area; and
- North Lambeth Archaeological Priority Area.

The Hungerford Car Park and Jubilee Gardens are designated as Metropolitan Open Land (MOL) and the Queen’s Walk is designated as Public Open Space within the Lambeth Local Plan.

The application site boundary incorporates 3.06ha of land bounded by Belvedere Road, Waterloo Bridge (National Film Theatre), the river wall and the southern edge of Jubilee Gardens, including Hungerford car park.

2 PROPOSAL

Full planning permission is sought for the temporary installation of exhibits in association with Southbank Centre’s summer event (‘Summer 2019’). The event is due to take place from 23rd April 2019 to 29th September 2019 (including the installation and de-installation periods). The main artistic element of the event would open on 6th July 2019 and close on 27th August 2019, however the pop-ups would open earlier on 3rd May 2019. The proposals follow on from, and are similar in nature to previous Southbank Centre summer events that have been held at the Site since 2011.

Temporary installations are proposed in the following spaces

- The Royal Festival Hall (RFH) Terraces;
- Hungerford Bridge Undercroft;
- Along the Queen’s Walk;
- The Southbank Centre site perimeter;
- The Hayward Gallery;
- The Queen Elizabeth Hall (QEH) Roof Garden; and
- The Level Five riverside balcony of the RFH.
2.3 A portion of the Hungerford Coach Park that runs parallel to the RFH Service Road will be a site for storage containers and site servicing, as was the case with previous events. A separate application has been submitted by Underbelly for their element of a summer event, which would take place on the Hungerford Coach Park (19/00118/FUL and 19/00240/ADV).

2.4 A number of the proposed installations formed part of last year’s summer event. These include some of the pop-up eateries, bars and commercial units (including the Snog bus and Jimmy’s BBQ), the Jeppe Hein ‘Appearing Rooms’ fountain and outdoor stage on the RFH riverside terrace, the flags on the roof of the RFH and QEH, symbols of welcome across the Site, and the RFH Level 5 balcony banner.

Figure 2: The proposed ground floor plan (above) and proposed terrace level (below)
Figure 3: The Snog Bus (above), the stage (middle), the flags (bottom left), and the Jeppe Hein ‘Appearing Rooms’ fountain (bottom right)
2.5 Jimmy’s BBQ pop-up café and bar (Installation 121 and 125) is proposed as part of Summer 2019, as with the 2017 and 2018 events. This would be located up against the river wall immediately to the west of Waterloo Bridge. This would offer a roof-top dining experience and would be the same size structure as was permitted in 2017 as illustrated by Figure 4 below. It should be noted that last year a larger structure was permitted in this location.

![Figure 4: Jimmy’s BBQ in 2017](image)

2.6 As with previous events, food and drink installations would be installed underneath the railway and footbridges. The juice bar underneath the stairs to the eastern footbridge is also proposed to return, albeit with a slightly larger footprint.

2.7 A number of new installations are proposed, as follows:

- Artistic tree wraps along Queen’s Walk;
- 4 no. artistic flags along Queen’s Walk;
- Artistic vinyls along the Riverside Terrace level of the RFH and QEH;
- Pop-up take-away stall on the Riverside Terrace level outside the QEH;
- Artistic garlands along the walkway between the southern elevation of the RFH and the adjacent restaurants, bars and shops;
- Artistic garlands along the Riverside Terrace of the RFH;
- Café with associated seating on the eastern side of the QEH;
- Transparent glass vinyls on the northern elevation of the Hayward Gallery;
- Artistic mural installation and flags around the Hayward Gallery staircase on to Southbank Centre Square and public seating area at the top of the staircase;
- Artistic vinyls and flags around staircase from Southbank Centre Square to the Riverside Terrace;
- Artistic glass transparent vinyls around the RFH on the riverside elevation at Level 5;
- Artistic banner around the eastern elevation of the QEH at Level 5;
- A pop-up food and drink/florist stall outside the eastern and southern elevations of the RFH fronting on to the service road and Southbank Centre Square; and
- Artistic flags attached the hostile vehicle mitigation barriers fronting on to the service road and Belvedere Road.

Figure 5: An example of artistic seating on Hayward Terrace (Installation Ref. 228)
2.8 One of the main new installations is the family activity space and food and drink installation on Queen’s Walk (Installation refs. 119, 136 and 137). This would replace the Urban Beach (as shown in Figure 4) and this would therefore be located adjacent to Jimmy’s BBQ. This would include bookable games areas, a bar and a publicly accessible area to the front along the river’s edge. Details are provided below.
2.9 In line with previous events, the proposed daily opening hours for the external areas would be 10:00hrs to 23:00hrs Monday to Sunday. Some of the ancillary uses, such as 'pop-up' cafes, would operate from 8.00am (within the vicinity of the Queen’s Walk), consistent with the opening hours of other existing users on the Southbank Centre site. Furthermore, on occasions, the Riverside Terrace may stay open until 01:00hrs on Thursdays, Fridays and Saturdays at the peak of the summer weather.

2.10 Advertisement consent is sought for signage to be displayed on hoardings and graphic panels in a variety of locations across the Site. The main elements of the application for express advertisement consent includes the flags, vinyls, the ‘Marketing Cubes’ (8 no.) and ‘Symbols of Welcome’ (2 no.) which would welcome visitors to the event and provide information about Summer 2019.

2.11 Listed building consent is sought for the attachment of one temporary graphic panel on the north-western elevation of the RFH as has been permitted previously.

3 RELEVANT PLANNING HISTORY

3.1 The proposal follows on from previous summer festivals and events, which have been hosted at the Southbank Centre site since 2011. The relevant planning history from the last two summers and this summer for the Site and the adjacent Underbelly events is as follows:

2017

Underbelly

3.2 19.04.2017 – Planning permission was granted for a period from 19th April to 8th October 2017 for the temporary erection (including installation and de-installation) of a touring Theatre Tent structure (seating no more than 410 visitors in total internally) and the Spiegeltent touring structure (seating no more than 606 visitors in total internally) and between 850 and 4,100 visitors at any one time, a box office, reception booth, bar areas, catering units, toilets, storage, outdoor seating areas and fencing in conjunction with the Underbelly 2017 Festival events at the Hungerford Coach/ Car Park, part of Queen's Walk, part of the service road (17/01183/FUL).

