<table>
<thead>
<tr>
<th>Case Number:</th>
<th>19/03676/FUL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Address:</td>
<td>Europark Car Park Doon Street and Cornwall Road</td>
</tr>
</tbody>
</table>

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

L.B. Lambeth LA 100019338
ADDRESS: Europark Car Park Doon Street And Cornwall Road
Upper Ground
London
SE1

Application Number: 19/03676/FUL  Case Officer: Emily Leighton
Ward: Bishops  Date Received: 05.10.2019

Proposal:
Erection of a temporary marquee structure and temporary change of use of the site to host an arts exhibition between 17 January 2020 to 30 May 2020.

Applicant:
Activities and Events Ltd
c/o Agent

Agent:
Ms Leah McGuinness
DLP Planning Ltd

RECOMMENDATION

1. Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations listed in this report.

2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to:
   a. Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and
   b. Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).

3. In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Assistant Director of Planning, Transport and Development, having regard to the heads of terms set out in this report, addendums and/or PAC minutes, to negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to meet the requirement of the Planning Inspector.

4. In the event that the Section 106 Agreement is not completed within six months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions identified in this report, addendums and/or the PAC minutes.
## SITE DESIGNATIONS

### Relevant site designations:

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opportunity Area</td>
<td>London Plan Waterloo Opportunity Area</td>
</tr>
<tr>
<td>Neighbourhood Planning Area</td>
<td>Southbank and Waterloo Neighbours Forum (SOWN)</td>
</tr>
<tr>
<td>Central Activities Zone</td>
<td></td>
</tr>
<tr>
<td>Article 4 Direction (B1a-C3)</td>
<td></td>
</tr>
<tr>
<td>Local Views</td>
<td>Brixton Panoramic (from Battersea Park to The Gherkin and Canary Wharf)</td>
</tr>
<tr>
<td>Local Views</td>
<td>Norwood Park (from Norwood Park to the City)</td>
</tr>
<tr>
<td>Environment Agency Flood Zone</td>
<td>Flood Zone 3</td>
</tr>
<tr>
<td>Thames Policy Area</td>
<td></td>
</tr>
<tr>
<td>Archaeological Priority Area</td>
<td>North Lambeth</td>
</tr>
</tbody>
</table>

### Adjoining site designations:

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Area</td>
<td>South Bank Conservation Area (CA38)</td>
</tr>
<tr>
<td>Grade II* Listed Building</td>
<td>National Theatre</td>
</tr>
<tr>
<td>Locally Listed Building</td>
<td>IBM Building</td>
</tr>
</tbody>
</table>

## LAND USE DETAILS

### Site area (ha):

| Site area (ha)                       | 3876sqm (0.38ha)                                    |

## NON-RESIDENTIAL DETAILS

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Use Description</th>
<th>Floorspace (m²) (Gross Internal Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Sui Generis Surface Car Parking (Sui Generis)</td>
<td>3876sqm</td>
</tr>
<tr>
<td>Proposed</td>
<td>D1(Non – residential institutions) Exhibition Space</td>
<td>3876sqm</td>
</tr>
</tbody>
</table>

## PARKING DETAILS

<table>
<thead>
<tr>
<th></th>
<th>Car Parking Spaces (General)</th>
<th>Car Parking Spaces (Disabled)</th>
<th>% of EVCP</th>
<th>Bike Spaces</th>
<th>Motorcycle Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Resi</td>
<td>Commercial</td>
<td>Visitor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>------</td>
<td>------------</td>
<td>---------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing</td>
<td>0</td>
<td>0</td>
<td>crica. 75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LEGAL SERVICES CLEARANCE

<table>
<thead>
<tr>
<th>AUDIT TRAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consultation</td>
</tr>
<tr>
<td>Name/Position</td>
</tr>
<tr>
<td>Edward Lewis Planning Solicitor</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

The application site is approximately 3,876 sqm in size and comprises a surface level car park. The application proposes the temporary change of use of the site from 17 January 2020 to 30 May 2020 (including installation and de-installation) to provide an art exhibition event within a 1,750 sq.m marquee (use class D1).

Whilst the lawful use of the site is a car park (sui-generis use class), it is frequently used as a crew base for nearby filming activities and temporary events.

The event proposed is a Van Gogh exhibition known as “Meet Vincent Van Gogh – experience a journey through his life” and would be open to the public from 7 February 2020 until 21 May 2020. Tickets to the event are sold in half hour slots running from 10am to 10pm Monday to Sunday. A maximum of 175 tickets are to be sold per half hour slot (with a maximum of 350 people per hour during peak periods). In addition to the daytime ticketed sessions, 19 private evening corporate events are also proposed. The total live event dates of the event would be 105 days, 17 days would involve installation and 7 days would involve removal of the marquee.

The supporting information suitably addresses any issues of visitor management and other operational issues pertaining to the proposed use - conditions are recommended to ensure that the event operates in accordance with these documents. In terms of noise impacts there would be no amplified noise, apart from an emergency PA system. Measures set out in the Noise Management Plan are proposed to be secured by via condition safeguarding residential amenity.

The temporary nature of the use is such that its impact would be limited and therefore would not prejudice long term objectives to see the redevelopment of the site come forward. Officers are recommending a condition to ensure that all structures associated with the application would be removed and the site reinstated once the use ceases. Although the application site is not within a conservation area, it is within close proximity to the South Bank Conservation Area, the Grade II* listed Royal National Theatre and the locally listed IBM Building. The development is not considered to cause harm to the setting of the nearby heritage assets.

A contribution of 1% of all ticket sales of the event is to be secured by way of a Section 106 Agreement to offset the impacts of the visitor attraction. The event would create 11 full-time and 7 part time temporary jobs. Furthermore, the applicant has agreed to offer the following:

- Local residents – 500 tickets free tickets to local residents worth £10,000;
- Education – invitations to local schools to test the educational programme; and
- Employment and training – to work with the South Bank Employee Group to offer local people jobs at the event.

Officers consider that the temporary use would comply with the development plan for the Borough. There are no material considerations of sufficient weight to dictate that the application should be refused. Officers are therefore recommending approval of the application, in accordance with the
presumption in favour of sustainable development conferred upon local planning authorities by the National Planning Policy Framework. The permission would subject to planning conditions and a Section 106 Agreement.
OFFICER 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 for the creation of more than 1000 sq.m of commercial floorspace.

1 THE APPLICATION SITE

1.1 The application site (the site) is approximately 3876 sq.m in size and comprises a surface level car park. The site is situated between Doon Street, Upper Ground and Cornwall Road and is abutted by the Rambert dance school to the immediate west. Kings College London’s Franklin Wilkins Building is to the south of the site and to the north is the Royal National Theatre (Grade II* listed building) and the IBM building (locally listed building). On Cornwall Road to the east is a block of purpose built flats. The site is accessed via Upper Ground, a publicly adopted highway.

![Figure 1: Application site outlined in red with Upper Ground to the north, Doon Street to the south and Cornwall Road to the east.](image)

1.2 The lawful use of the site is a sui generis car park owned by Coin Street Community Builders who lease it to APCOA who operate the car park. APCOA are car parking management company. The car park includes approximately 75 unmarked spaces. The site is frequently used as a crew base for filming activities within Waterloo and also hosts a number of events throughout the year. At this present time, officers have been advised that the car park doesn’t serve public parking or parking for coaches.
1.3 The site sits outside of, but within close proximity to the South Bank Conservation Area (CA38) which is characterised by its nationally important collection of 20th Century buildings fronting the South Bank of the River Thames. The Royal National Theatre, sited directly opposite the application site, is Grade II* listed and the IBM building is locally listed.

1.4 The site is within the Central Activities Zone (CAZ) and Waterloo Opportunity Area as defined by the London Plan (2015). The site is also within Flood Risk Zone 3.

