

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 27 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Regent's Park	
Subject of Report	Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ		
Proposal	Demolition of the existing Tavern Stand, Allen Stand, Thomas Lord Building, MCC Office Building and Scorer's Box and redevelopment comprising the erection of new stand, new Thomas Lord Building with an expanded basement and relocated public house, new Harris Garden Building, new scorers Box, internal and external alterations to the Pavilion, a new shop in the Bowlers' Annexe together with relocation of the floodlight, hard and soft landscaping, servicing facilities and all necessary ancillary and enabling works, plant and equipment.		
Agent	DP9		
On behalf of	Marylebone Cricket Club		
Registered Number	15/07111/FULL 15/07112/LBC	TP / PP No	TP/2260
Date of Application	28.07.2015	Date amended/ completed	02.10.2015
Category of Application	Major - Smallscale		
Historic Building Grade	The Pavilion is Grade II* and the Grace Gages Grade II listed		
Conservation Area	St John's Wood with the exception of the Thomas Lord Building which is located outside the conservation area.		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

For Committee's Consideration:

1. Does Committee agree that the less than substantial harm to the setting of the listed pavilion as a result of the proposed new stand is outweighed by the public benefits of the new stand and other works to the Ground, and the heritage improvements to the setting of the Grace Gates.
2. If agree to 1. resolve to grant conditional permission subject to the concurrence of the Mayor of London and subject to the satisfactory completion of a legal agreement to secure the following:

Item No.
2

a) Construction Monitoring Contribution and Site Environmental Management Plan (SEMP) and adherence to the Construction Code of Practice.

3. Grant conditional listed building consent.

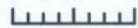
4. Agree the reasons for granting conditional listed building consent as set out in Informative 1 on the draft decision letter.



N



0 5 10 20Metres





Thomas Lord Building St John's Wood Road NW8



Existing Tavern and Allen Stand in relation to the listed pavilion

LORDS CRICKET GROUND, ST JOHN'S WOOD ROAD, NW8



Tavern Stand and scorer's box



View from Century Court of the rear of the listed pavilion, Allen and Tavern Stands

LORDS CRICKET GROUND, ST JOHN'S WOOD ROAD, NW8



MCC office building



Bridge link from Allen Stand to the Pavilion

LORDS CRICKET GROUND, ST JOHN'S WOOD ROAD, NW8

2. SUMMARY

This proposal known as the South Western Project (SWP) is the next phase of the Lords Masterplan and comprises of six components:

- i) a new stand to replace the existing Tavern and Allen Stands, which will increase the capacity of the Ground by approximately 1082 additional seats and involves the re-location of the temporary floodlight to inside the new stand;
- ii) a new four storey Thomas Lord building fronting on St John's Wood Road with a basement which extends underneath the Harris Gardens. This scheme also involves the relocation of the Thomas Lord public house at the rear of the new building;
- iii) a new 2 storey Harris Gardens building to replace the existing single storey building,
- iv) works to refurbish the Bowlers' Annex building attached to the listed pavilion including a retail shop and internal and external alterations to the Grade II* pavilion including a new bridge link to the new stand;
- v) new Scorer's box located between the Mound Stand and the new stand;
- vi) re-configuration of the entrance areas around the Grace Gates on St John's Wood Road.

The objections from local residents relate to the height and proximity of the new stand next to the listed pavilion and its adverse impact on the setting of this heritage asset, and the relationship of the proposed retractable seats and the scoreboard to the pavilion. The proposed new Thomas Lord Building due to its increase in height and massing has attracted strong objections from residents in Century Court on grounds of loss of light, increased sense of enclosure, loss of privacy, and the loss of amenity as a result of the proposed relocation of the Lords Tavern public house to the rear of this new building and increased use of the Harris Gardens.

The application is supported in strategic planning terms by the Greater London Authority. Historic England generally support the proposal but has requested more justification in respect of the scoreboard and retractable seating to the new stand given their impact on the setting of the listed pavilion. The St John's Wood Society request that the Council carefully considers the loss of light and overbearing sense of enclosure for the lower level flats in Century Court and the relocated Tavern public house on amenity, and query the long term maintenance of the proposed green wall to the Thomas Lord Building and whether trees would be a better solution.