3.3 19.04.2017 – Advertisement consent was granted for a temporary display (including installation and de-installation) of signage at Hungerford coach/ car park and part of Queens Walk from 19th April to 8th October 2017 comprising: 1 externally illuminated sign on the west elevation of the Theatre Tent structure and 6 externally illuminated catering unit signs all located on Hungerford coach/ car park; and 1 externally illuminated Entrance Arch sign, 1 non-illuminated Box Office sign and 2 externally illuminated signs all located at the Queens Walk Entrance (17/01184/ADV).
3.4 19.04.2017 – Planning permission granted for the temporary installation (from 6th May 2017 until 1st October 2017) of art exhibits comprising sculptures, other settings for artist and community events and related temporary structures including ‘pop up’ cafes/units for Southbank Centre’s Summertime 2017 festival (17/00910/FUL).

3.5 19.04.2017 – Advertisement consent granted for the temporary display (from 6th May 2017 until 1st October 2017) of signage comprising graphic/artistic displays and way finding signs for the Southbank Centre Summertime 2017 festival (17/00911/ADV).

3.6 19.04.2017 – Listed building consent granted for the attachment (by temporary adhesive) of one graphic panel on the north elevation (level 5) of the Royal Festival Hall from 6th May 2017 until 1st October 2017, in association with Southbank Centre’s Summertime 2017 festival (17/00912/LB).

2018

Underbelly

3.7 11.04.2018 – Planning permission was granted for a period from 11th April to 8th October 2018 for the temporary erection (including installation and de-installation) of a touring theatre structure (seating no more than 410 visitors in total internally) and the Spiegeltent touring structure (seating no more than 606 visitors in total internally) and between 850 and 4,100 visitors at any one time, a box office, reception booth, 3 bar areas, 3 catering units, toilets, storage, outdoor seating areas and fencing in conjunction with Underbelly Festival 2018 (18/00495/FUL).

3.8 23.03.2018 – Advertisement consent was granted for the temporary display (including installation and de-installation) of signage at Hungerford coach / car park and part of Queens Walk from 23rd March to 8th October 2018 comprising: 1 sign on the west elevation of the theatre tent structure and 6 catering unit signs and all located on Hungerford coach / car park; and 1 entrance sign, 1 box office sign and 2 signs all located at the Queens Walk entrance (18/00496/ADV).

Southbank Centre

3.9 11.04.2018 – Planning permission was granted for a temporary installation from 23rd April 2018 until 30th September 2018 (including installation and de-installation) of art exhibits comprising sculptures, other settings for artist and community events and related temporary structures including pop up cafes / shops for Summertime 2018 at Southbank Centre (18/00685/FUL).
3.10 11.04.2018 – Listed building consent was granted for the attachment (by temporary adhesive) of one graphic panel on the north elevation (level 5) of the Royal Festival Hall from 23rd April 2018 until 30th September 2018, in association with Southbank Centre Summertime 2018 (18/00680/LB).

3.11 11.04.2018 – Advertisement consent was granted for a temporary display from 23rd April 2018 until 30th September 2018 (including installation and de-installation) of signage comprising graphic / artistic displays, any associated sponsorship displays and way finding signs for Summertime 2018 at Southbank Centre (18/00681/ADV).

2019

Underbelly

3.12 Pending Consideration – Planning permission for a period from 27th March 2019 to 7th October 2019 (including installation and de-installation) for the erection of a touring theatre structure (seating no more than 410 visitors in total internally) and the Spiegeltent touring structure (seating no more than 606 visitors in total internally) and between 850 and 4,100 visitors at any one time, a box office, reception booth, 3 bar areas, 3 catering units, toilets, storage, outdoor seating areas and fencing in conjunction with Underbelly Festival 2019 events (together the 'Event') at the Hungerford Coach/Car Park, part of Queen's Walk, part of the service road and access from Jubilee Gardens (assuming that re-landscaping works are not occurring) (19/00118/FUL).

3.13 Pending Consideration – Temporary display (including installation and de-installation) of signage at Hungerford Coach/Car Park and part of Queen's Walk from 27th March 2019 to 7th October 2019 comprising: 1no. sign on the west elevation of the theatre tent structure, 6no. catering unit signs and 3no. signs and all located on Hungerford Coach/Car Park; and 1no. entrance sign, 1no. box office sign and 2no. signs all located at the Queen’s Walk entrance (19/00240/ADV).

4 CONSULTATIONS

4.1 Statutory External Consultees and Internal Consultees

Conservation and Design – No objections as the proposed installations would complement the established arts, leisure and cultural uses of the Southbank Centre. No harm would result to the special interest or setting of the statutory and locally listed buildings, or to the character or appearance of the South Bank Conservation Area.

Transport and Highways – No objections, but requested temporary cycle parking be provided for a minimum of 12 no. bikes as the surveys undertaken from the previous event have not fully demonstrated that existing cycle parking locations are able to accommodate the demand for cycle parking created by the event.
Environmental Health – No objections subject to conditions controlling the levels of noise from the event.

Historic England – No objections.

Transport for London (TfL) – No comment.

Theatres Trust – Support the applications.

4.2 Adjoining owners/occupiers

4.2.1 Site notices were displayed from 01.02.2019 to 22.02.2019. A newspaper notice was published on 01.02.2019 and letters were sent to 21 properties. The formal consultation period ended on 22.02.2019.

4.2.2 No representations have been received on these applications.

5 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Lambeth is the London Plan (2016, consolidated with alterations since 2011) (LP) and the Lambeth Local Plan (September 2015) (LLP).

