

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 25 May 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved West End	
Subject of Report	Cavendish Square, London		
Proposal	Erection of a Spiegeltent touring structure (with an internal capacity of approximately 500), a box office, a bar area, 9 catering units, toilets, storage, outdoor seating areas and fencing in conjunction with use of Cavendish Square for Underbelly Summer Event 2021 (Sui Generis), with a maximum of 2,000 visitors at any one time, for a temporary period from 14 June 2021 to 8 October 2021.		
Agent	Quod		
On behalf of	c/o Agent		
Registered Number	21/02412/FULL 21/02413/ADV	Date amended/ completed	20 April 2021
Date Application Received	13 April 2021		
Historic Building Grade			
Conservation Area	Harley Street		

## 1. RECOMMENDATION

1. Grant conditional permission, subject to no new issues being raised following the expiration of the consultation period on 26th May 2021.
2. Grant conditional advertisement consent.

## 2. SUMMARY

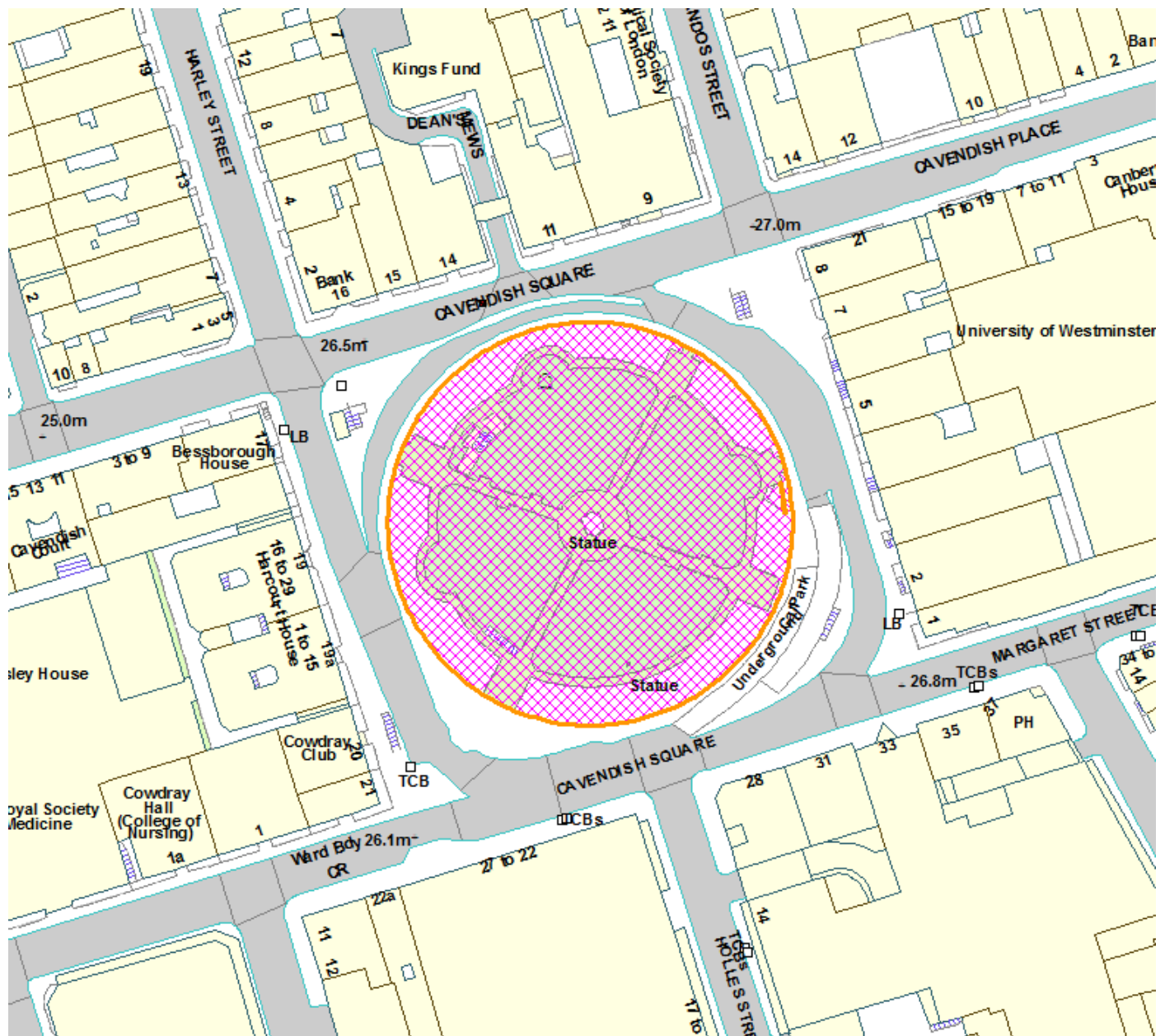
<p>Permission is sought for the use of Cavendish Square for a pop-up event for a temporary period of 4 months from 14 June 2021. The proposals include a temporary theatre to the north-east of the Square together with 8 food stalls and a bar. The event will be operated by Underbelly who have an established record of running festivals and outdoor events in the UK</p> <p>The key issues for consideration are:</p> <ul style="list-style-type: none"> <li>• The acceptability of using the Square as an entertainment venue in land use and amenity terms.</li> <li>• The impact of the structures on the townscape, the character and appearance of the Harley</li> </ul>
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**Street Conservation Area.**

Cavendish Square is a sensitive historic environment of high significance. The proposed structures and advertisements will occupy a large part of the gardens and will be highly visible from the surrounding area. They are considered to have a harmful impact on the character of the gardens, the character and appearance of this part of the Harley Street Conservation Area and the setting of adjacent listed buildings. On the basis that it is only intended to be in place for a period of four months, it is considered that the impact on the heritage assets is one of less than substantial harm, because of the temporary nature of the structures and advertisements. However, the provision of a temporary visitor attraction is aimed at attracting visitors back to the Oxford Street and the wider West End by increasing footfall, and supporting economic recovery following the Covid -19 pandemic. The public benefits of the scheme are considered to outweigh the harm.