2 THE SURROUNDING AREA

2.1 The main pedestrian access to the site is gained from Upper Ground, a public highway. The site benefits from a PTAL rating of 6b with excellent access to the public transport network and lies approximately 500m from Waterloo railway station.

2.2 The closest residential properties are those located approximately 17m away along Cornwall Road to the east of the application site.

3 SITE PHOTOGRAPHS

Figure 2: Photograph of the application site from the corner of Upper Ground and Cornwall Road (May 2019).
Figure 3: Photograph of the application site from the corner of Doon Street and Cornwall Road (May 2019).

Figure 4: CGI showing indicative image of the marquee from Upper Ground.
4 **PROPOSAL**

4.1 Planning permission is sought for the erection of a temporary marquee structure and temporary change of use of the site to host an arts exhibition between 17 January 2020 to 30 May 2020. This includes installation and de-installation of a marquee with a floor area of 1750 sq.m. The marquee will host an exhibition of Vincent Van Gogh’s life with a maximum of 350 people attending the event per hour.
Detail of the Proposal

4.2 The proposed marquee would measure 70m wide and 25m deep providing approx. 1750 sq.m of floorspace. The marquee would have a height of 4m to the eaves rising to a maximum height of 8.06m at the ridge. The marquee panels will feature Meet Vincent Van Gogh branding. The layout of the venue would include the entrance lobby, toilets and cloakroom, six immersive galleries, a gift shop and interactive stations area. Bin storage would be located on site to serve the event spaces.

4.3 The main entrance to the marquee would be via the existing car park entrance on Upper Ground. Cycle parking for visitors and staff would be provided to the west of the site.

4.4 The event proposed is a Van Gogh exhibition known as "Meet Vincent Van Gogh" and would run from 7 February to 21 May 2020. Tickets to the event are sold in half hour slots running from 10am to 10pm Monday to Sunday. A maximum of 175 tickets are to be sold per half hour slot.

<table>
<thead>
<tr>
<th>Ticket Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single tickets:</strong></td>
</tr>
<tr>
<td>Pre-sale Regular</td>
</tr>
<tr>
<td>Pre-sale special visitor groups</td>
</tr>
<tr>
<td>Regular</td>
</tr>
<tr>
<td>Student</td>
</tr>
<tr>
<td>Children (0 to 2 years)</td>
</tr>
<tr>
<td>Children (4-12 years)</td>
</tr>
<tr>
<td>Elderly (65+ years)</td>
</tr>
<tr>
<td>Concession</td>
</tr>
<tr>
<td>Teachers (if part of school group)</td>
</tr>
</tbody>
</table>

| Group tickets: | Box Office Weekdays | Box Office Weekends | Online Weekdays | Online Weekends |
| Group (10+) adult | £15.00 | £17.00 | £14.00 | £16.00 |
| School group (6+) | £9.00 | x | £8.00 | x |

All ticket prices are exclusive of a £1.50 booking fee.

Figure 7: Ticket prices for the event as outlined in the November 2019 Visitor Management Plan.

4.5 The November 2019 Visitor Management Plan outlines that there will be both internal and external lighting. The applicant has advised there will be external lighting in the form of
down lights located on the Upper Ground elevation of the marquee and at the main entrance of the marquee. The down lights would only be in use during event hours.

4.6 All aspects of the scheme would be temporary and will be removed from the site at the conclusion of the event. The proposed dates of the event are as follows:

**Build period:**
17 – 23 Jan 2020

**Exhibition set up**

**Public Opening**
7 February – 21 May 2020

**Total Live Event Dates that the Marquee will be erected**
105 days

**Taking down and removing the exhibition:**
22 – 25 May 2020

**Tent de-rigged:**
26 - 30 May 2020

4.7 Working hours during the construction period would be 08:00am-18:00pm Monday – Friday and 09:00am-13:30pm on Saturdays. All deliveries associated with the build period would take place between 08.00 and 18.00 and works to erect the marquee would not be undertaken outside of these times.

4.8 During construction it is expected that between 7am - 17.30pm on 17 and 18 January a number of larger vehicles will be on site for the building of the marquee. All health and safety procedures would be adhered to on site and security personnel will control the site from 18.00 to 08.00, when the site is not in operation.

4.9 The proposed opening hours of the site are:
Monday - Sunday: 10:00 – 22:00 (last entry is 21:00)

4.10 In addition to the above opening hours, 19 private corporate events are proposed which would be held in the evenings within the set opening times. The dates for the private corporate events are as follows:

- February 6 (Press launch), 7, 25, 26
- March 10, 11, 24, 25, 31
- April 1, 21, 22, 28, 29,
Corporate and special events will be held within an allocated 6pm - 9.30pm timeframe. There will be a bar on specific evenings for private corporate events only. There would be no amplified noise associated with use apart from an emergency PA system. Security personnel would be on duty 24 hours a day.

Deliveries and servicing to the site would take place via the existing crossover to the rear of the site on Doon Street (to the south of the application site). Vehicles expected are 3.5t panel vans, 7.5t box lorry and 13.6m articulated truck/trailers. During the public opening, any additional deliveries such as merchandise will be made between 8am - 6pm.

The provision for a 1x110 litre refuse bin and 1x110 litre mixed recycling bin is proposed. An additional 240 litre wheelie bin for glass would also be provided. Collections of bulk bins would be from Doon Street with access provided by existing dropped kerbs.

A contribution equal to 1% of all ticket sales of the event is proposed to be secured by way of a Section 106 Agreement to offset the impacts of the visitors attraction on the locality.

The event would create 11 full-time and 7 part time temporary jobs. Furthermore, the applicant has offered the following:

- **Local residents** - 500 tickets free tickets to local residents worth £10,000
- **Education** – invitations to local schools to test the educational programme
- **Employment and training** – to work with the South Bank Employee Group to offer local people jobs at the event.

**RELEVANT PLANNING HISTORY**

Temporary marquees to host events have been erected on the site a number of times without requiring the benefit of planning permission. Schedule 2, Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 allows for a site to be used for a period not exceeding 28 days annually for a temporary use. Class B also allows for the erection of temporary structures associated with the use.

The following applications relate to this application site:

- **86/02056/PLANAP** - Continued use as a public car park, together with the erection of a pay kiosk with flag poles and platform with ramped access for disabled persons, together with the realignment of existing site fencing. Application withdrawn 01.01.1986.

- **91/00032/PLANAP** - Continued use of the site as a temporary public car park, including the retention of an attendant's hut. Application permitted 01.01.1991.
5.5 94/01080/PLANAP - Continued use for a limited period as a temporary public car park, including the retention of an attendants hut. Application permitted 01.01.1994.

5.6 94/01081/PLANAP - Continued use for a limited period as a temporary public car park. Application permitted 01.01.1994.

5.7 98/02444/FUL - Installation of mobile sales kiosk on corner of Upper Ground and Cornwall Road for a limited period of one year. Application permitted 22.02.1999.


5.9 05/03705/FUL - Redevelopment of site to provide a six storey building (plus basement) comprising 3,977sq.m education (Class D1) and/or office (Class B1) floorspace and 300sq.m retail/commercial/restaurant/bar/takeaway floorspace (Class A1/A2/A3/A4/A5 uses) plus landscaped public space, a pedestrian bridge link to Waterloo Road and underground parking for 74 cars. Application withdrawn 06.03.2007.

5.10 05/03498/FUL - Redevelopment of site to provide a 8,292sq m multi purpose community sports centre and swimming pool, 902 sq m retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 329 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard. Application permitted 14.08.2007.

5.11 06/04078/FUL - Redevelopment of site, involving the erection of an eight storey building to provide 5,415sqm education (Class D1) and/or office (Class B1) and 751sqm commercial/retail (Class A1/A2/A3 and A4 uses), plus a landscaped public space, a pedestrian bridge link to Waterloo Road and basement parking for 73 cars on 2 levels. Application permitted 14.08.2007.