5.2 The new Draft London Plan was published on 1 December 2017 (updated August 2018) for consultation and will eventually supersede the current 2016 consolidated London Plan once the final version is published (anticipated Autumn 2019). The Draft London Plan is a material consideration in planning decisions. Officers consider that this should be afforded very limited weight at this stage. The Lambeth Local Plan is currently under partial review to ensure it complies with amendments to changes in the NPPF and London Plan. The Local Plan review is timetabled to follow the programme for the Draft London Plan. Consultation for the Draft Revised Local Plan commenced on 22nd October 2017. At this time the proposed amendments to the Local Plan do not carry any weight.

5.3 The latest National Planning Policy Framework was published in 2019. This document sets out the Government’s planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.

5.4 The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance. A full list of relevant policies and guidance has been set out in Appendix 3 to this report.
6 ASSESSMENT

6.1 The following assessment considers the full planning application, the application for express advertisement consent and the application for listed building consent.

6.2 In respect of the application for express advertisement consent, The Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Practice Guidance – Advertisements states that local planning authorities are required to exercise their powers under the Regulations with regard to adverse effects on the amenity and public safety of the area, taking into account relevant development plan policies in so far as they relate to amenity and public safety, and any other relevant factors.

6.3 Paragraph 3 (2) (a) of the Advertisement Regulations states that ‘factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest’. This assessment is provided in the ‘Design and Conservation’ section of the report.

6.4 Paragraph 3 (2) (b) of the Advertisement Regulations states the following:

‘factors relevant to public safety include:

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.’

6.5 This assessment is provided in the ‘Transport’ section of the report.

6.6 The matters relating to the listed building consent application are considered wholly in the ‘Design and Conservation’ section of the report.

6.7 Land Use

6.7.1 The Southbank Centre is located within the Central Activities Zone (CAZ) and is an established centre for arts and culture. Winter and summer events at the Site are also established events, having taken place annually since 2011.

6.7.2 The LP identifies The South Bank as being a strategically important area for arts, culture and entertainment in London, which provides some of the most exciting opportunities in London for the development of arts and cultural facilities in the foreseeable future.
LLP policy ED11 seeks to promote, safeguard and improve leisure, recreation, arts and cultural facilities in the borough where they meet local and wider needs, especially in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and in town centres.

LLP policy ED11 further states that commercial development related to cultural facilities on the South Bank and in Waterloo will be supported where it is associated with arts and cultural uses, or is ancillary and complementary to the arts and cultural uses, and where it can be demonstrated that it is essential to the development and/or the retention of arts and cultural facilities; it would not undermine the primary character and function of the South Bank as an arts and cultural quarter; and any enabling development supports and enhances the function and role of the arts or cultural facility that is proposing the development.

Part (d) of the policy states that the Council will support the temporary use of vacant commercial premises, open space and public realm for performance and creative work, subject to the nature of the proposed activity and the requirements of other policies.

LLP policy PN1 deals with economic development and the aims and aspirations for the wider Waterloo area. It supports the vitality and vibrancy of the neighbourhood, particularly through the promotion of arts and cultural activities. The South Bank is identified as a particular focus for cultural and leisure uses.

LLP policy EN1 protects and maintains open spaces and their function. As noted at Section 1 of the Officer’s Report, the Site includes publicly accessible open areas around the Southbank Centre complex and in particular, the pedestrian thoroughfare along the South Bank of the river, known as Queen’s Walk. The very southern part of the Site on Queen’s Walk is also designated as MOL and is protected by national policy and LP policy 7.17. The installation phase of Summer 2019 would commence on the 23rd April 2019. The main artistic element of the event would open on 6th July and close on 27th August, with the pop-ups due to open on 3rd May. De-installation would be complete by 29th September. These dates are almost exactly the same as that permitted last summer.

Officers consider the period of Summer 2019 to be acceptable in terms of protecting the openness of the MOL and the public open space, as per LLP policy EN1 of the and LP policy 7.17, as there would be limited encroachment in to the protected areas and due to the temporary nature of the proposals. Officers consider the proposed use to be appropriate as it would complement the arts, cultural and leisure uses that characterise the Site and surrounding area.
6.8 Design and Conservation

6.8.1 LLP policy Q1 expects applicants to show in their supporting statements how their proposals achieve inclusive design. LLP policy Q5 requires the design of development to respond to the positive aspects of the local context and historic character. LLP policy Q6 requires development to provide attractive, uncluttered and co-ordinated public realm that enhances the setting of and spaces between buildings. LLP policy Q20 requires that all development affecting listed buildings to conserve and not harm their significance, special interest or setting. LLP policy Q22 requires development to preserve or enhance the character and appearance of conservation areas, including their setting. LLP policy Q23 requires development to sustain or enhance the significance of locally listed buildings and protect their setting.

6.8.2 In accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended, special regard has been had to the setting of the listed buildings referred to under Section 2, and special attention has been paid to the character and appearance of the South Bank Conservation Area.

6.8.3 The Queen’s Walk, also known as the Riverside Walk, is the spine of South Bank Conservation Area and presents a very long linear pedestrian boulevard, which has dictated the siting and form of most of the significant post-war buildings.

6.8.4 The character of the Site and the wider conservation area is as an area for arts, leisure and cultural uses, having formed from the Festival of Britain (1951) originally. The relevant statutory and locally listed buildings are significant public buildings that support these uses. Temporary installations formed a large part of the original Festival of Britain and are commonplace to complement these uses and this character.

6.8.5 The proposed development would involve the installation of various exhibits and artists installations across the Southbank Centre Complex. The majority of the installations would be freestanding with only a small number of installations needing to be hung off existing fixings on the facades of Royal Festival Hall, Hayward Gallery and Queen Elizabeth Hall; this is similar to previous summer events. What follows is an assessment of the proposed development for each of the three applications.

Full Planning Application

6.8.6 The Queen’s Walk measure between 12 metres and 20 metres wide in the area of the proposed festival installations. The proposed development would ensure that a continuous 6 metre wide public walkway would be maintained, which is considered appropriate.
6.8.7 The main differences between the current proposals when compared to the 2018 summer event are set out in detail in section 2 of the report. There are a number of small additional installations proposed around the Southbank Centre Complex, with the main changes being on Queen’s Walk where Jimmy’s BBQ and the Urban Beach have been provided previously.