Subject to appropriate conditions including requiring the event to be operated in accordance with the Operational Management Plan (OMP) and securing site restoration, the temporary scheme is considered acceptable.

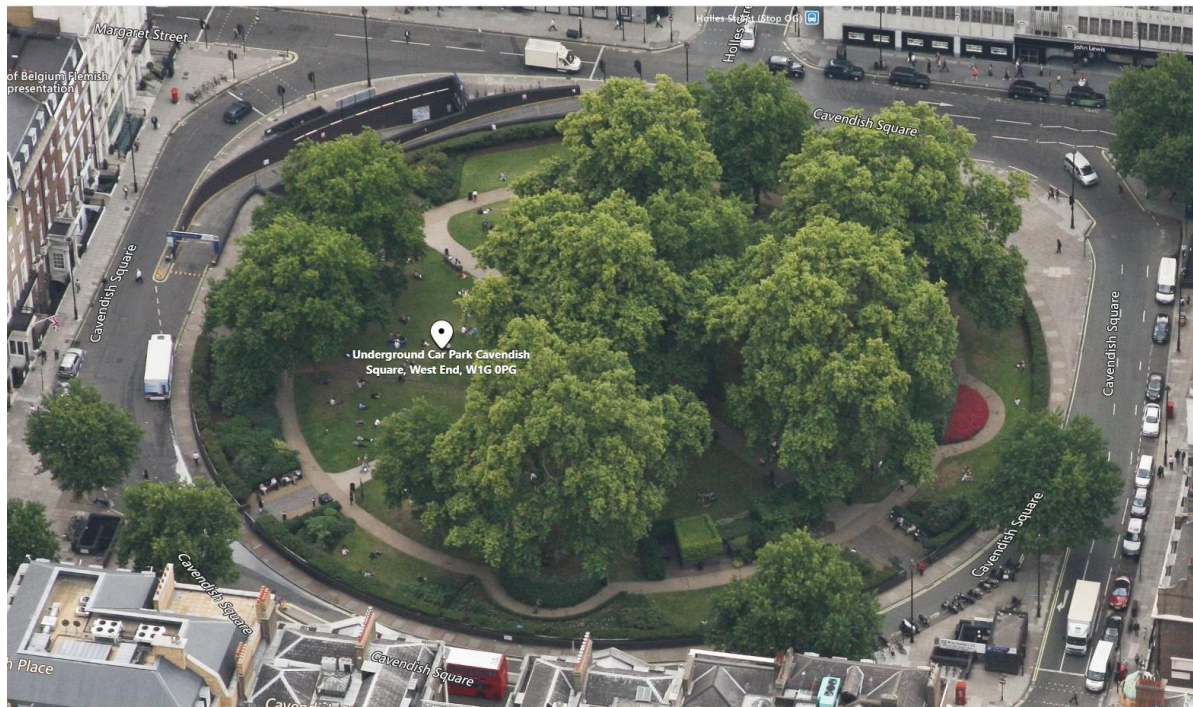
### 3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



## 5. CONSULTATIONS

### WARD COUNCILLORS FOR WEST END

Any responses to be reported verbally.

### HISTORIC ENGLAND

No objections raised. Suggest that the 'Recommended management practices' set out in Historic England's good practice guide 'Temporary Structures in Historic Places' (2010) are followed.

### HISTORIC ENGLAND (ARCHAEOLOGY)

Any response to be reported verbally.

### METROPOLITAN POLICE

Object on the grounds that the event will exacerbate the already high levels of crime, increasing the burden on local policing teams.

### THE GARDENS TRUST

Any response to be reported verbally.

### LONDON HISTORIC PARKS AND GARDENS

Any response to be reported verbally.

### MARYLEBONE ASSOCIATION

Any response to be reported verbally.

### WESTMINSTER PARKS & GARDENS

No objections raised.

### HIGHWAYS PLANNING MANAGER

No objections raised.

### ENVIRONMENTAL SCIENCES

No response to date.

### ARBORICULTURAL SECTION

No objections raised, subject to the submission of further details.

### WASTE PROJECT OFFICER

Object to the proposals on the grounds that insufficient waste storage details have been provided.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. consulted 274: Total No. of replies: 5

No. of objections: 3; No. in support: 2

Two letters of support and three letters of objection raising the following concerns:

\* Cavendish Square has always been a quiet and calm place for people who work in the local area to visit and the idea of the square being used for a large entertainment tent for up to 600 people is a poor choice and the location for such an event should be considered elsewhere.

\* noise, drunken people and rubbish within a residential setting.

\* disturbance late into the evening.

\* the prevalence of alcohol at these events which will add to littering and fouling of the areas around the square and into Chandos Street.

\* object to the effect that this venue will have on elderly clients using Lettsom House as a meeting space in the evenings who will feel threatened and unsafe.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

Cavendish Square lies one block north of Oxford Street and one block to the west of Regent Street within the heart of the West End. The Square links into Henrietta Place and Margaret Street to the south west and south east, and Wigmore Street and Cavendish Place to the north west and north east.

Oxford Circus Underground Station is situated approximately 200 metres to the south east of the site. Beneath the gardens is a 3 level underground car park, accommodating 432 car parking spaces with car wash and toilet facilities totalling 17,443 m<sup>2</sup>. The subterranean car park which was constructed in 1969 is open on a 24 hour basis. Above ground it comprises ramp enclosures and stair accesses mostly constructed in dark brown brick. The entrance and exit ramps are located in the south west corner.