5.12 10/00445/FUL - Variation of conditions 2,3,4,9,10,11,15,18,34,38,43,45 and 46 and the addition of a further condition in respect of Planning permission ref 05/03498/ful, PINS ref APP/N5660/V/07/1202133 (Redevelopment of site to provide a 8,292sq m multi purpose community sports centre and swimming pool, 902 sq m retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 329 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard) granted on 19.08.08. The variation is to insert the words "before the relevant part of the development" before "commencement" and to add a new condition requiring the development to be undertaken in accordance with the approved plans unless otherwise agreed by the Local Planning Authority. Application permitted 24.03.2010.
5.13 **10/04153/FUL** - Installation of one 5.5 metre high pole comprising a bell-box antenna, and the installation of associated equipment cabinet measuring 1.4m(h) x 1.75m(w) x 0.45m(d) on the public highway at Upper Ground, close to the corner with Cornwall Road, SE1 9PZ. Application refused on 24.01.2012 for the following reasons:

1) The proposed monopole antenna together with the ancillary equipment cabinet, by reason of adding more items of street furniture in this area, would result in excess clutter and create an inconsistent and uncoordinated public realm contrary to policy 39 of the Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011.

2) The proposed monopole antenna together with the ancillary equipment cabinet, especially due to the cabinet's size and location, would fail to preserve or enhance the adjacent conservation area and would negatively impact on its setting. It would also adversely affect the setting of nearby listed buildings and would therefore be contrary to policies 45 and 47 of the Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011.

3) The proposed monopole antenna together with the ancillary equipment cabinet would fail to blend into the townscape and would create an incongruous feature detrimental to the area and would therefore be contrary to policy 55 of the Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011.

5.14 **11/00996/FUL** - Redevelopment of site to provide a 8,292 sqm multi purpose community sports centre and swimming pool, 902 sqm retail/commercial/restaurant/bar floorspace (use classes A1, A2, A3 and A4), 236 residential units and underground parking for 56 cars contained within a 43 storey tower measuring 144.3m in height and a part 7, part 8 storey block with roof terraces and courtyard.

The planning permission is granted pursuant to an application to vary condition 47 (detailed plans) of planning permission ref 10/00445/FUL (granted on 10.05.10) so as to allow for minor material amendments to the development granted under planning permission ref 10/00445/FUL. The minor material amendments comprise of internal rearrangements to provide a single residential circulation core and associated changes to the external elevations at ground floor, an alteration to the car park lift and revision to the internal layout and dwelling mix of the residential accommodation reducing the overall number of residential units from 329 to 236.

Application permitted at the Planning Applications Committee meeting on 21.10.2011.

5.15  **15/00780/NMC** - Application for a Non-Material Amendment following a grant of planning permission 11/00996/FUL (Redevelopment of site) Granted on 27.03.2012

Amendment sought: Small alterations to the materials and appearance of the north, south and east elevations and changes to the internal layout. Application permitted 06.05.2015.

5.16  **16/00618/FUL** - Erection of temporary marquees between 1st June and 24th July 2016. Application refused on 04.04.2016 for the following reason:

1) The application has failed to demonstrate that the proposed use, by reason of the noise that would be generated by the proposed activities and by any associated plant and machinery, would not cause undue noise and disturbance to the detriment of the amenities of neighbouring users and of neighbouring residents in particular. As such the proposed development is contrary to Policies Q2 and ED7 of the Lambeth Local Plan 2015.


5.18  **16/07116/FUL** - Erection of a temporary marquee from 13th November to 23rd December 2017. Application refused on 10.04.2017 for the following reason:

1) The proposed marquee, when considered cumulatively with those granted by 16/04683/FUL and 16/06590/FUL, would cause significant harm to the setting of the Grade II* listed National Theatre and locally listed IBM Building by reason of the excessive period of time such a structure would be present on the application site over a 12 month period. Furthermore, the marquee, by way of its incongruous appearance and uncharacteristic materials, would cause unacceptable harm to views into and out of the adjoining South Bank Conservation Area. The proposed temporary development is therefore contrary to Policy Q7, Q8, Q20, Q22 and Q23 of the Lambeth Local Plan (2015).

5.19  **16/06590/FUL** - Planning permission for the period from 16th January to 15th September 2017 for the temporary erection (including installation and de-installation) of a marquee to host an art exhibition with a maximum of 400 visitors per hour and an additional 20 evening corporate events. Application permitted 26.07.2017 by the Planning Applications Committee

5.20  The following applications relate to the area to the immediate west of the application site:

5.21  **05/03499/FUL** - Redevelopment of site to provide a new six storey building with lower ground floor level to accommodate a new headquarters for Rambert Dance Company
comprising rehearsal studio, office, technical and archive space and exhibition area, along with associated alterations. Application permitted 14.08.2007.

5.22 **13/06062/FUL** - Erection of a single storey 317 sqm restaurant and bar with an associated outdoor seating area and landscaped space on part of the Doon Street masterplan site. Application permitted 14.02.2014.

5.23 **16/01783/FUL** - Erection of a single storey external temporary bar structure until the 2nd October 2016. Application permitted 02.06.2016.


6 CONSULTATIONS

6.1 Statutory External Consultees

**Environment Agency** – 29.10.2019. No objection – consider the proposal to be low risk in terms of flooding.

**TFL Road Network** – 08.11.2019. No objection subject to cycle parking, a construction management plan and ensuring that the footway and carriageway on the A3200 Stamford Street and A301 Waterloo Bridge should not be blocked during proposed works.

**Historic England Archaeology** – 03.12.2019. No objection to the proposal – unlikely to result in significant impacts to heritage assets of archaeological interest. No conditions or further information is required.

6.2 Internal Consultees

**Sustainability Team Air Quality** – 29.10.2019. No objections raised.

**Lambeth transport** – 01.11.2019. No objections are raised subject to the imposition of conditions.

**Conservation and Design** – 18.11.219. No objections raised as the marquee is temporary in nature. It would not cause harm to the setting of the Southbank Conservation Area nor would it cause harm to the adjacent Grade II* Listed Building.

**Employment and Skills** – 19.11.2019. No objections raised. As the event is temporary in nature they would wish to secure 25% local labour. This is noted and has been secured through the Section 106 legal agreement.
Planning Policy – 19.11.2019. No objections raised to the proposal. In terms of land use principles this is for a temporary use of the site for approximately 5 months for arts and cultural use.

Lambeth Parks and Open Spaces – 23.11.2019. No objections to the proposals, as the application site is not adjacent to or impinges upon any protected public open spaces nor any Sites of Importance for Nature Conservation.


Met Police – 19.11.2019. No objections are raised. It has been requested that the event takes into account counter terrorism methods and provides staff with training. The applicant has agreed to such measures, which are being drafted at the time of writing and will be reported in the addendum.

LBL Noise Pollution – 26.11.2019. No objections are raised subject to the imposition of conditions.

Veolia Waste – 18.11.2019. No objections are raised subject to the imposition of conditions.

6.3 Other Consultees


South Bank Business Improvement District – 26.11.2019. Advise that they support the Van Gogh immersive exhibition planned for the Doon Street car park site in early 2020. They are working closely with the promoter and organiser of the exhibition and have been pleased with their approach in terms of partner and stakeholder engagement, visitor management, and in generally ensuring that the exhibition is a positive addition to the South Bank's cultural offer and vibrancy. They are positive about their approach to education, and community engagement, and have offered to broker introductions to local groups and relevant resident associations. They advise they have experience of working with temporary and pop up exhibitions in this location - including the DC Marvel Lego show. Lastly, they have asked the promoter to join the South Bank Marketing Group for the period that the exhibition is on.