6.8.8 As noted at section 2 of the report, Jimmy’s BBQ would once again return on Queen’s Walk, but the scale of this structure would return to that permitted in 2017 instead of the larger structure permitted last year. The larger structure permitted last year was on the basis of the upper seating level awning being retracted when either not in use or when it was not raining. However, it was often found that the awning was required to be opened to provide shade from the sun for customers. As this would contradict the reasons for allowing a larger structure it has been proposed to return to the smaller structure that was permitted in 2017, which did not have any restrictions on the use of the awning at the upper seating level.

6.8.9 The family activity area would be provided in place of the Urban Beach on Queen’s Walk. This installation would be enclosed with picket fencing, ensuring its visual impact would be limited. Public access to the river’s edge would also be maintained.

6.8.10 Officers consider that the siting, scale, massing, appearance and the amount of the proposed installations would not be harmful to the character or appearance of the conservation area, or the setting or special interest of the statutory and locally listed buildings, or the approach to the Westminster World Heritage Site. When making this assessment officers have had regard to the length of time that the installations are proposed for and have considered that the proposed installations would complement the positive aspects of the conservation area and the uses that take place within the statutory and locally listed buildings. Furthermore, many of the installations would enliven otherwise underutilised areas of the Site, such as underneath the railway and footbridges on Queen’s Walk and on the elevated walkways around the QEH and the Hayward Gallery. It is also noted that the proposals would not interfere with any strategic views.

Advertisement Consent

6.8.11 The Town & Country Planning (Control of Advertisements) (England) Regulations 2007 and the National Planning Practice Guidance – Advertisements states that local planning authorities are required to exercise their powers under the Regulations with regard to adverse effects on the amenity and public safety of the area, taking into account relevant development plan policies in so far as they relate to amenity and public safety, and any other relevant factors. The matters relating to amenity are discussed below, whilst the matters relating to public safety are discussed in the ‘Transport’ section of the report.
6.8.12 The advertisements that are proposed are in association with the structures proposed for Summer 2019. The ‘Marketing Cubes’ and ‘Symbols of Welcome’ would announce visitors to the event, provide information on the event and what is taking place elsewhere at the Southbank Centre. They are considered appropriate in this context with regard to their siting, size and appearance would therefore not result in any harm to the surrounding heritage assets.

**Listed Building Consent**

6.8.13 Listed building consent is sought for the banner at Level 5 of the RFH’s riverside elevation. This would not require any new fixings to the building that could otherwise be harmful to its special interest. This together with the temporary nature that the banner would be in-situ means that officers consider it to not result in any harm to the building’s special interest or setting.

6.9 **Amenity for Neighbouring Occupiers**

6.9.1 LLP policy Q2 seeks to protect the amenity of existing neighbours and the visual amenity of the community as a whole. This is measured in terms of potential impacts in relation to outlook and privacy, daylight and sunlight, noise and vibration, air quality and impacts during construction.

6.9.2 The proposed development would be situated in one of the busiest tourist areas in central London comprising the internationally renowned Southbank Arts Centre, The London Eye and County Hall. The nature of the South Bank area is such that it accommodates large numbers of visitors on a regular basis. Therefore, it is considered that the location is appropriate for hosting an event of this scale.

6.9.3 In terms of potential noise and disturbance generated by visitors to the event, the proposal would not have a significantly greater impact on residential amenity above that of the existing uses in the area. The extent and scale of the development would be similar to that of previous events and other events in the area.

6.9.4 The number of visitors to the Site during Summer 2019 is anticipated to be similar to that of the 2018 summer event, and the Southbank Centre propose to deploy the same security measures as operated during previous festivals and events.

6.9.5 The overall capacity of the event is considered to be acceptable noting that the location of the proposed development in one of the busiest tourist areas in central London and ensures that there would be no notable additional disturbance to the occupants of nearby properties, namely County Hall, White House Apartments and the soon to be completed residential elements within the Southbank Place (Shell) site.
6.9.6 The existing street lighting along The Queen’s Walk, Southbank Square and surrounding buildings would be used to illuminate the event. Any installation requiring additional atmospheric lighting would be incorporated into the design of the exhibit and would be switched off at 23:00hrs, noting that there may be some occasions where, for security reasons, some elements of lighting would need to be retained. Given the above and the distance to the nearest residential properties there would be no detrimental impact with regard to light pollution to neighbouring properties.

6.9.7 The hosting of arts and cultural events is fundamental and central to the historical function of the South Bank and in light of the above assessment it is considered that the proposed development would not result in any undue impacts on the amenity on local residents.

6.10 Transport

6.10.1 LLP policy T6 states that all planning applications will be supported where they do not have unacceptable transport impacts, including cumulative impacts on highway safety; traffic flows; congestion of the road network; on-street parking; footway space, desire lines and pedestrian flows and all other transport modes, including public transport and cycling. Furthermore, LLP policy T8 states that servicing will be expected to be on-site unless demonstrated it can take place on street without affecting highway safety or traffic flow.

Planning Application

6.10.2 The Site has a Public Transport Access Level (PTAL) rating of 6b which is ‘Excellent’. The Site is in close proximity to buses, rail and London Underground links and there are three Cycle Hire Docking Stations close to the site on Belvedere Road and Concert Hall approach, as well as other cycle parking locations in and around the Site. Surveys from the previous event showed that two thirds of visitors to the event used cycle parking near to the Site. The transport officer suggested that additional temporary cycle parking be provided as it was not clear whether the existing cycle parking was sufficient to accommodate the demand created from the event. Temporary cycle parking for a minimum of 12 no. bikes was requested and has been shown on the cycle parking plan. Subject to a condition requiring the delivery of this temporary cycle parking, the application is considered acceptable with regard to cycle parking.

6.10.3 Given the location of the Site and the quality of public transport links serving the Site very few people will need to arrive by car and existing car parking facilities are able to cater for accessible parking, where required. Furthermore, the excellent transport links are considered to ensure that the intensification of the uses at the Site would not result in any transport capacity issues.
6.10.4 Summer 2019 would operate and be constructed in a very similar manner to previous events, which did not result in any adverse impact to the safety or operation of the surrounding public highway, nor did they result in any undue obstruction to the various rights of way that run through the Site. It is therefore considered that the proposed development would have a similarly negligible impact.