The site lies within Marylebone, within the Harley Street Conservation Area, the Core Central Activities Zone and the West End Retail and Leisure Special Policy Area. Regent Street Conservation Area lies adjacent to the Harley Street Conservation Area to the east. Cavendish Square is surrounded by several Grade 2 and 2 \* listed buildings. A grade 2 listed Statue of Lord George Bentinck is located at the southern end of the square.

The surrounding area is mainly commercial although Harcourt House No 19a Cavendish Square is a building of 25 flats situated on the western side of the Square.

### **6.2 Recent Relevant History**

On 28 April 2020, a resolution to grant planning permission (subject to the completion of a S106 legal agreement, and the views of the Mayor of London) was reached for the "Demolition and erection of above ground structures in conjunction with the use of an underground car park (Sui Generis) as a flexible mixed use commercial development comprising uses within the following use classes A1-A5, B1, B2, B8, C1, C2, D1, and D2 along with the excavation of a 4th basement level, new entrances and associated landscaping and highways works to provide up to 25,953 sqm (GIA) of floorspace".

## 7. THE PROPOSAL

Permission is sought for the installation of a temporary pop up events tent, market stalls, bar and ancillary facilities for a period of four months from 14 June to 8 October 2017. The intention is that the event will be operational from 1 July to 26 September 2021 with the set-up of the tent and stalls commencing on 14 June. The process of deconstruction will then commence and will be completed by 8 October 2021.

The proposals comprise 8 market food stalls, an events tent, a bar, toilets and associated back of house storage, plant and equipment. The form of the events tent would be based on the travelling entertainment Spiegeltents from Belgium and Germany. The proposed structure primarily comprises a 26 metre diameter tent for the main arena, with a bar area and foyer space. The proposed structure consists of a steel frame, with wood panel cladding, coloured glazing, and a fabric roof. The main structure is 9.1 metres in height. Separate back of house equipment, dressing rooms and storage containers will be located to the north of the Spiegeltent.

The Spiegeltent is a self-contained theatre/cabaret tent, operated by Underbelly, which will have a capacity of approximately 500. It will house a range of live cabaret, comedy, music and children's theatre. The Spiegeltent may also be used for ad-hoc events and functions in conjunction with, or for, local stakeholders, businesses and Westminster City Council. Entrance to the site will take place between 10:00 to 23:00 on Sundays to Wednesday and between 10:00 and 23:30 on Thursday to Saturdays. Performances in the theatre tent will run throughout the day, terminating at 22:00 on Sundays to Wednesday and at 23:30 on Thursday to Saturdays.

Access to the Spiegeltent will be for ticket holders or invited guests only. There will be free access to the food and drink stalls within the site, and the total capacity for the entire site is to be capped at a maximum of 2,000 visitors at any one time.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The London Plan policy SD4 promotes cultural, arts, entertainment and the nighttime economy and tourism functions within the CAZ. London Plan policies HC5 supports the use of land for pop-ups or meanwhile uses for cultural and creative activities during the day and at night-time to stimulate vibrancy and viability and promote diversity in town centres, Cultural Quarters and other areas.

The site lies within the West End Retail and Leisure Special Policy Area, an area of world-renowned retail and leisure destinations and some of London's most recognised tourist attractions and public spaces. Policy 2 of the City Plan promotes an improved retail and leisure experience in this area and prioritises diverse evening and night-time economy and an enhanced cultural offer. In addition, Policy 15 seeks to maintain and enhance the attractiveness of Westminster as a visitor destination, balancing the needs of visitors, businesses and local communities.

Policy 16 states that proposals for food and drink and entertainment uses will be of a

type and size appropriate to their location. In terms of arts and cultural uses, new uses are supported in commercial areas of the CAZ. The policy also states that events in the public realm should also support the character and function of the area in which they take place and must be organised in a way that minimise the impact on the long-term access to open space, amenity of residents, businesses and others, and maintain the quality of the public realm.

The use of Cavendish Square for a temporary pop-up event for leisure, cultural and entertainment uses is in accordance with these policies. Objectors contend that the Square is a quiet and calm place and is inappropriate for entertainment uses. Policy 34 does protect all open spaces and their quality, heritage and ecological value, tranquillity and amenity. However, the supporting text for Policy 34 does indicate that open spaces may be used for temporary events, provided the land is fully remediated following the event. The proposals would also result in the provision of a cultural and visitor attraction for a temporary period which it is hoped will help attract workers, residents and visitors back to the Oxford Street District to increase footfall following the Covid-19 pandemic and acting as a catalyst to support the economic recovery of Oxford Street and the wider West End.

On the basis that permission is subject to a condition which requires the site to be restored to its present position there would be no permanent impact on the Square in accordance with City Plan policies.

### **The London Squares Preservation Act**

The Square is protected by the London Squares Preservation Act 1931. The primary purpose of the Act is that protected Squares be preserved permanently as open space. The Act requires that a protected square should only be used for authorised purposes namely for the purpose of an ornamental garden, pleasure ground or ground for rest, play and recreation. Section 3(1) of the Act states that only buildings and structures allowed on London Squares are those which are “necessary or convenient for, and in connection with, the use and maintenance of such squares.”

The Act does allow temporary uses in the gardens, provided they are for short periods only.

## **8.2 Townscape and Design**

### **a. Cavendish Square**

Cavendish Square was laid out as a garden by Charles Bridgeman in 1717 as an early part of the Cavendish-Harley Estate. It lies within the Harley Street Conservation Area and makes an important contribution to its significance, character and appearance.

Cavendish Square is a sensitive historic environment of high significance. On the east side of Cavendish Square are four grade 2 listed buildings and one grade 2 star. On the north side are two grade 2 star listed buildings and two grade 2 listed buildings. On the west side are three grade 2 and one grade 2 star listed buildings.