The key issues are:

- The demolition of the Allen Stand (an unlisted building of merit) and Tavern Stand within the St John's Wood Conservation Area.
- The impact of the new stand in terms of its architectural relationship, height and design on the special architectural and historic interest of the Grade II* heritage asset, and whether the less than substantial harm its setting is outweighed by the public benefits of the improved facilities at the Ground.
- The impact of the new Thomas Lord Building on the setting of the listed pavilion, the Grace Gates and on the character and appearance of the adjoining St John's Wood Conservation Area.
- The impact of the proposed works to improve the entrance into the Ground on the setting of the Grace Gates.
- The impact of the proposal on the amenities of adjoining residents in Century Court and the relocation of the temporary floodlight in the new stand and the relocation of the public house.

There are no objections to the new two storey MCC building at the end of the Harris Gardens, the new scorer's box and the works to the Bowlers' Annex, and the internal and external

alterations to the listed pavilion. The provision of improved facilities at the Ground are supported in land use terms, and it is recommended that an Operational Management Plan be imposed to control the operation /hours of use of the relocated public house in order to safeguard the amenities of neighbouring residents. It is recognised that the new Thomas Lord building and the new stand will affect daylight and increase sense of enclosure to neighbouring properties, but for the reasons set out in Section 6.3 of this report, these losses are not considered to be materially harmful to warrant refusal.

The Allen Stand is 80 years old and identified in the Conservation Area Audit as an unlisted building of merit but not of sufficient architectural quality to warrant listing. The new stand is generally considered to be a high quality replacement building, but the position of the scoreboard and the retractable seating above next to the listed pavilion will affect the setting of this heritage asset. Therefore Members views are sought as to whether the public benefits associated with the proposal outweigh the less than substantial harm to the listed pavilion and in the light of the welcome benefits to the setting of the Grace Gates and enhancements to this part of the St John's Wood Conservation Area.

3. CONSULTATIONS

WARD COUNCILLORS

Councillor Gotz Molhera has requested to be kept informed of the Committee date.

HISTORIC ENGLAND

Minded to direct the granting of the listed building consent. The Allen Stand and bridge retain some architectural and historic interest, but unlikely to meet the very high tests for statutory listing and do not wish to resist the loss of this structure. The Allen Stand dates from the 1960s and whilst designed by a prominent architectural practice, the stand is not considered of any great architectural or historic merit and its loss is not objectionable. The new stand would comprise of a substantial curved structure taller than the existing stands with a translucent white canopy above. The design is not overbearing and is distant enough from the pavilion not to intrude significantly on its setting. The roof structure has a family resemblance with the existing and consented structures across the complex but is sufficiently distinct to sustain the concept embedded in the Masterplan.

Views of the planning application -The size of the scoreboard along with the retractable raked seating above it would be a distracting feature within the setting of the Pavilion, diminishing its dignified and imposing presence in the grounds. Request that the City Council is satisfied that there is no other configuration of the seating across the new Allen Stand that might eliminate the need for seating above the scoreboard, and that the dimensions of the scoreboard are the minimum necessary for the club to function as it needs to urge that the City Council explore with the applicant the necessity of illuminated advertising in this location, or whether this might be limited or controlled in order that it does not visually compete with the Grade II* listed building. Recommend that further amendments are sought that might further enhance the setting of the pavilion. Where harm cannot be avoided, the City Council must weigh this against the public benefits of the scheme, including securing the long term future of the grounds as the home of cricket. In other respects, consider this scheme to be well conceived and capable of delivering a much improved public realm and enhanced setting for the Grace Gates, as well as the area to the rear of the Pavilion.

GREATER LONDON AUTHORITY (GLA)

Application is supported in strategic planning terms, but there are a number of outstanding issues. Applicant needs to provide further information regarding the size and location of the energy centre and the capacity of the proposed ground source heat pump and information on the uses and heat demands throughout the year at the Ground, and on the heating systems on site. The applicant should liaise with the Council to ensure that the short fall in carbon

dioxide reductions is met off site. In respect of transport, further information required on any changes to TfL's public highway, measures to encourage cycling, trip generation, the submission of a coach management plan, and the Council securing a delivery and servicing plan and a construction logistics plan.