6.10.5 The applicant has submitted a comprehensive Operating Statement, which covers all aspects of how the Site would operate during the event period and also a stand-alone Delivery and Servicing Plan which sets out how the site would be serviced. Deliveries and servicing would take place via the private service road to the Site that runs from Belvedere Road adjacent to Hungerford Bridge railway arches and the Southbank Centre (Royal Festival Hall Service Road), via the private service road to the Site that runs from Belvedere Road adjacent to the RFH and QE (Queen Elizabeth Hall Service Road), and via Theatre Avenue (between the National Theatre and BFI). All deliveries would be made to the Site on a daily basis (Monday to Saturday) between 7am – 10am and 4pm – 7pm. Where possible deliveries would not be made to the Site between 10am – 4pm or 7pm – 11pm, as these are peak footfall times. No deliveries would be made between 11pm and 7am. These hours are considered acceptable and would be unlikely to give rise to undue disturbances to neighbours. It is noted that TfL have requested that no deliveries take place between 8am – 9 am and between 4pm – 5pm, however, the proposed hours have been accepted previously and there have been no known issues with these hours.

6.10.6 There are no objections on transport and highway grounds as the development is considered to result in no unacceptable impacts which would otherwise be to the detriment of the highway users or public safety. The scheme therefore complies with LLP polices T6 and T8.

Advertisement Consent

6.10.7 The advertisements proposed as part of the development would not impact on public safety, primarily due to their distance from the public highway and river’s edge. Their appropriate size, positioning and illumination levels also ensure this.

6.11 Waste Management

6.11.1 LLP policy EN7 deals with sustainable waste management. It provides overarching requirements for waste management.

6.11.2 The submitted Delivery and Servicing Plan sets out that refuse containers would be provided in and around the Southbank Centre site in order to maintain cleanliness.
6.11.3 The applicant has confirmed that the ‘pop-up’ cafes and food traders would be provided with 120 litre wheelie bins which, when filled will be taken to the RFH service road area by the trader’s staff where they would be emptied into larger Euro bins. All other waste would be taken directly to the Euro bins. Waste collections will be carried out by the existing Southbank Centre waste contractors. The applicant has confirmed within the Operating Statement that regular checks of the Site and surrounding area would be undertaken to ensure the area is free of litter throughout the day.

6.11.4 Overall, the waste management details submitted within the supporting documentation are considered to be appropriate, including the cumulative impact of the neighbouring summer event by Underbelly.

6.12 Crime Prevention and Public Safety

6.12.1 LLP policy Q3 states that the Council will expect development to utilise good design to design out opportunistic crime, antisocial behaviour and fear of crime in a site-specific manner, based on an understanding of the locality and likely crime and safety issues it presents. This requirement is contained within Section 17(2) of The Crime and Disorder Act 1998, which imposes an obligation on the Local Planning Authority to consider crime and disorder reduction in the assessment of planning applications.

6.12.2 The applicant has submitted an Operating Statement within which it is demonstrated that consideration has been given to security measures and the safety of visitors to the event. Previous years have also followed these measures. Officers consider that the application will be acceptable in terms of public safety and is in accordance with LLP policy Q3.

6.13 Flood Risk

6.13.1 The Site is located in Environment Agency Flood Zone 3a, which is considered to have a high probability of river flooding. However, flood protection measures are in place to reduce the risk of the River Thames flooding within central London, and regardless of this, the proposed development would not result in the reduction in permeable areas and would only be for a temporary period. As such, the application is not considered to result in an unacceptable risk of flooding.

6.14 Public Toilets

6.14.1 LP policy 7.5(c) states that development should incorporate local and social infrastructure such as public toilets. Sufficient toilet facilities would be provided for Summer 2019 on-site within the RFH, QEH and Hayward Gallery.
6.15 **Air Quality**

6.15.1 LP policy 7.14 states that development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) and where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people).

6.15.2 The Site is located within an Air Quality Management Area. The majority of visitors to the Site would use public transport, which will assist in offsetting negative air quality impacts from the development. Furthermore, should permission be granted then a condition is recommended to be attached the decision notice to ensure that no non-road mobile machinery (NRMM) would be used on the Site, unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register). This would ensure that all machinery to be used on Site would be non-polluting to improve air quality.

7 **CONCLUSION**

7.1 The proposed event represents an acceptable use of the South Bank area. The proposal would not have a significant adverse effect on pedestrian flows along Queen’s Walk, and this section of Queen’s Walk is considered wide enough to cope with anticipated pedestrian footfall levels. The proposal is consistent with the Council’s policies for the area in relation to arts, cultural and entertainment uses and the use is considered to be compatible with other cultural uses in the vicinity of the Site. In addition, there would not be any harm caused to the special interest, setting, character or appearance of any heritage assets.

7.2 The proposed installations are consistent with previous summer events. Where additional exhibits are proposed for the summer event this year, sufficient areas would be retained for pedestrian flow along Queen’s Walk and for pedestrians to enjoy the views along the River Thames.

7.3 The supporting information submitted with the application adequately addresses the issues of visitor management and other operational issues pertaining to the proposed use.

7.4 In terms of residential amenity, the submitted scheme is broadly similar to previous events and is unlikely to result in any significant harmful impacts.

7.5 The temporary nature of the use is such that its impact will be limited. A condition is recommended to be attached to the decision to ensure that all structures associated with the application will be removed and the Site reinstated once the use ceases.
7.6 In light of the above and the assessment provided throughout this report, it is considered that the proposed development accords with relevant policies in the Lambeth Local Plan (2015) and the London Plan (2016).

8 EQUALITY DUTY AND HUMAN RIGHTS

8.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

8.2 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact have been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.

8.3 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

9 RECOMMENDATIONS

1. Resolve to grant conditional planning permission.

2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.