The gardens are not included on the Historic England register of historic parks and gardens but they are included in the list of squares and gardens protected by the London



Squares Preservation Act 1931.

The primary negative feature of the Square is the underground car park which was created in 1970, along with new walls and railings erected around the garden. This has a harmful impact on the townscape quality and integrity of the Square, the character and appearance of the conservation area and the settings of the adjacent listed buildings.

#### **b. Legislation and policy**

The key legislative requirements in respect to designated heritage assets are as follows:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the same Act requires that “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. The NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

The London Squares Preservation Act 1931 seeks to protect designated squares, gardens and enclosures in Greater London. Section 3 (1) of the Act confirms that its purpose is to limit the use of London Squares to 'ornamental pleasure grounds or grounds for play, rest and recreation' and confirms that the only buildings and structures allowed on London Squares are those which are “necessary or convenient for, and in connection with, the use and maintenance of such squares.”

#### **c. The proposal**

The proposed temporary event involves the erection of eight market stalls, a large tent, a bar, toilets and associated back of house storage and equipment, all within the gardens. The main structure is the Spiegeltent which will be located in the north eastern part of the site, with back of house storage stored to the rear, enclosed by hoarding. The Spiegeltent is constructed from steel and aluminium frames, with painted timber wall panels and coloured glazing. The roof will be grey tent fabric.

The walls and floors of the stalls will be clad with painted timber and have felt covered roofs. The bar takes the form of a shipping container, converted for use as a bar.

Advertisement consent is sought for a number of illuminated advertisements. These include three large signs at the entrances to the gardens, eight signs on the food stalls, three signs on the box office, one on the bar and one on the entrance to the Spiegeltent.

There will also be five signs on the hoardings.

#### **d. Consideration**

The proposed structures and advertisements will occupy a large part of the gardens and will be highly visible from the surrounding area. They will have a harmful impact on the character of the gardens, the character and appearance of this part of the Harley Street Conservation Area and the setting of adjacent listed buildings. If this was a longer term proposal then it would result in substantial harm to the heritage assets referred to above, and would be wholly unacceptable

The proposals are considered to be contrary to the provision of the London Squares Preservation Act 1931, because they prevent the public from enjoying the gardens for the purposes they were intended for. However, the Act does allow temporary uses in the gardens, provided they are for short periods only.

#### **e. Harm v benefits**

On the basis that it is only intended to be in place for a period of four months, it is considered that the impact on the heritage assets could be said to be less than substantial harm, because of the temporary nature of the structures and advertisements. In considering this application the harm caused to heritage assets needs to be weighed up against any public benefits. The proposed theatre will provide economic and cultural gains, and the provision of a pop-up visitor attraction for a temporary period will help to attract workers, residents and visitors back to the Oxford Street District to increase footfall following the Covid-19 pandemic and acting as a catalyst to support the economic recovery of Oxford Street and the wider West End. The public benefits are considered to outweigh the less than substantial harm caused, and the proposal is considered acceptable in terms of its impact on the designated heritage asset(s). Therefore, the recommendation to grant conditional permission is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **8.3 Residential Amenity**

In amenity terms the main issue is the impact of noise from the proposed events, and the impact of additional people attracted to the Square, and whether this will also cause significant additional noise and disturbance.

There are residential flats in Harcourt House to the west of the Square, flats at 14 John Princes Street to the east, and some residential to the north of the Square in Harley Street, Deans Mews and Chandos Street. However, the majority of buildings in the Square are in commercial use.

Objectors are concerned that the event will cause noise and disturbance late into the evening causing distress to nearby elderly residents on Chandos Street. It is acknowledged that the proposed use has the potential to result in an increased noise nuisance to neighbouring residential occupiers and later into the evening. The hours of operation are restricted, with a terminal hour of 23:00 on Sundays to Wednesday and 23:30 on Thursdays to Saturdays. Performances in the Spiegeltent are programmed throughout the day ending at 22:00 on Sundays to Wednesday and 23:00 on Thursdays to Saturdays. In addition, the Spiegeltent has been located to the north-west of the site,

which is the furthest point within the Square from the residential flats in Harcourt House. It is also anticipated that most customers at the end of the events will head south either to public transport links on Oxford Street or the taxi rank on the south side of Cavendish Square.

The application is also supported by an operational management plan (OMP) which sets out a number of measures to ensure it will not have a detrimental impact on the amenity of adjoining residents, including: calendar and operational times, dispersal policies, management structure roles and responsibilities, security, pedestrian and vehicular access, health and safety, evacuation procedure, refuse waste management and neighbour liaison procedures. The headlines in the suggested OMP appear to be comprehensive.

A noise management plan has also been submitted that sets out the following measures to control noise:

- i. The Spiegeltent structure has a wooden surround with a heavy internal fabric to attenuate sound levels.
- ii. Underbelly will agree sound levels, the procedure for setting such sound levels and the method for ensuring that they are adhered to in accordance with the Licensing Authority.
- iii. Amplified noise levels within the Spiegeltent shall be restricted so as not to exceed 85dB(A) Leq over any 15 minute period when measured at the mixing desk.
- iv. The timing of daily events has been made to ensure that there is no amplified noise audible from the site above the off-site environmental noise, at the closest noise sensitive premises after 10pm on any day.

In preliminary discussions Environmental Sciences have raised no objections and a condition is recommended which requires the use to operate in accordance with the submitted OMP. On this basis it is considered that the use would operate without detriment to the locality.

#### **8.4 Transportation/Parking**

City Plan policy 24 supports a sustainable pattern of development which maximises trips made by sustainable modes and Policy 25 prioritises pedestrian movement. The proposed use is likely to generate an increase in trips to the site. Underbelly expect most customers to make use of public transport and actively encourage use of public transport to access their events. For those with mobility issue who do require the use of a car to access the event, there is a 24-hour taxi rank located on the Square itself. In addition, there is a 24-hour car park located beneath Cavendish Square with 432 spaces including charging bays for electric vehicles.