TRANSPORT FOR LONDON (TfL)

The reduction in car parking is supported, any spaces modified as a result of this proposal must be provided with Electric Vehicle Charging Points. Request a Coach Management Plan is put in place and that additional coach parking is implemented on St John's Wood Road if necessary due to demand. Applicant urged to review cycling trips and set how cycling is to be actively encouraged through the Travel Plan. The moderate impact of additional trips arising is not considered to be significant enough to warrant specific mitigation towards public transport facilities or services in the vicinity of the site. Further information required in respect of any changes to TfL highway. A Delivery and Servicing Plan and Construction Logistics Plan to be secured by condition. Concerned that the proposed basement will be within the root protection area of street tree 7 and applicant's mitigation to install a timber fencing box around the tree is clearly inadequate. Proposal will attract Mayoral CIL payment.

TWENTIETH CENTURY SOCIETY

No response received to date.

NATURAL ENGLAND

No response to date.

ENVIRONMENT AGENCY

No comments to make.

SPORTS ENGLAND

Holding response received requested more information. Later confirmed no objections, and requested to be notified of the Committee report and Committee decision.

THAMES WATER

Identified an inability for existing wastewater infrastructure to accommodate the needs of this application and request that a Grampian condition is imposed to secure the submission of a drainage strategy. Request that fat traps are installed on all catering establishments. No impact piling shall take place until a piling method statement has been agreed in consultation with Thames Water as concerned about the impact on their underground sewerage infrastructure. Request a number of informatives.

BUILDING CONTROL

The structural method statement is considered acceptable. An investigation of existing structures and geology have been undertaken and found to be of sufficient details. The existence of ground water, including underground rivers has been researched and the likelihood of local flooding or adverse effects on the water table have been found to be negligible. The basement is to be constructed using piled walls with internal RC retaining walls which is considered appropriate for this site. The proposals to safeguard adjacent properties during construction are considered acceptable.

BUILDING CONTROL SUDS

To be reported verbally.

CRIME PREVENTION DESIGN OFFICER

To be reported verbally.

GO GREEN MANAGER

To be reported verbally.

SPORTS AND LEISURE

To be reported verbally.

ENVIRONMENTAL HEALTH

Request that the cost of Environmental Monitoring during the demolition and construction of the new stand, Thomas Lord building, MCC building and scorers box are secured by a legal agreement - estimate yearly costs are £31,000 per annum. Request that a Site Environmental Management Plan is covered by condition.

In respect of land contamination require Phase 3 (Remediation Strategy) and Phase 4 (Validation Strategy) to be controlled by condition. Request a condition to require the submission of a supplementary acoustic report in respect of new plant. In respect of light pollution from the relocated floodlight request that this is be controlled by conditions. The existing PA system in the stand is not covered by specific decibel levels on the existing Premises Licence and request a similar condition to that imposed on the Warner Stand. The development of the Thomas Lord building and the Harris Gardens is likely to lead to the Harris Gardens being utilised in conjunction with the public house and as part of any new licence seek restrictions to limit hours of use, no amplified music and limitations on capacity to control any potential noise arising from the use of this external area.

HIGHWAYS PLANNING MANAGER

To be reported verbally.

ARBORICULTURAL MANAGER

The submitted tree report is inadequate, as it omits the trees in the rear gardens of Grove End Road. It fails to assess the impact of the proposal on these trees and tree protection measures are inadequate. Object, likely loss of trees 1 and 2 (Limes) which are protected by a TPO as a result of the proposed basement likely loss of or damage to trees (3-8) London Planes on St John's Wood Road, and request that TfL be consulted in respect of the street tree.

SPORTS AND LEISURE

No response to date.

LONDON FIRE BRIGADE

No response to date

ST JOHN'S WOOD SOCIETY

The St John's Wood Society's executive committee has carefully considered the proposals for the south-western development project for Lords and we have also considered the comments of neighbours. They have met with Robert Ebdon and the architects on a number of occasions and significant amendments were made to the original design at pre planning stage. Architects have responded and developed the design in a positive, flexible and exemplary way and should be congratulated. If Lord's can continue to develop the design to ensure that quality is maintained during the detailed design and construction, the buildings should be a welcome addition to St John's Wood.