3. Resolve to grant conditional express advertisement consent.

4. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.

5. Resolve to grant conditional listed building consent.

6. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.
APPENDICES

Appendix 1: Draft Decision Notice
Dear Kim Schofield

TOWN AND COUNTRY PLANNING ACT 1990.

PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below subject to any conditions imposed therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the statutory provisions your attention is drawn to the statement of Applicant’s Rights and General Information attached.

Application Number: 19/00313/FUL Date of Application: 24.01.2019 Date of Decision:

Proposed Development At: The South Bank Centre Belvedere Road London SE1

For: The temporary installation from 23rd April to 29th September 2019 (including installation and de-installation) of art exhibits, other settings for artist and community events and other structures such as pop-up eateries, bars and shops relating to Summer 2019 at Southbank Centre.

Approved Plans

Conditions
1 The development hereby approved shall be for a limited period only, carried out between the 23rd April 2019 and the 29th September 2019, inclusive of installation and de-installation. All buildings, structures or associated equipment carried out under this permission shall be removed by no later than the 29th September 2019.

Reason: To ensure future control and protection of the Metropolitan Open Land, the access to public open space, to preserve the character and appearance of the South Bank Conservation Area, to preserve the setting and significance of the Grade I Listed Royal Festival Hall and locally listed Queen Elizabeth Hall and Hayward Gallery (Policies EN1, Q20, Q22 and Q23 of the London Borough of Lambeth Local Plan (2015), and Policy 7.17 of the London Plan (2016)).

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice.

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

3 There shall be no amplified sound, speech or music which is audible outside the event site between 23:00hrs and 09:00hrs Monday to Sunday and no programmed entertainment noise from the event shall be audible inside the closest residential properties on any day after 21:30hrs.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan and Policy 7.15 of the London Plan (2016)).

4 Following commencement of the event hereby permitted, the following verification documents showing compliance with the RNSS Noise Management Plan target values shall be submitted to and agreed in writing by the local planning authority within the timescales specified or at such other time as may be agreed in writing by the local planning authority:

(i) Within 28 days of commencement of the event, a verification report shall be submitted to the local planning authority detailing the sound equipment to be used in the bars and markets and show by measurement, observation and calculation that noise levels shall not exceed background levels.

(ii) Within one month of live music being played at Applebee's Fish Bar (location 116 on the proposed plans), a verification report shall be submitted to the local planning authority to show by measurement, observation and calculation that noise levels shall not exceed background levels at the Southbank Place development (Shell Centre) and Whitehouse Apartments and shall confirm suitability of the 89dba 15 minute Laeq as a compliance metric at this location.

(iii) Within one month of completion of the event, a final verification report shall be submitted to the local planning authority, including on-site monitoring records and any complaints received, as well as details of monitoring carried out of all public performances showing compliance with the front of house public performance target of 92dba (15 minutes Laeq).

(iv) Within one month of the completion of the event, the RNSS Noise Monitoring Plan for the Southbank Centre shall be revised and submitted to the local planning authority, taking due account of the information and observations collected in the above verification measures to ensure that noise levels for all music activity on the site other than that of public entertainment on the main stage will be demonstrably less than background levels at the Southbank Plan development (Shell Centre), Whitehouse Apartments and an agreed location on the North Bank of the River Thames.

A suitably qualified person must undertake all work and reporting, and any necessary corrective action identified in the above scheme of work shall be reported as soon as practicable.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).

5 Pop-up performances shall only be permitted on Queen's Walk east of Hungerford Railway Bridge and they shall not take place outside the times of 12:00hrs and 20:00hrs and shall be limited to no more than 90 minutes of music per day.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).
6  Noise complaints shall be managed and recorded in accordance with the RNSS Noise Management Plan (dated February 2019). Complaints shall be recorded in a centralised log with details of the complainant and the results of any investigation and the associated corrective action taken.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).

7  The use of the site hereby permitted shall not begin before 10:00hrs on any day of the week and shall cease to operate at 23:00hrs Sunday to Wednesday and 01:00hrs (of the following day) Thursday to Saturday, other than where specified in other conditions contained within this decision notice.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).

8  The pop-up cafés, bars and shops associated with the event in the area of the Queen's Walk, beneath Hungerford Bridge and in Southbank Centre Square shall not begin operating before 08:00hrs and shall cease to operate at 23:00hrs Monday to Sunday and all customers shall vacate the premises within 30 minutes of service ceasing.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).

9  Lighting associated with the development hereby approved shall not operate after the hours of 23:00hrs Monday to Sunday, with exception to security lighting.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).

10  The development hereby approved shall be managed strictly in accordance with the Operating Statement and the Delivery and Servicing Management Plan dated the 24th January 2019.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015) and Policy 7.15 of the London Plan (2016)).

11  No structures should be located within 1 metre of any part of an existing tree and no existing trees within or adjacent to the site shall be felled, pruned, uprooted, damaged or otherwise disturbed without the prior written agreement of the Local Planning Authority.

Reason: To ensure the retention of, and avoid damage to, the existing trees to be retained that are situated on or adjacent to the site that represent an important visual amenity to the locality and wider area (Policy Q10 of the London Borough of Lambeth Local Plan (2015) and Policy 7.21 of the London Plan (2016)).

12  No signage, notices or information boards of any kind shall be fixed to any retained tree by using invasive methods (drilling, nailing or screw fixtures).

Reason: To ensure the retention of, and avoid damage to, the existing trees to be retained that are situated on or adjacent to the site that represent an important visual amenity to the locality and wider area (Policy Q10 of the London Borough of Lambeth Local Plan (2015) and Policy 7.21 of the London Plan (2016)).

13  No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan (2016) Policy 7.14 and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

14  Cycle storage for a minimum of 12 no. bicycles shall be provided in the area shown on approved drawing reference SK-03 prior to the event opening and shall be retained as such for the duration of the event.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (Policies T1, T3 and Q13 of the London Borough of Lambeth Local Plan (2015)).

Notes to Applicants:
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2012) to work with the applicant in a positive and proactive manner. The council has made available on its website the policies and guidance provided by Lambeth Local Plan (2015) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that’s likely to be considered acceptable.