Given the accessibility to public transport facilities in the area it is considered that the increase is unlikely to have any significant adverse impact on the public highway.

The applicant advises that events are programmed in such a way that there is never an occasion when a performance ends at the same time as the site closes. This allows for a graded dispersal of customers and to ensure the entry and egress of patrons is

managed safely and its impact minimised. Underbelly submit that the event is designed so that any queuing which does take place, takes place within the footprint of the festival site. Customers are encouraged to purchase tickets in advance to avoid any queues at the box office. Any queue which may occur due to checking of tickets will occur at the entrance to the tent, within the footprint of the site, rather than the entrance to the site. Entry is free to the site itself, so other than bag checking, there will be no delay in customers entering.

Whilst an assessment of how many customers would be expected to enter and leave by each entrance/exit has not been provided, the Highways Planning Manager accepts that the application is very much for a temporary period, and that the time of most concern is at the end of performances when stewards will be deployed to the relevant crossing points to support pedestrian movements. This is one of the measures within the OMP and will be secured by condition.

#### Servicing

Policy 29 requires servicing, collection and delivery needs to be fully met within a development site. The Highways Planning Manager recognises that the constraints of the site preclude off street servicing.

The OMP initially proposed the use of the slip road to the north of the Square for all deliveries and servicing. This slip road is public highway, intended to provide access to the car park, although it can be accessed by diverting around the Square. It also includes motorcycle parking spaces. The closure of the slip road would mean that motorcyclists would not be able to access the motorcycle parking bays within it. The Highways Planning Manager has no objection to the use of the slip road during the temporary construction and deconstruction phases, but its use for deliveries during the longer operational period for the development is considered unacceptable in highway terms.

The OMP is therefore to be amended requiring all deliveries during the operational phase to be on street on the eastern side of the Square. All deliveries at this stage of the development are pre-scheduled and will be made between 6am and 12pm. No deliveries will be scheduled after opening time. The applicant advises that the number of deliveries is likely to be low, with one daily delivery for food, one for refuse and six deliveries per week for drink. Subject to this amended delivery location, it is considered that vehicular activity associated with the development will not adversely impact on the highway.

#### Cycling

London Plan cycle parking standards require 1 space per 8 staff and 1 space per 30 customers. Whilst it is unlikely that there will be many people cycling to the site, some staff are likely to cycle and a condition is proposed requiring cycle spaces to be made available on site.

## **8.5 Economic Considerations**

Oxford Street is an international shopping destination with a multitude of flagship stores. However, despite being a global retail destination, it is well documented that Oxford Street is facing a number of challenges as online shopping and increased commercial

rates have created a difficult trading environment. These challenges have been intensified by the Covid-19 pandemic. One of the aims of the proposed event is to encourage visitors back to the West End, increasing footfall aiding the economic recovery of Oxford Street and helping to maintain Oxford Street as a global retail destination.

The Event would create 120 temporary jobs and Underbelly commit to seeking to recruit locally where appropriate.

## **8.6 Access**

The gardens will remain open to the public at all times during the day, with restricted access only if capacity is exceeded. As throughout the rest of the year, the gardens will be closed at night.

The scheme will provide level access to all the event facilities in accordance with Part M of the building regulations.

## **8.7 Other UDP/Westminster Policy Considerations**

### **Plant**

An acoustic report has been submitted in support of the application assessing the background noise levels measured at the nearest noise sensitive receptors. The report assesses noise from the plant including the chillers and generator plant. Subject to the normal noise conditions, this aspect of the application is considered to be acceptable.

### **Refuse /Recycling**

An area for waste and recycling has been shown on the plans, and an updated drawing has been received to show the capacity of the waste storage bins to address the concerns of the Waste Project Officer.

Objectors are concerned that the proposed use will result in littering of the streets surrounding the Square. Bins will be provided at entrances and exits and the operator intends to employ staff to perform a rubbish patrol following closure. This patrol will pick up bottles, flyers, food wrapping etc. in the immediate vicinity of the premises. This is set out within the OMP.

### **Trees**

The gardens comprise mainly mature London Planes, ornamental shrubs, amenity grass and a hedge enclosure that runs around the circular garden area. All the trees within the site are protected by Tree Preservation Orders and are to be retained. The application is supported by an Arboricultural Impact Assessment that sets out that during the construction and dismantling of the development, the root protection areas of a number of the trees will require suitable tree protection. This will be by ground protection and tree protection fencing. The Councils Arboriculturist advises that an assessment of pruning is also required to ensure that there is no risk of harsh pruning to mature trees. Details of proposed services and drainage are also required as there will be a risk of root severance if these are to be installed below ground. An amended Arboricultural report has been requested to address these issues and members will be updated verbally on this matter at the committee.

**Air Quality**

Policy 32 expects all major developments to be air quality neutral and requires all new development that include potentially air pollution generating uses to demonstrate how these impacts are being appropriately minimised and mitigated. In this case, the proposals do include a diesel generator and an informative has been added to ensure that the operation of the generator meets with the same emission standards as laid down in the Non-Road Mobile Machinery (NRMM) Regulations. The Council also has an air quality monitoring station on Cavendish Square that will be used to gauge any impact on the monitoring results.

**Lighting**

Festoon lighting will be hung around the entire site boundary above the perimeter hoarding and there will be flood lighting within the site. At the end of trading, lighting will be reduced to encourage the gradual dispersal of customers. An informative has been added to the decision notice to ensure that any lighting does not cause any nuisance for neighbours at night.

**8.8 Westminster City Plan**

The City Plan 2019 - 2040 was adopted at Full Council on 21 April 2021. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

**8.9 Neighbourhood Plans**

None relevant.