Culture Department – Mayor of London – 27.11.2019. The Culture and Creative Industries Unit provides focused advice on culture and creative uses including visual arts and arts in the public realm. The Unit is supportive of the proposal and would like to highlight London’s position as a World Capital of Culture and how exhibitions such as ‘Meet Vincent van Gogh’ can support this. The exhibition would provide visitors with the opportunity to see and experience digitalised renderings of work by the world-renowned artist that could
otherwise not be seen, as they are too fragile to transport or sit within private collections. They state they are especially supportive of the opportunity for young people and school groups, to see the exhibition at a reduced cost or for free and may be available to assist the London based production company to reach out to local schools.

6.4 **Adjoining owners/occupiers**

6.4.1 Three site notices were displayed from 1 November 2019 and the application was advertised in the local paper on 1 November 2019. The formal consultation period ended on 22 November 2019.

6.4.2 No representations or objections were received during the consultation period. Should any comments or objections be received in the lead up to PAC these will be reported in the addendum.

7 **POLICIES**

7.1 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), the Lambeth Local Plan (September 2015) (LLP) and the South Bank and Waterloo Neighbourhood Development Plan (‘the SoWNDP’) (October 2019).

7.2 The 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 late 2019). The Draft London Plan is a material consideration in planning decisions. The Examination in Public on the Draft London Plan was held between January and May 2019, and the Panel of Inspectors appointed by the Secretary of State have now issued their report and recommendations. This was made public on 21 October 2019. The recommendations contained within the Inspectors’ Report, in combination with the changes proposed by the Mayor during the examination process, give a good indication of the content of the final published version of the London Plan therefore the policies contained within the version as produced in July 2019 plus the recommendations within the Inspectors’ Report can now be given a significant amount of weight in planning decisions. It will not be given full weight until the final version of the London Plan is published.

7.3 The site falls within the designated SoWNDP planning area. The Neighbourhood Planning Act 2017 amended section 38(3A) of the Planning and Compulsory Purchase Act 2004 to state that a neighbourhood plan which relates to that area also forms part of the
development plan for that area if the neighbourhood plan has been approved at referendum but the neighbourhood plan is yet to be made (i.e. adopted). As the South Bank and Waterloo neighbourhood area is a designated business area two referendums took place: one for residents and one for businesses. The two referendums took place on 24 October 2019 and more than half of those voting voted in favour of the NDP in each referendum. Following passing two successful referendums (for businesses and residents) in October 2019, the draft South Bank & Waterloo Neighbourhood Plan now forms part of Lambeth’s development plan for planning applications in the South Bank and Waterloo neighbourhood area. The decision to formally ‘make’ the NDP is anticipated in December 2019.

7.4 The Lambeth Local Plan is currently under partial review to ensure it complies with amendments to changes in the NPPF and London Plan. The Draft Revised Lambeth Local Plan underwent public consultation from October to December 2018 under Regulation 18 of the Town and Country Planning (Local Plans) (England) Regulations 2012. Pre-submission publication (Regulation 19) is anticipated in late 2019, early 2020. Officers consider that this should be afforded very limited weight at this stage.

7.5 The NPPF 2019 sets out the Government’s planning policies for England including the presumption in favour of sustainable development and is a material planning consideration in the determination of all applications.

7.6 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.

ASSESSMENT

8 Land Use

8.1 The South Bank is located within the Central Activities Zone (CAZ) and is an established centre for arts and culture. 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.

8.2 Policy ED11 further states that the 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.
8.3 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.

8.4 The London Plan 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.

8.5 LLP Policies ED11 and PN1 deal with economic development and the aims and aspirations for the wider Waterloo area. They support the vitality and vibrancy of the neighbourhood, particularly through the promotion of arts and cultural activities. The proposed development would allow for the temporary use of an underused car park to deliver arts and cultural activities. The site is not subject to any site specific designations within the LLP and is not an allocated site for redevelopment. However, there is an extant permission for the redevelopment of the site (ref: 11/00996/FUL) to provide a large mixed use scheme which comprises community facilities, housing and retail/commercial/restaurant/bar floorspace. Works to implement parts of this permission have commenced. Owing to the temporary nature of the proposed marquee, it is not considered that it would prejudice the full implementation of the consented development.

8.6 19 private corporate evening events are proposed throughout the run period of the use. This evening use is considered to be ancillary to the art exhibition and is undertaken within the run time of the event (between the hours of 6pm and 9.30pm) and the proposal will therefore be assessed as being within use class D1 for land use purposes.

8.7 The development would see the creation of 11 full-time and 7 part time jobs, providing a temporary employment offer on the site. The applicant has also offered to work with the South Bank Employee Group to offer jobs to local people which is welcomed.

8.8 The development would provide an arts and cultural facility that would likely attract additional footfall to the area. A Section 106 contribution equal to 1% of all ticket sales of the event has been secured to mitigate the impacts of the event. This can include the provision of facilities for litter, additional signage or management of services or amenity facilities such as public toilets if required. The contribution can also be used for changes or adaptations to the physical environment to deal with increased numbers of visitors but this would be unlikely to be appropriate for a temporary use.

8.9 Given its temporary nature, the scheme would not prejudice the future development of the site. It is considered compliant with the policy context in respect of both the principle of the temporary proposal, and overarching land use objectives. As such, the scheme would support the aims of LLP Policies ED11 and PN1 and Policy 2.11 of the London Plan by enhancing the arts and cultural offering on the South Bank.

9 Design and Conservation
The beginning of the Agenda Pack contains a summary of the legislative and national policy context for the assessment of the impact of a development proposal on the historic environment and its heritage assets. This is in addition to Lambeth Local Plan and London Plan policies.

Turning to consider the application of the legislative and policy requirements referred to above, the first step is for the decision-maker to consider each of the designated heritage assets (referred to hereafter simply as “heritage assets”) which would be affected by the proposed development in turn and assess whether the proposed development would result in any harm to the heritage asset.

The decision of the Court of Appeal in Barnwell Manor confirms that the assessment of the degree of harm to the heritage asset is a matter for the planning judgement of the decision-maker.

However, where the decision-maker concludes that there would be some harm to the heritage asset, in deciding whether that harm would be outweighed by the advantages of the proposed development (in the course of undertaking the analysis required by s.38(6) PCPA 2004) the decision-maker is not free to give the harm such weight as the decision-maker thinks appropriate. Rather, Barnwell Manor establishes that a finding of harm to a heritage asset is a consideration to which the decision-maker must give considerable importance and weight in carrying out the balancing exercise.

There is therefore a “strong presumption” against granting planning permission for development which would harm a heritage asset. In the Forge Field case the High Court explained that the presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But a local planning authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

The case-law also establishes that even where the harm identified is less than substantial (i.e. falls within paragraph 196 of the NPPF), that harm must still be given considerable importance and weight.

Where more than one heritage asset would be harmed by the proposed development, the decision-maker also needs to ensure that when the balancing exercise in undertaken, the cumulative effect of those several harms to individual assets is properly considered. Considerable importance and weight must be attached to each of the harms identified and to their cumulative effect.

What follows is an officer assessment of the extent of harm which would result from the proposed development to the scoped heritage assets provided by the applicant as part of
its submission. This includes Conservation Areas, and neighbouring Listed Buildings. Both an individual assessment against each heritage asset as well a cumulative assessment is provided. This is then followed by an assessment of the heritage benefits of the proposals.

9.9 Scale, massing, layout and appearance

9.17 The application proposes the temporary installation of a marquee on the site along with an ancillary cycle parking storage shed. The marquee would be extensive in site coverage but would not be overly tall with a maximum height of approx. 8.06m. The marquee panels would feature “Meet Vincent Van Gogh” branding.