1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council’s Building Control Officer.

3. You are advised of the necessity to consult the Council’s Highways team prior to the commencement of construction on 020 7926 9000 in order to obtain necessary approvals and licences prior to undertaking any works within the Public Highway including Scaffolding, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections, Hoarding, Excavations (including adjacent to the highway such as basements, etc), Temporary Full/Part Road Closures, Craneage Licences etc.

Yours sincerely

Rob Bristow
Assistant Director Planning, Transport & Development
Growth, Planning and Employment Directorate

Date printed:
INFORMATION FOR APPLICANTS GRANTED PLANNING PERMISSION SUBJECT TO CONDITIONS, OR
WHERE PERMISSION HAS BEEN REFUSED.

General Information

This permission is subject to due compliance with any local Acts, regulations, building by-laws and general
statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance
or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the provisions of the Building Regulations 1985 and related legislation which must be
complied with to the satisfaction of the Council’s Building Control Officer, Phoenix House, 10 Wandsworth Road,
SW8.

The Council’s permission does not modify or affect any personal or restrictive covenants, easements, etc., applying
to or affecting the land or the rights of any person entitled to the benefits thereof.

STATEMENT OF APPLICANT’S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR
FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the
proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of
State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date
of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13
Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be
downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate. The Secretary of
State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to
exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The
Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed
development could not have been granted by the local planning authority, or could not have been so granted
otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the
provisions of the development order, and to any directions given under the order.

Purchase Notice

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or
by the Secretary of State for the Environment, and the owner of the land claims that the land has become
incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial
use by the carrying out of any development which has been or would be permitted, he may serve on the London
Borough of Lambeth a purchase notice requiring that Council to purchase his interest in the land in accordance
with the provisions of Section 137 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where
permission is refused or granted subject to conditions by the Secretary of State for the Environment on appeal or
on a reference of the application to him. The circumstances in which such compensation is payable are set out in
Section 120 and related provision of the Town and Country Planning Act 1990.
Kim Schofield
Southbank Centre
Belvedere Road
London
SE1 8XX

RE: CONSENT TO DISPLAY AN ADVERTISEMENT

Dear Kim Schofield

DRAFT DECISION NOTICE

TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 2007

The London Borough of Lambeth, in pursuance of its powers under the above mentioned Regulations hereby consents to the Advertisement referred to in the under mentioned schedule (in accordance with the plan(s) submitted), for the period and subject to the conditions specified below.

In accordance with the statutory provisions your attention is drawn to the Statement of Applicant’s Rights and General Information attached.

Unless otherwise conditioned below, the period of validity of this consent is for five years only from the date of this letter.

Application Number: 19/00314/ADV Date of Application: 24.01.2019 Date of Decision:

Proposed Development At: The South Bank Centre Belvedere Road London SE1

For: The temporary installation from 23rd April to 29th September 2019 (including installation and de-installation) of signage comprising of graphic/artistic displays, any associated sponsorship displays, commercial displays and way-finding signage for Summer 2019 at Southbank Centre.

Approved Plans
Standard Conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to:
   (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
   (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
   (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additional Conditions:

6. This permission shall be for a limited period only, expiring on the 29th September 2019. On or before 29th September 2019 the display of the advertisements hereby permitted shall cease and, the advertisements and any structures or associated equipment carried out under this permission, shall be removed.

Reason: To protect the visual amenity within the wider conservation area (Policies Q17 and Q22 of the London Borough of Lambeth Local Plan (2015)).

7. The advertisements hereby granted express consent shall not be erected or maintained in any manner or usage other than in the manner or usage approved by this consent and shall not display any moving, or apparently moving images. The advertisements shall be erected strictly in accordance with the approved plans.

Reason: To comply the requirements of Regulation 14 (3)(a) & (b) of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

8. The advertisements hereby approved shall only have static illumination which must be below the limit of 600.00cd/m2 as set out in the Institute of Lighting Professionals (ILP) technical note number 5 'The Brightness of Illuminated Advertisements'.


Informative:

If you seek to retain an advertisement display(s) at this site following the expiry of this express consent you are advised to submit an application to renew this express advertisement consent at least three months prior and not more than six months prior to the expiry of this express consent. If no renewal application is received within 5 years of the date of this decision the Local Planning Authority will be entitled to consider action.

Notes to Applicants:
Yours sincerely

**Rob Bristow**  
Assistant Director Planning, Transport & Development  
Growth, Planning and Employment Directorate

Date printed:
The right to appeal

You have a right to appeal against the local planning authority’s-

a) refusal of consent for an advertisement;

b) grant of consent for an advertisement subject to a condition with which you are dissatisfied;

c) failure to issue a decision on an application within a specified time (namely 8 weeks from the date the application is formally acknowledged or such longer period you may have agreed in writing with the Council), provided the Council have not given you notice that they have declined to determine your application under the provisions of section 70A of the Town and Country Planning Act 1990 as applied by Regulation 14 and Schedule 4 to the Regulations; or

d) “discontinuance notice” requiring you to remove an advertisement, or stop using an advertisement site, (an appeal must be made before the notice takes effect).

The appeal is made to the Planning Inspectorate acting on behalf of the Secretary of State and the appeal procedure is very similar to the procedure for a planning appeal.

All advertisement appeals have to be submitted to the Planning Inspectorate within 8 weeks of the receipt of the local planning authority’s decision against which you are appealing. Appeal forms can be downloaded from their website at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate) or alternatively from the address below:

The Planning Inspectorate
Room 3/13, Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

The telephone number is: 0303 444 5000 or the e-mail address is: enquiries@pins.gsi.gov.uk

The choice of appeal procedure

There is a choice of two appeal procedures and the Planning Inspectorate will co-operate with you, or your agent, in enabling your appeal to be processed and decided in the way you would prefer. The available appeal procedures are:

(a) by written representations which you and the local planning authority make, followed by an unaccompanied site-inspection of the appeal site;

(b) by a hearing of the parties’ oral representations, and an inspection of the appeal site, which may be accompanied if required. A decision will be issued within a few weeks. (Normally not more than 4 weeks.) Please note that, if you opt for a hearing, you may be liable for an award of the planning authority’s appeal costs against you if you are found to have behaved “unreasonably” in the appeal proceedings. Further advice is given in the Circular Awards of Costs Incurred in Planning and Other (Including Compulsory Purchase Order) Proceedings DOE Circular 8/93.