**8.10 London Plan**

This application raises no strategic issues.

**8.11 National Policy/Guidance Considerations**

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

**8.12 Planning Obligations**

Planning obligations are not relevant in the determination of this application.

**8.13 Environmental Impact Assessment**

The proposals are not of sufficient scale to require an Environmental Impact Assessment.



## 8.14 Other Issues

The Metropolitan Police object on the grounds that the event will exacerbate the already high levels of crime within the immediate vicinity of the site, increasing the burden on local policing teams. They also have concerns over the capacity of people at the event, intoxicated people trying to cross the traffic, the fact that Q-Park has reported numerous thefts from vehicles at the venue and that festival equipment left over-night will attract criminals to the area. Whilst the Metropolitan Police support the idea of the festival, they strongly believe that Cavendish Square is not the right location for this event.

Crime prevention and security are material considerations in determining planning applications and Policy 38 states that all development will place people at the heart of design, creating inclusive and accessible spaces and places, introducing measures that reduce the opportunity for crime and anti-social behaviour, promoting health, well-being and active lifestyles through design and ensuring a good standard of amenity for new and existing occupiers. These issues have been addressed by the applicant in their Operational Management Plan which covers:

- i. Employment of SIA security on the site at all times. This will be 24 hours a day from the beginning of the build to the last day of breakdown. The SIA team will work with the local policing team as well as the Security and Place Management Team at The New West End Company. Outside of operational hours, a specific security patrol plan and team will monitor the site.
- ii. Bag searches will take place at the entrances during operational hours of the Event and no one will be granted access unless they are a visitor, ticket holding audience member or staff member associated with the Event
- iii. Installation and maintenance of a comprehensive CCTV system. The entry and exit point will be covered enabling frontal identification of every person entering and will continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises.
- iv. Provision of lighting to assist security monitoring.
- v. Installation of a 3m hoarding around the perimeter of the site.
- vi. Shows in the Spiegeltent will be ticketed to manage and ensure capacity within the venue.
- vii. Underbelly will manage the gates into the site to allow for a “one- in, one-out” policy.
- viii. Control and direction of members of the public entering and leaving the site and a graded dispersal plan will be in place to manage all visitors to the site as they leave. No large groups will be allowed to ‘spill out’ from the Square and thus impacting on local highways and residential areas.
- ix. Prevention of any drunk person entering the venue and observation of intoxicated customers and large groups.
- x. Ensure there are no unaccompanied children after 2100 hours.

Further discussions are also taking place between Underbelly and the Metropolitan Police to address the concerns raised. Underbelly assert that their stewarding team are trained and well versed in communicating with all visitors to the site to ensure public safety and discourage ASB, specifically related to noise and alcohol consumption and contend that they have never had any recorded cases of alcohol related ASB from any

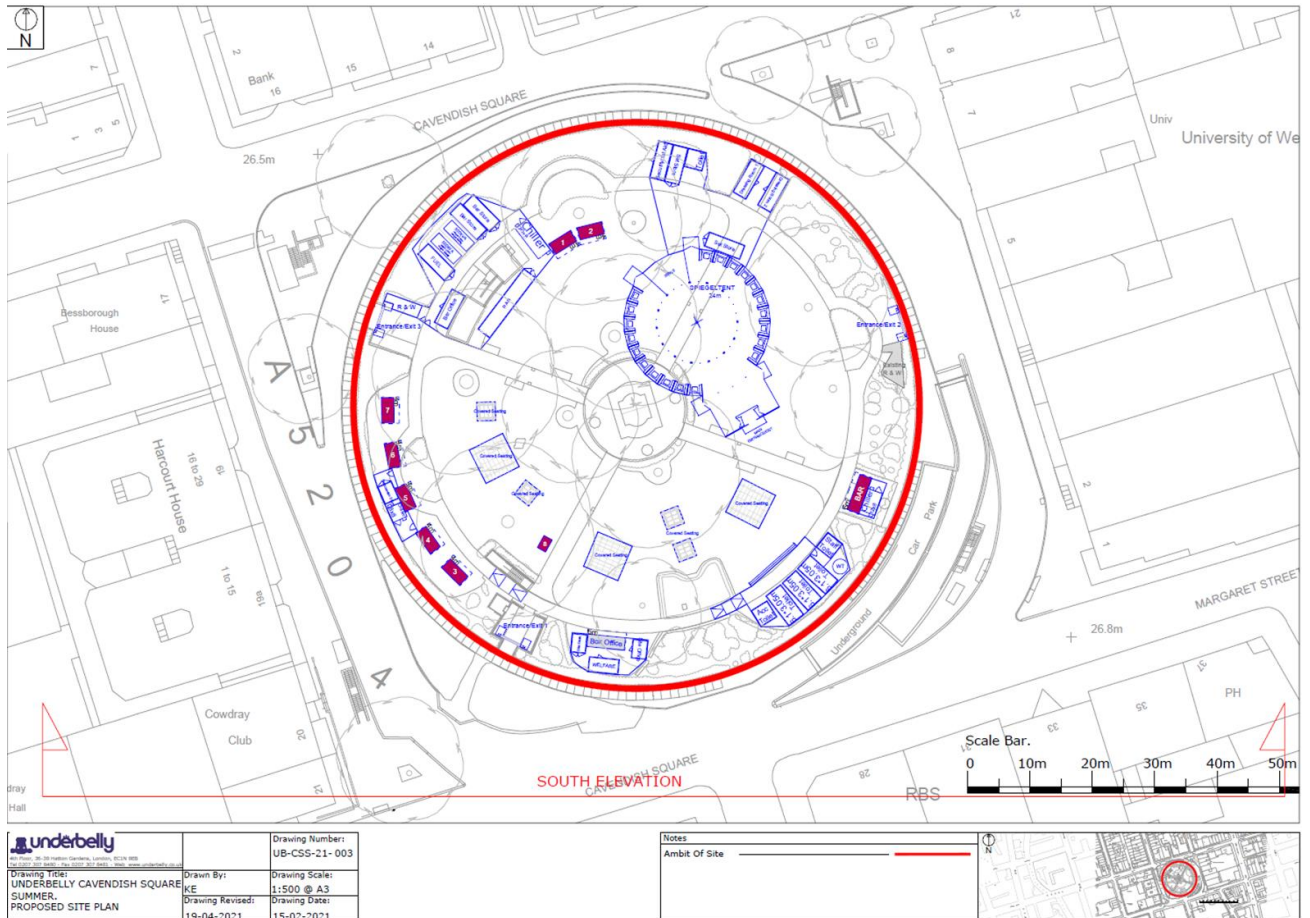
of their festival sites. Subject to these further discussions, and the measures in the OMP in place, it is considered that the concerns raised by the Metropolitan Police will be addressed.