9.18 It is acknowledged that the proposed design and materials would not be appropriate for a permanent permission or a longer term temporary use. Officers are satisfied that the proposal would allow for a suitable level of openness to the adjacent Southbank Conservation Area to be retained, and would not harm the appreciation of, or the setting of the designated heritage assets. This, combined with the temporary period of development proposed would ensure that the proposals would be acceptable in design terms. It’s worth noting that officers do have some concerns about the number of temporary uses on the site and the limited period on which it is being used for its lawful use. However in this instance the length of the temporary use is considered acceptable subject to the application site remaining in its lawful use (i.e. as surface level car park) for the remainder of the year. The council’s Conservation and Design team noted their concerns with the proposal in terms of the repeated temporary consents on the application site as this results in continuous low-quality, temporary structures. However, they have stated that in isolation the scheme does not harm the adjacent South Bank conservation area and would not harm the setting of the nearby listed buildings.

9.19 In 2016 a planning application (ref: 16/07116/FUL) for the erection of a temporary marquee was refused planning permission on the grounds that when considered cumulatively with previous temporary consents it would cause harm to the identified heritage assets. This refused application when considered cumulatively with the previous temporary consents, would result in the site hosting a temporary marquee for an excessive number of days. By way of this excessive period of time, it is was no longer considered that any harm to the surrounding heritage assets would be transitory as the marquee would not be temporary in nature.

9.20 In the case of determining the current planning application, the site is not subject to any other temporary extant consents. Therefore as the marquee would be temporary for a period of 105 days in situ, it is considered that the reasons for refusal have been overcome due to the considerable decrease in the time that the marquee is erected.

9.21 Tall buildings and views
The application site is located within an area subject to two Local Views designation under LLP Policy Q25. Noting the single storey height of the marquee structure and the temporary period of installation, officers consider that the proposed marquee would not cause harm to the Brixton Panoramic and Norwood Park Local Views designations due to the structure being sited well below the adjacent properties which are all a minimum of three-stories in height.

**Impact on heritage assets: South Bank Conservation Area (CA38)**

![Figure 8: Partial map of the South Bank Conservation Area (CA38) outlined in black with the application site highlighted in yellow.](image)

The South Bank Conservation Area Statement (2017) provides the following information about the Conservation Area:

*The South Bank Conservation Area was first designated in 1982 and extended in 1993. It encompasses Lambeth’s Thames bank to the immediate W and N of Waterloo Station. The boundary extends along the middle of the Thames from Bernie Spain Gardens in the NE to the post-war parts of St Thomas’ Hospital (the northernmost blocks) in the S were it adjoins the Lambeth Palace Conservation Area. The E and SE boundaries run along the W side of York Road, Lambeth Bridge Road and Upper Ground between Waterloo Road and Bargehouse Street; it includes the Westminster Bridge Road and Waterloo Road roundabouts. At the Waterloo Road roundabout the conservation area adjoins the Waterloo Conservation Area.*
9.25 The proposal has been reviewed by the Conservation and Design officers who have advised that the proposal would allow for a suitable level of openness to the adjacent South Bank Conservation Area to be retained. It would not result in harm to the heritage assets. This, combined with the temporary period of development proposed would ensure that the proposals would be acceptable in design terms. Officers agree with the view of the Conservation Officer. The proposal would therefore accord with the principles of LLP Policy Q22.

9.26 Impact on heritage assets: Listed Buildings

9.27 The application site is located opposite the National Theatre, a Grade II* Listed Building. The listing for the building is as follows:

**UPPER GROUND (north-east side) Royal National Theatre**

_GV II* Theatre complex, 1969-76 by Sir Denys Lasdun. Reinforced concrete, flat roofs._

_Square building, with lower 895-seat Lyttelton auditorium in line with and first floor 1165-seat Olivier auditorium at a forty-five degree angle to the main facades. These two linked at the level of the river embankment by paired foyers the full height of the building, with exhibition spaces and resturants on several layers leading on to outside walkways. Projecting flytowers to the two main auditoria interrupt this sequence of horizontal forms. Workshops, rehearsal spaces and dressing rooms to rear, with separate entrance and foyer to 400-seater studio space, the Cottesloe theatre. Metal windows and doors. Interiors with original furnishings to foyer areas and auditoria._

_The National Theatre is a major public building of the post-war period by one of its leading architects, and reflects new ideas in theatre design._

9.28 The proposal has been reviewed by the Conservation and Design Officers who advised that the proposal would not harm the appreciation of, or the setting of the designated adjacent Grade II* Listed Building. This, combined with the temporary period of development proposed would ensure that the proposals would be acceptable in design terms. Officers agree with the Conservation and Design Officers view. The proposal would therefore accord with the principles of LLP Policy Q20.

9.29 Impact on heritage assets: Locally Listed Buildings/Structures and Archaeological Priority Area

9.30 The application site is located within the vicinity of the IBM building, which is locally listed. The listing description is set out in the South Bank Conservation Area Statement as follows:

_IBM Building Asymmetrical building with five floors, two internal courtyards and broad terraces; entrance is raised and on W side. Built 1979-83 by Denys Lasdun. Group value with Royal National Theatre._
9.31 The proposal has been reviewed by the Conservation and Design officers who have advised that the proposal would not harm the appreciation of, or the setting of the designated heritage asset. It would not result in harm to the heritage assets. This, combined with the temporary period of development proposed would ensure that the proposals would be acceptable in design terms. Officers agree with the Conservation and Design Officers view. As such, there would be no harm to the setting of the adjacent Locally Listed IBM Building. The proposal would therefore accord with the principles of LLP Policy Q23.

9.32 There would be no foundation works for the proposed temporary marquee. This is similar to previous schemes on this site and at that time officers considered there would be no harm to the North Lambeth Archaeological Priority Area and would accord with Policy Q23 of the Lambeth Local Plan (2015). Historic England – Archaeology have provided comments noting that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and as such conditions are not necessary to impose on this application.

9.33 Impact upon heritage assets: Summary

9.34 Officers have concluded that no harm would be caused to any of the heritage assets surrounding the site as a result of the scheme. Officers are satisfied that the proposal would allow for a suitable level of openness to the adjacent conservation area to be retained, and
would not harm the appreciation of, or the setting of the nearby designated heritage assets. This, combined with the temporary period of development proposed would ensure that the proposals would be acceptable in design terms. An assessment of harm versus benefits with regard to heritage assets is therefore not required.

10 Amenity

10.1 LLP Policy Q2 of the local plan states that development will be supported if visual amenity from adjoining sites and from the public realm is not unacceptably compromised; acceptable standards of privacy are provided without a diminution of the design quality; adequate outlooks are provided avoiding wherever possible any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking); and the development would not have an unacceptable impact on levels of daylight and sunlight on the host building and adjoining property.

10.2 LLP Policy ED7 states that the council wishes to support the evening economy in its town centres whilst making sure that any adverse impact on local amenity is minimised and there is no unacceptable harm to community safety.

10.3 The uses surrounding the application site include residential, education (university), culture and entertainment (the Royal National Theatre), and offices. The nearest residential properties are located approx. 17m to the east of the site on Cornwall Road.

10.4 The site has been subject three planning permissions for temporary evening uses and has hosted multiple other similar uses for shorter periods without the need for planning permission. There is no record of noise complaints having been received by the council in relation to any previous events.

10.5 The proposed development would be situated within close proximity of the South Bank which is one of the busiest tourist areas in central London. The South Bank hosts a number of visitor attractions and therefore 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 and would not be out of character. Visitors to the event would likely approach from either Waterloo Station or the South Bank and the increase in footfall would therefore be unlikely to cause undue disturbance.