The Secretary of State may occasionally have to insist on a hearing, in order to ensure that all aspects of the appeal are thoroughly and fairly considered. When this happens the Planning Inspectorate will explain why.

From the outset of an appeal you should give precise grounds of appeal. This enables the local planning authority in their written statement to answer the relevant points and thus avoid unnecessary delays. You will be given the opportunity to respond to their representations.
Dear Kim Schofield

DECISION NOTICE.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given that the Council, in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made thereunder, grants consent for the works referred to in the undermentioned Schedule subject to any conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the statutory provisions your attention is drawn to the Statement of Applicant’s Rights and General Information attached.

Application Number: 19/00315/LB Date of Application: 24.01.2019 Date of Decision

Proposed Development At:
The South Bank Centre Belvedere Road London SE1

For: The temporary attachment (by temporary adhesive) of one graphic panel on the north elevation (Level 5 balcony) of the Royal Festival Hall from 1st May to 29th September 2019 (including installation and de-installation), in association with Summer 2019 at Southbank Centre.

Approved Plans
Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice.
   
   Reason: For the avoidance of doubt and in the interests of proper planning.

2. This consent shall be for a limited period only, expiring on the 29th September 2019. On or before that date the display of the advertisement hereby permitted shall cease and, the advertisement shall be removed. The Royal Festival Hall shall be returned to its existing state unless the prior written approval of the Local Planning Authority is obtained to any variation.
   
   Reason: To protect the special interest of the listed building and visual amenity within the wider conservation area (Policies Q20 and Q22 of the London Borough of Lambeth Local Plan (2015)).

Notes to Applicants:

Yours sincerely

Rob Bristow
Assistant Director Planning, Transport & Development
Growth, Planning and Employment Directorate

Date printed:
STATEMENT OF APPLICANTS RIGHTS ARISING FROM THE REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may appeal to the First Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 3/13 Temple Quay House Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate or you can contact them by phoning 0303 444 5000. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the London Borough of Lambeth a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

STATEMENT OF APPLICANTS RIGHTS ARISING FROM THE REFUSAL TO VARY OR DISCHARGE CONDITIONS ATTACHED TO A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR ON THE ADDITION OF NEW CONDITIONS CONSEQUENTIAL UPON VARIATION OR DISCHARGE

If the applicant is aggrieved by the decision of the local planning authority-

- to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or
- to add new conditions consequential upon any such variation or discharge,

he may appeal to the First Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months from the date the application was received (Appeals must be made on a form, which is obtainable from the Planning Portal (details as above)). The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
Appendix 2: List of consultees (statutory and Other Consultees)

- South Bank Employers Group
- Twentieth Century Society
- The Georgian Group
- The Theatres Trust
- Cinema & Theatre Association
- Victorian Society
- Association of Waterloo Groups
- Waterloo Community Development Group
- Transport for London
- Conservation and Design
- Historic England
- Transport Officer
- We Are Waterloo
- County Hall Residents Association
- Coin Street Community Builders
- Lambeth Towers and Lambeth Road T.A.
- Friends of St. John’s Churchyard
- Friends of Lambeth High Street Rec
- Kennington Oval and Vauxhall Forum
- Friends of Archbishop’s Park
- Friends of Hatfield Green
- Kennington Association Planning Forum
- Environmental Health
Appendix 3: List of relevant policies in London Plan, Lambeth Local Plan. Reference to SPGs, SPD and other relevant guidance

London Plan (Consolidated with alterations since 2011)

- 1.1 Delivering the Strategic Vision and Objectives for London
- 2.1 London in its Global, European and United Kingdom Context
- 2.10 Central Activities Zone – Strategic Priorities
- 2.11 Central Activities Zone – Strategic Functions
- 2.18 Green Infrastructure: The Network of Open and Green Spaces
- 4.5 London’s Visitor Infrastructure
- 4.6 Support for and Enhancement of Arts, Culture, Sport and Entertainment Provision
- 5.12 Flood Risk Management
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.3 Designing Out Crime
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.11 London View Management Framework
- 7.12 Implementing the London View Management Framework
- 7.17 Metropolitan Open Land
- 7.21 Trees and Woodlands
- 7.29 The River Thames

Lambeth Local Plan (2015)

- D1 Delivery and Monitoring
- ED7 Evening Economy and Food and Drink Uses
- ED11 Visitor Attractions, Leisure, Arts and Culture Uses
- T1 Sustainable Travel
- T2 Walking
- T4 Public Transport Infrastructure
- T5 River Transport
- T6 Assessing Impacts of Development on Transport Capacity
- T7 Parking
- T8 Servicing
- EN1 Open Space and Biodiversity
- EN5 Flood Risk
- Q2 Amenity
- Q3 Community Safety
- Q4 Public Art
- Q5 Local Distinctiveness
Q10 Trees
- Q17 Advertisements and Signage
- Q19 Westminster World Heritage Site
- Q20 Statutory Listed Buildings
- Q21 Registered Parks and Gardens
- Q22 Conservation Areas
- Q23 Undesignated Heritage Assets: Local Heritage List
- Q24 River Thames
- Q25 Views
- PN1 Waterloo

Regional Guidance

Relevant Supplementary Planning Guidance (SPG’s) from the GLA:

- Culture and Night-Time Economy SPG (2017)
- Planning for Equality and Diversity in London SPG (2007)

Local Guidance / Supplementary Planning Documents (SPDs)

Relevant local guidance and SPDs for Lambeth:

- Waterloo SPD
- Refuse & Recycling Storage Design Guide
- Waste & Recycling Storage and Collection Requirements
- South Bank Conservation Area Statement