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

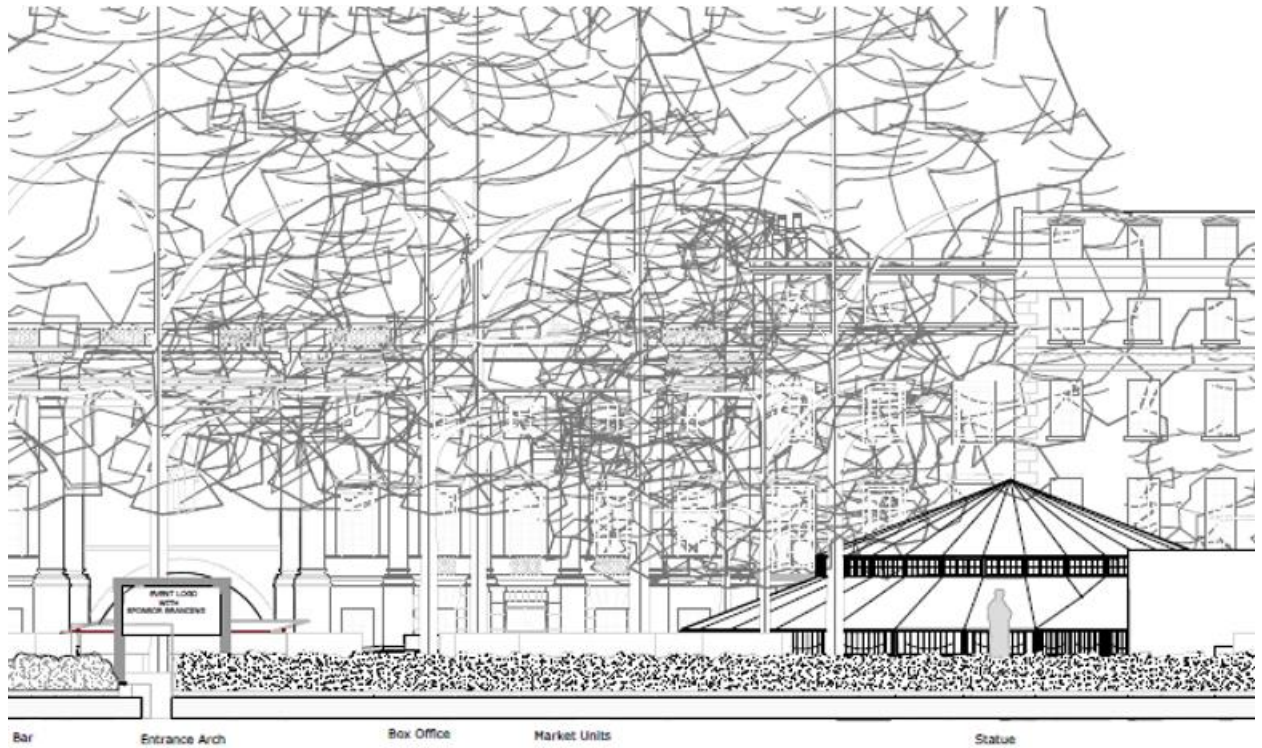
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MIKE WALTON BY EMAIL AT [mwalton@westminster.gov.uk](mailto:mwalton@westminster.gov.uk)