10.6 The submitted Noise Assessment and Noise Management Plan notes that the operation of the event relies on the use of headphones for visitors and will not use amplified systems. This is apart from an emergency PA system that will be set to satisfy the noise limits and will not be used in the case of emergency, other than for testing which will be done at the least sensitive times. In addition to the exhibition, the application also proposes the use of the marquee to host 19 private evening corporate events until 9pm. The operating hours of these events would be finished prior to the closing time of the exhibition (proposed at 10pm).
10.7 Noting that the evening events would not include a live band/disco and the limited noise levels proposed, it is considered that allowing the event to operate until 10pm would not cause unacceptable harm to residential amenity. It is further noted that the 20 corporate events permitted under the previous application (ref: 16/06590/FUL) were consented to hours up to 11pm. Additional noise mitigation measures have been proposed including ‘bottling out’ (i.e. disposing of glass bottles from events) should not be undertaken after 8pm and ensuring front of house staff encouraging visitors to leave with minimum disturbance to the nearest sensitive properties. The applicant will also provide the telephone numbers of the event management team to residents should any noise issues arise. Furthermore, it is noted that no objections have been received from local residents or from the Council’s noise consultants relating to these hours of operation. Noting that there are no objections to the Noise Assessment, this will be conditioned as it includes a Noise Management Plan in Appendix 1. In the event that members are minded to grant planning permission noise management conditions have been included as Conditions 5, 6 and 7 on the Decision Notice.

10.9 With regard to deliveries and servicing, during the opening period no deliveries or collections would take place before 8am or after 8pm to minimise disturbance to neighbours. The emptying of skips shall be conducted from the hours of 8am – 6pm Monday to Friday and 9pm – 1:30pm Saturdays and Sundays. In the event that members are minded to grant planning permission this would be secured by condition.

10.10 During the build period, on Friday 17 January and Saturday 18 January 2020, the site will experience the most disturbance with forklifts/lorries at the site to transport and set up the marquee. The traffic movements will occur between 7am and 5:30pm on these 2 dates. This is considered acceptable in the context of this site.

10.11 The site would be illuminated by way of down lighting to the Upper Ground elevation of the marquee and the main entrance. The lighting would be turned off at the exhibitions close time. Given the distance of at least 17m between the marquee entrance and the nearest residential properties, it is not considered that the lighting would give rise to any unacceptable impacts upon residential amenity.

10.13 The hosting of arts and cultural events is fundamental and central to the function of the South Bank and in light of the above assessment it is considered that this temporary development would provide such a function without resulting in any undue impacts on the amenity of local residents.

11 Transport

11.1 The lawful use of the application site is car park (sui-generis use class) providing parking for approximately 75 vehicles. The car parks owners, Coin Street Community Builders, frequently rent the site for the hosting of temporary events and as a crew base for nearby
filming activities. There are three public car parks within the immediate vicinity of the site: Cornwall Road car park, Hayward Gallery car park and UPark car park.

11.2 The proposed development would result in the temporary change of use of the car park for a period of five months. The lawful use of the application site is a sui generis car park owned by Coin Street Community Builders who lease it to APCOA who operate the car park. APCOA are car parking management company. The car park includes approximately 75 unmarked spaces. The site is frequently used as a crew base for filming activities within Waterloo and also hosts a number of events throughout the year. At this present time, Officers have been advised that the car park doesn't serve public parking or parking for coaches. Noting this and the sites PTAL score of 6b (excellent) survey it is considered that there is a very low demand for, and possibly an over provision of, car parking in the vicinity of the application site. The closure of the car park for five months would therefore not result in an unacceptable displacement of parking in the area.

11.3 As stated above, the site benefits from a PTAL rating of 6b which is considered to have excellent access to public transport. The site is within close proximity of Waterloo Station and so benefits from bus, rail and tube links. The applicant is proposing to provide two cycle stands for visitors and staff to the site which would provide for 20 cycle spaces. In addition to this provision, there are 18 cycle stands located in front of the National Theatre building approximately 55m from the visitor entrance and a further 9 stands located on Upper Ground approximately 125m from the visitor entrance. Therefore, given the location of the site and the quality of public transport links serving the site it is considered that very few people would need to arrive by car. As demonstrated in paragraph 11.3, any visitors that do choose to arrive by car could be accommodated in one of the nearby car parks that appear to have sufficient capacity. The site is a one-minute walk from a car park just off Cornwall Road and there is also a car park immediately north of the site, the National Theatre should a disabled user arrive by car. Furthermore, the excellent transport links are considered to ensure that the intensification of the site would not result in any transport capacity issues.

11.4 Furthermore, in the event that coaches would bring visitors to the event, the coach bays can pick up and drop off at the existing coach bays located to the rear of the National Theatre. The applicant advises that the coach bays must be pre-booked and can only remain in the coach bays for 15mins with the engines switched off before moving.

11.5 There is sufficient space within the curtilage of the site to accommodate any overflow of queues out of the entrance tunnel and it is therefore not considered that the use would result in any pedestrian obstructions along Upper Ground or Cornwall Road.

11.6 The applicant has submitted a comprehensive Visitor Management Plan which covers all aspects of how the site would operate during the event period and also a standalone Delivery and Servicing Plan which sets out how the site would be serviced. A condition is recommended to ensure that the site is operated in accordance with these plans.
11.7 Overall, the development is considered to result in no unacceptable impacts which would be to the detriment of the highway users. The scheme therefore complies with London Plan Policies 6.3, 6.9, 6.10 and 6.13 and LLP Policies T1, T2, T3, T7, and T8.

12 Refuse and Recycling
12.1 The waste management details submitted within the supporting documentation are considered to be appropriate. A waste management company will manage the onsite waste. Weekly waste clearance will take place during all periods to ensure the site is cleared of rubbish. There will also be public bins provided within the event site including a 1x110 l refuse bin and 1x110 mixed recycling bin. An additional 240 l wheelie bin for glass will also be provided. Collections of bulk bins will be from Doon Street, access provided by existing dropped curbs and space for refuse vehicles to stop. On this basis Veolia Waste has no objection to the proposed waste management for the event. Officers therefore are satisfied that the development would provide adequate refuse and recycling storage in line with LLP Policy Q12.

13 Designing Out Crime
13.1 The applicant has stated in the Visitor Management Plan that security will be present on site during hours of operation and also outlines emergency procedures. The MET Police have requested that the plan includes measures to prevent hostile vehicles and to provide staff with counter terrorism awareness training. The applicant has agreed to include these measures and details of this will be submitted by way of an addendum. Subject to a condition stating that the exhibition and events shall operate in accordance with the Visitor Management Plan, officers consider that the application will be acceptable in terms of public safety and is in accordance with LLP Policy Q3.

14 Inclusive Access
14.1 The site would be accessible for all members of the community noting that the entrance to the site would be step free and the exhibition would all be at ground floor level. A disabled toilet with baby changing facilities would also be provided on site. Officers are therefore satisfied that the proposals have a layout and design that includes full access for the whole community, in line with the requirements of LLP Policy Q1.

15 Other Environmental Matters

Flood Risk
15.2 The site is located within Flood Zone 3. The submitted Planning Statement advises that due to the temporary nature and specific use of the development, flood risk would not be of concern. The Environment Agency have reviewed the proposal and have advised that the site is at low risk of flooding and that they have no objection to the proposal. As such, the proposal would accord with LLP Policy EN5.
Air Quality
15.4 The application has been reviewed by the Sustainability Teams Air Quality Officers. No concerns have been raised subject to no generators in use. The applicant has confirmed in their Environmental Statement that there will not be generators on the site and they will instead use the existing site power. As the site is located within the CAZ, in the event members decide to grant permission a condition is recommended to ensure that any machinery associated with the event (especially in the construction and de-rigging stage) is NRMM compliant.

Archaeology
15.6 There would be no foundation works for the proposed temporary marquee. This is similar to previous schemes on this site and at that time officers considered there would be no harm to the North Lambeth Archaeological Priority Area and would accord with LLP Policy Q23. Historic England have provided comments advising that due to the nature of the proposal, there is unlikely to be a significant effect on heritage assets of archaeological interest and as such conditions are not necessary to impose on this application.

Trees and Landscaping
15.9 LLP Policy Q10 requires that development takes account of existing trees on the site and on adjoining land. It is noted that there are a number of mature trees surrounding the Site and trees located within the site. The applicant has stated in their Planning Statement that there is no landscaping proposed as part of the development. The application has been reviewed by the Parks and Open Spaces Team who have not objected to the proposal. It is noted that the previously approved application 16/06590/FUL contained two conditions to safeguard trees. Officers consider these conditions should also be appended to this application.

16 Employment and Training
16.1 LLP Policy ED14 (b) states that in major developments, planning obligations will be used as necessary to ensure that job opportunities and apprenticeships are notified to the council or appropriate nominated agencies so that suitable local people can be given the opportunity to fill these vacancies.

16.2 The submission advises that the staff required during the event will be as follows:
   * 11 x full-time and 7 x part-time employees

16.3 The application has been reviewed by the Employment and Skills Team who have advised that as the event is temporary in nature they would wish to secure 25% local labour. This is considered acceptable noting the temporary nature and will be secured through the Section 106 agreement.

16.4 Furthermore, the applicant has advised that the proposal would deliver the following:
- Educational – the applicant is inviting local schools to test the education programme;
- Employment and training – the applicant is working with the South Bank Employee Group to get local people into jobs;

16.5 It is considered that these proposed initiatives can also be secured by the Section 106 agreement and that the proposed Employment and Training benefits proposed by the applicant would help to meet the local labour requirement requested by the Employment and Skills Team.

17 Planning Obligations and CIL

17.1 The LLP Policy D4 and Annex 10 sets out the council’s policy in relation to seeking planning obligations and the charging approaches for various types of obligation. For contributions that are not covered by Annex 10, the Council’s approach to calculating contributions is guided by the Development Viability SPD (adopted 2017) and the Employment and Skills SPD (adopted 2018).

17.2 The planning obligations that are proposed are considered necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in kind and in scale to the development. They are therefore compliant with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010.

17.3 The proposed obligations to be secured through the Section 106 Agreement are as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment &amp; skills</td>
<td>• 25% local labour</td>
</tr>
<tr>
<td></td>
<td>• Educational – the applicant is inviting local schools to test the education programme;</td>
</tr>
<tr>
<td></td>
<td>• Employment and training – the applicant is working with the South Bank Employee Group to get local people into jobs;</td>
</tr>
<tr>
<td>Visitor Management Contribution</td>
<td>• 1% of all ticket sales</td>
</tr>
<tr>
<td>Other</td>
<td>• 500 tickets to be allocated to residents by TBC</td>
</tr>
<tr>
<td></td>
<td>• Monitoring fee of £500</td>
</tr>
</tbody>
</table>

17.4 The application site is located within CIL Charging Zone A. The CIL Team has confirmed that as the planning permission is granted only for a limited period then the Marquee would not be classed as a “building” under the CIL regulations and as the use is “temporary”, the proposal would be exempt from both Mayoral and Lambeth CIL.
The applicant has agreed to enter into a Section 106 agreement to contribute 1% of the revenue of all ticket sales from the event to mitigate the impacts of the visitor attraction in the immediate vicinity of the site. The applicant has provided estimated numbers of visitors to the attraction between 100,000 to 315,000 people, the contribution could be between £15,000 (including VAT) to £47,250 (including VAT). The Section 106 agreement will ensure that the accounts following the event are to be submitted to the Council and these will be used to work out the final financial contribution required to be paid.

Expenditure of the majority of a future CIL receipt will be applied towards Borough infrastructure needs in accordance with the applicable policies and procedures relating to expenditure decisions.

Allocation of CIL monies to particular infrastructure projects is not a matter for consideration in the determination of planning applications. Separate governance arrangements are being put in place for Borough Infrastructure needs.

CONCLUSION

The proposed temporary exhibition and associated private corporate events are consistent with the Councils' policies for the area in relation to arts, cultural and entertainment uses. The use is considered to be compatible with other cultural uses in the vicinity.

There would be no undue harm to the amenity of the closest residential properties located on Cornwall Road due to the acceptable hours of operations and nature of the scheme. External lighting would only be operated during the timing of the event, there would be no amplified noise nor would there be any generators on the site.

The change of use of the car park for five months is considered acceptable owing to the excellent PTAL score of the site, the availability of other car parks nearby and the general low demand for parking on the site. Because of the excellent access to public transport, the temporary use would not result in an unacceptable increase in parking pressures locally.

A Section 106 contribution equal to 1% of all ticket sales for the event has been secured which will be used to offset the impacts of the visitor attraction in the immediate vicinity of the site.

Special regard has been had to the setting and special interest of neighbouring listed buildings and special attention has been paid to the setting of the adjacent Conservation Area. It is considered that there would be no harm caused to the special interest or character of any heritage assets.

The supporting information adequately addresses the issues of visitor management and other operational issues pertaining to the proposed use and these are recommended to be
approved by way of conditions to ensure that the event operates in accordance with these documents.

18.7 Officers consider that the temporary use would comply with the development plan for the Borough. There are no material considerations of sufficient weight to dictate that the application should be refused. Officers are therefore recommending approval of the application, in accordance with the presumption in favour of sustainable development conferred upon local planning authorities by the National Planning Policy Framework. The permission would subject to planning conditions and a Section 106 Agreement.

19 **EQUALITY DUTY AND HUMAN RIGHTS**

19.1 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).

19.2 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.

19.3 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.

20 **RECOMMENDATION**

20.1 Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations listed in this report.

20.2 Agree to delegate authority to the Assistant Director of Planning, Transport and Development to:

   a. Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and

   b. Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
20.3 In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Assistant Director of Planning, Transport and Development, having regard to the heads of terms set out in this report, addendums and/or PAC minutes, to negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to meet the requirement of the Planning Inspector.

20.4 In the event that the Section 106 Agreement is not completed within six months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a Section 106 agreement for the mitigating contributions identified in this report, addendums and/or the PAC minutes.
APPENDICES

Appendix 1: Draft Decision Notice

Your Ref: 
Our Ref: 1903676/FUL

4th December 2019

DRAFT DECISION NOTICE

Dear C/O Agent

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: 1903676/FUL Date of Application: 05.10.2019 Date of Decision: 04.12.2019

Proposed Development At: Europark Car Park Doon Street And Cornwall Road Upper Ground London SE1

For: Erection of a temporary marquee structure and temporary change of use of the site to host an arts exhibition between 17 January 2020 to 30 May 2020.

Approved Plans

Construction Management Plan January 2020; Cover Letter October 2019; Event Compliance Noise Assessment 04.10.2019; Meet Vincent Van Gogh Pamphlet; Delivery and Servicing Plan January 2020; Van Gogh Museum 02.10.2019; Option 3- Single Level Structure Structural Plan Rev A; Planning Design and Access Statement October 2018; D01; Proposed Front Elevation; Proposed Rear Elevation; Proposed Roof Plan; Proposed Side Elevation (South); CGIs; Environmental Statement Received 25.11.2019; Visitor Management Plan 20 November 2019; Meet Vincent Van Gogh Exhibition 2020 Plan; Email 14.11.2019; Email 18.11.2019; Email 22.11.2019; Email 29.11.2019; Email 27.11.2019

Lambeth Planning
PO Box 734
Winchester
SO23 5DG

Telephone 020 7926 1180
Facsimile 020 7926 1171
www.lambeth.gov.uk
planning@lambeth.gov.uk
1. The development hereby approved shall be for a limited period only, carried out between the 17 January 2020 and the 30 May 2020, inclusive of construction and dismantling. All buildings, structures or associated equipment provided under this permission shall be removed by no later than the 30 May 2020 and the car park use reinstated to its former state and use.

Reason: To preserve and not harm the setting of the Grade II* listed Royal National Theatre, the setting of the locally listed IBM building and to preserve or enhance the character or appearance of the adjacent South Bank Conservation Area (Policies Q2, Q11, Q20, Q22 and Q23 of the Lambeth Local Plan 2015).

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

Reason: To ensure that the development is implemented in accordance with the approved plans.

3. The proposed use hereby permitted shall only be open to the public between the following hours:

10.00 - 22:00 Monday to Sunday

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of residential occupiers or of the area generally (Policies Q2 and ED7 of the Lambeth Local Plan 2015).