## 9. KEY DRAWINGS

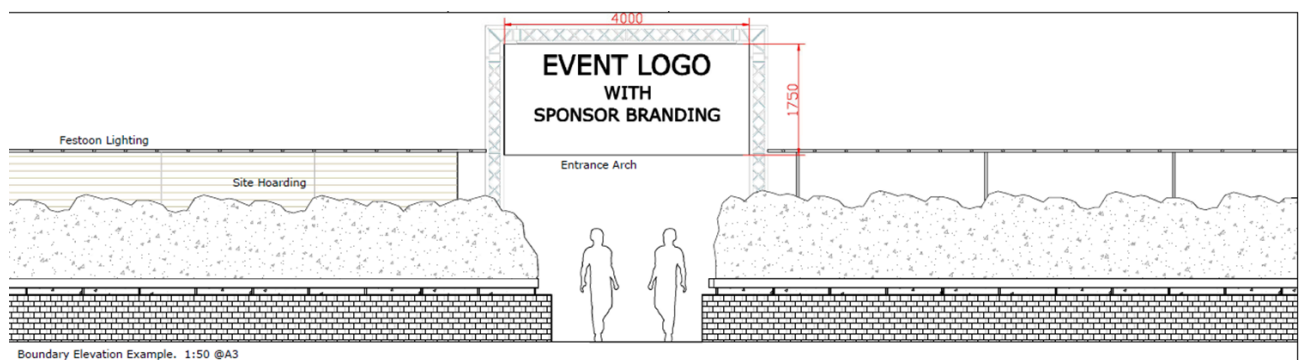
Site plan



## South Elevation

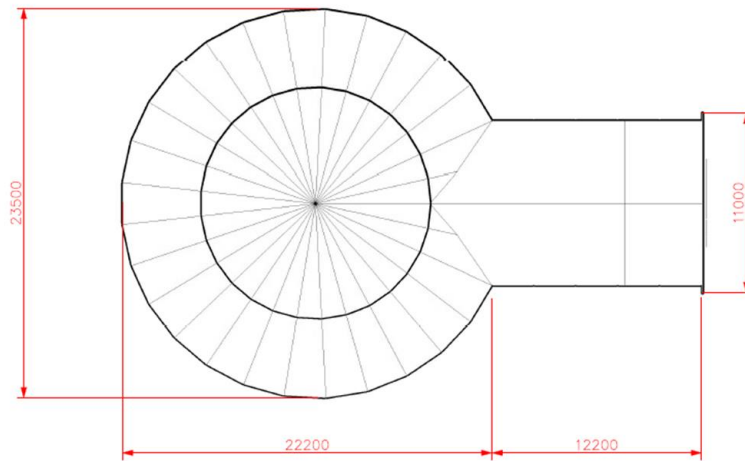


## Entrance arch and boundary treatment

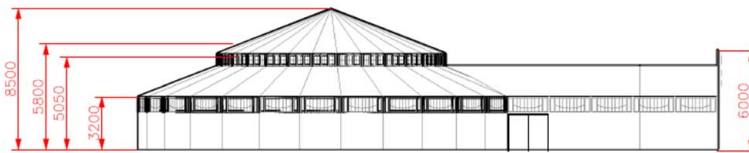
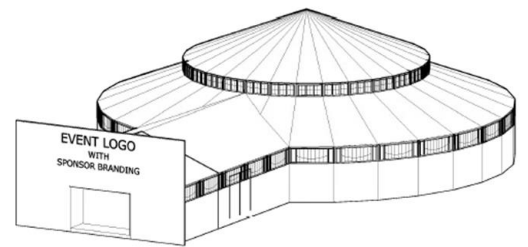


## Spiegeltent

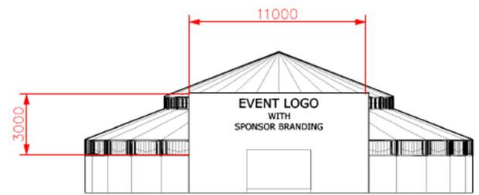
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Plan.



Side Elevation.



Front Elevation.

**DRAFT DECISION LETTER**

**Address:** Cavendish Square, London,

**Proposal:** Erection of a Spiegeltent touring structure (with an internal capacity of approximately 500), a box office, a bar area, 9 catering units, toilets, storage, outdoor seating areas and fencing in conjunction with use of Cavendish Square for Underbelly Summer Event 2021 (Sui Generis), with a maximum of 2,000 visitors at any one time, for a temporary period from 14 June 2021 to 8 October 2021. (Linked to 21/02413/ADV)

**Reference:** 21/02412/FULL

**Plan Nos:** UB-CSS-21-003, UB-CSS-21-004, UB-CSS-21-005, UB-CSS-21-006, UB-CSS-21-007, UB-CSS-21-008, UB-CSS-21-009, UB-CSS-21-010, UB-CSS-21-011, UB-CSS-21-012, UB-CSS-21-201

**Case Officer:** Jo Palmer

**Direct Tel. No.** 020 7641  
07866040238

**Recommended Condition(s) and Reason(s)**

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

Reason:

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

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

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

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

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

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)



- 3 The development hereby permitted shall not be begun before 14th June 2021 and can continue until 8th October 2021. After that the use must end and you must remove the structures, seating and fencing. You must then return the land to its previous condition and use.

Reason:

The building should not remain for a longer period because it would be contrary to Policy 34 of the City Plan 2019-2040. (R03BC)

- 4 Customers shall not be permitted to events within the Square before 10:00 or after 23.00 hours on Sundays to Wednesdays, and before 10:00 and after 23:30 Thursday to Saturdays.

Reason:

To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

- 5 You must carry out the measures included in your management plan dated 10 May 2021 at all times that the Event use is in use. (C05KA)

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R05GC)

- 6 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum. , , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of

the installed plant, including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:; (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment. (C46AC)

**Reason:**

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)

- 7 Before you operate the event use, you must provide the separate stores for waste and materials for recycling shown on drawing number UB-CSS-21-201 and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the event use.

**Reason:**

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 9 You must provide a minimum of 25 cycle parking spaces prior to the commencement of the Event use. Thereafter the cycle spaces must be retained and the space used for no other purpose. (C22FC)

**Reason:**

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance.
- 3 The diesel generator should meet with the same emission standards as laid down in the Non-Road Mobile Machinery (NRMM) Regulations

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

**DRAFT DECISION LETTER**

**Address:** Cavendish Square, London,

**Proposal:** Temporary display of signages at Cavendish Square in association with the pop-up Summer Event over the periods between 14 June to 8 October 2021 (dates include all installation and de-installation periods). (Linked to 21/02412/FULL)

**Reference:** 21/02413/ADV

**Plan Nos:** UB-CSS-21-003, UB-CSS-21-004, UB-CSS-21-005, UB-CSS-21-007, UB-CSS-21-008, UB-CSS-21-009, UB-CSS-21-010, UB-CSS-21-011, UB-CSS-21-012

**Case Officer:** Jo Palmer

**Direct Tel. No.** 020 7641  
07866040238

**Recommended Condition(s) and Reason(s)**

- 1 The advertisements can stand until 8 October 2021. You must then remove them without delay.

**Reason:**

The advert is temporary, so under Policy 43 of the City Plan 2019-2040 (April 2021), we can only approve it for a limited period. (R04AC)

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