4. The use shall be operated only in accordance with the Planning, Design and Access Statement (October 2019), the Event Compliance Assessment report reference 19-0161-0 R01 dated 04 October 2019 prepared by Sustainable Acoustics including Appendix 2 (Noise Management Plan) and the Visitor Management Plan dated 20 November 2019.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of residential occupiers or of the area generally (Policies Q2 and ED7 to the Lambeth Local Plan 2015)

5. Noise and vibration from any mechanical equipment or building services plant shall not exceed the background noise level when measured outside the window of the nearest noise sensitive or residential premises, when measured as a L90 dB(A) 1 hour.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of residential occupiers or of the area generally (Policies Q2 and ED7 of the Lambeth Local Plan 2015).

6. The playing of any amplified sound, speech or music within the premises hereby approved shall, at all times, comply with the requirements of the Event Compliance Noise Assessment report reference 19-0161-0 R01 dated 04 October 2019 prepared by Sustainable Acoustics including Appendix 2 (Noise Management Plan).

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of residential occupiers or of the area generally (Policies Q2 and ED7 of the Lambeth Local Plan 2015).

7. No externally located loudspeakers or other sound generating devices shall be installed or operated.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of residential occupiers or of the area generally (Policies Q2 and ED7 of the Lambeth Local Plan 2015).

8. The construction and dismantling works shall be undertaken in strict accordance with the Construction Management Plan dated January 2020.

Reason: To avoid obstruction of the surrounding streets and to safeguard the amenities of adjoining properties (Policies T2, T3, T6, T7 and T8 of the Lambeth Local Plan 2015).

9. Servicing issues relating to the development hereby permitted shall be carried out in accordance with the submitted Delivery and Servicing Plan January 2020.

Reason: To avoid obstruction of the surrounding streets and to safeguard the amenities of adjoining properties (Policies T2, T3, T6, T7 and T8 of the Lambeth Local Plan 2015).

10. 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 Lambeth Local Plan 2015).

11 No signage, notices, information boards or lighting 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 Lambeth Local Plan 2015).

12 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 policy 7.14 and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

Notes to Applicants:
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2019) 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. Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.

4. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.

5. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on dww@lambeth.gov.uk in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc. You are advised to contact the Highways team at the earliest possible opportunity.

6. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "http://nrmm.london/"

Yours sincerely

[Signature]

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

Date printed: 4th December 2019
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, PO Box 734, Winchester SO23 5DG.

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.
Appendix 2: List of consultees (statutory and Other Consultees)

Statutory and other consultees consulted

- Association of Waterloo Groups
- Lambeth Estates Residents Association
- South Bank Employers Group
- Waterloo Community Development Group
- Friends Of Hatfield Green
- Friends Of Jubilee Gardens
- Friends Of Archbishop's Park
- Kennington Oval & Vauxhall Forum
- Cleaver Square, Cleaver Street, Bowden St
- Friends Of Lambeth High Street Rec
- Friends Of St John's Churchyard
- Southbank & Waterloo Forum
- Highway Team Lambeth
- Transport Lambeth
- TFL Road Network Development (non-referable)
- Conservation & Urban Design
- Veolia Waste Lambeth Planning App
- Development Control Enforcement Team
- Lambeth Arts Ext 60760
- Planning Policy
- Regeneration Team
- Design Out Crime Officer
- Enterprise, Employment And Skills
- Parks & Open Spaces
- Sustainability Team On Air Quality
- LBL Noise Pollution
- Environment Agency

Neighbouring properties consulted

- 99 Upper Ground London SE1 9PP
- 59 Cornwall Road London SE1 9PU
- 60 Cornwall Road London SE1 9PU
- Franklin Wilkins Building 150 Stamford Street London SE1 9NH
- 61 Cornwall Road London SE1 9PU
- 62 Cornwall Road London SE1 9PU
- 58 Cornwall Road London SE1 9PU
- Kiosk Opposite National Theatre Upper Ground London SE1
- Advertising Right 99 Upper Ground London
- 101 Upper Ground London SE1 9PP
• New Development On Site Of Former Car Park Bounded By Upper Ground And Cornwall Road And Doon Street London SE1 9PU
• Dentistry Department At Kings College 3rd Floor, Franklin-Wilkins Building, 150 Stamford Street London SE1 9NH
• Land At Upper Ground (fronting The National Theatre) London
• Land Bounded By Upper Ground And Doon Street - West Part Of Site (adj To Waterloo Bridge) London
• Land Bounded By Upper Ground And Doon Street - Central Portion Of Site London
• 54 Cornwall Road London SE1 9PU
• 56 Cornwall Road London SE1 9PU
• 52 Cornwall Road London SE1 9PU
• Land Bounded By Upper Ground And Doon Street - East Part Of Site (adj To Cornwall Rd) London
• 53 Cornwall Road London SE1 9PU
• Land Adjacent To The National Theatre At Upper Ground, South Bank London
• Street Record Cornwall Road London
• Event Structure 18 Outside The National Theatre Belvedere Road London
• Land Bounded By Upper Ground, Cornwall Road And Doon Street, Waterloo London
• Annexe Franklin Wilkins Building Waterloo Road London SE1 8TX
• 55 Cornwall Road London SE1 9PU
• Outside 76 Upper Ground London
• 57 Cornwall Road London SE1 9PU
• 51 Cornwall Road London SE1 9PU
• Street Record Doon Street London
Appendix 3: List of relevant policies in London Plan, Lambeth Local Plan. Reference to SPGs, SPD and other relevant guidance

London Plan (2016) policies
- Policy 2.10 Central Activities Zone – Strategic Priorities
- Policy 2.11 Central Activities Zone – Strategic Functions
- Policy 2.12 Central Activities Zone – Predominantly Local Activities
- Policy 2.13 Opportunity Areas and Intensification Area
- Policy 4.5 London’s Visitor Infrastructure
- Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment
- Policy 5.3 Sustainable design and construction
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 8.2 Planning obligations

London Plan Supplementary Planning Guidance (SPG)
- Culture and Night Time Economy (November 2017)
- Central Activities Zone (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- Town Centres (July 2014)
- Sustainable Design and Construction (April 2014)

Lambeth Local Plan (2015) policies
- D1 Delivery and monitoring
- D2 Presumption in favour of sustainable development
- D4 Planning obligations
- ED2 Business, industrial and storage uses outside KIBAs
- ED6 Town centres
- ED7 Evening economy and food and drink uses
- ED11 Visitor attractions, leisure, arts and culture uses
- ED14 Employment and training
- T2 Walking
- T3 Cycling
- T6 Assessing impacts of development on transport capacity
- T7 Parking
- T8 Servicing
- EN4 Sustainable design and construction
• EN5 Flood risk
• EN6 Sustainable drainage systems and water management
• EN7 Sustainable waste management
• Q1 Inclusive environments
• Q2 Amenity
• Q3 Community safety
• Q4 Public art
• Q5 Local distinctiveness
• Q6 Urban design: public realm
• Q7 Urban design: new development
• Q8 Design quality: construction detailing
• Q10 Trees
• Q12 Refuse/recycling storage
• Q13 Cycle storage
• Q16 Shop fronts
• Q17 Advertisements and signage
• Q20 Statutory listed buildings
• Q22 Conservation areas
• Q23 Undesignated heritage assets: local heritage list
• Q25 Views
• PN1 Waterloo

Lambeth Supplementary Planning Documents (SPDs) and guidance
• Employment and Skills Plan (2018)
• Advertising & Signage Guidance (2016)
• Marketing of Employment Premises and Sites Guidance
• Parking Survey Guidance Notes
• Refuse & Recycling Storage Design Guide
• Waste Storage and Collection Requirements - Technical Specification
Appendix 4: Other relevant Plans and Photos

Proposed Site Plan

Structural Plan