However the following concerns remain:

- We request that the Council carefully considers loss of light and the overbearing sense of enclosure for the lower level flats in Century Court which has been created by the increased height of the proposed Thomas Lord building.
- The relocated Tavern with balcony and external terrace as well as the use of the Harris Gardens will inevitably cause considerable noise nuisance for the residents of Century Court because of their close proximity. We ask that the Council applies stringent conditions to control the operational arrangements and use of this external space.
- There is a practical point about the green wall, its long term maintenance and whether trees in front of the wall might be visually more pleasing and practical.

ST JOHN'S WOOD COURT RESIDENTS ASSOCIATION

Object- the plans submitted are in contradiction to the professed aim of ensuring that the Lords Pavilion is not subservient to any of the proposed buildings. The proposed height of the Tavern/Allen Stands will be the approximately same height as the top of the pavilion. In approving the Warner Stand at a height of 57.3 metres understood that the GLA noted that the new stand would be subordinate to the pavilion. This proposal at 59.4 m and the pavilion at 60.2 m and therefore cannot claim to be subservient, and as a result the appearance of the listed pavilion will be harmed.

CENTRY COURT RESIDENTS ASSOCIATION

Object, loss of light to residents in terms of number of windows, and applicant's report does not address that a number of balconies are winter gardens.

No need or adequate justification for the additional height to the Thomas Lord building which is causing the loss of light, increased sense of enclosure and loss of privacy to residents. If the offending floors were removed, it would reduce the loss of light, and if the MCC wish to implement an office development it should be located elsewhere in the ground. Overbearing impact and enclosure from the extended Tavern building. Adverse impact on emissions from the proposed extended Tavern, in particular the use of the Harris Gardens as a Beer garden and the external terraces and balconies. The current Tavern is closed on major match days because of previous and repeated noise and anti-social behaviour after a day's cricket.

Substantial harm to the setting of the Grade II* listed pavilion, as only 6.7 m away. The new Warner Stand was judged on balance to be acceptable given its was subservient to the pavilion and this new stand is much higher. The GLA advised in April 2014 and the City Council concluded that the new Warner Stand would remain low enough to remain subservient to the listed building. The new Tavern Stand at 59.4 m in height is significantly taller than the new Warner Stand and cannot be described as being subservient. It is located 18 metres from the edge of the pavilion whilst the new Warner Stand is 15.5m removed from it. Although the new stand has been lowered by 0.75 m this is not enough and the upper floors accommodate hospitality and boxes and not spectator seats. The new Allen part of the stand is only 6.7 m from the edge of the pavilion and 8.8 m closer than the new Warner Stand. The proposal at a height of 53.2 m seems acceptable, but the proposal to increase the height of the stand on major match days to 56.6m to accommodate more seating will cause substantial harm to the pavilion and its setting when the building is on greatest display. Request that it is not elevated at all to respect the scale and setting of the pavilion.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 1299; Total No. of Replies: 29.

29 objections received to date from local residents raising the following:

Land Use

- Not convinced that Lords requires the extra capacity as many seats are empty on most match days. The redevelopment is too extensive and will cause many years of interruption

to the daily life of residents and the MCC have failed to take into account residents' suggestions and objections.

Design/Listed buildings

- Object to the loss of the existing stands.
- No new building should be taller than the Tavern Stand. The current proposal will tower over the Tavern Stand.
- Request a more appropriate form of development which is more in keeping with Lords.
- The potential substantial harm to the setting of the Grade II* listed pavilion as a result of the new stand, being only 6.7 m away.
- The new Warner Stand was judged by the Council to be on balance acceptable because amongst other things it was subservient to the pavilion. The new Warner Stand is 57.3m high and the new stand is over two metres higher at 59.4m and higher than the pavilion, will dwarf and overshadow this listed building.
- Despite consulting extensively with local residents, the resultant minor amendments have not reflected residents' comments and concerns.
- The retractable seating will be highly visible on major match days and for an extra 150 seats this does not justify the harm to the listed pavilion. Suggest that these retractable seats be removed.
- There is only one drawing which shows the height and its relationship with the pavilion.
- New stand will be as high as the top of the pavilion turret and will dominate it.

Amenity

- Loss of light to flats in Century Court as a result of the Thomas Lord Building. This increase in height will result in many flats losing daylight and feeling more hemmed in by the new buildings.
- Despite requests for additional visuals to show the view from the lower floor flats, none have been submitted with the application.
- Loss of privacy to residents in Century Court - new Thomas Lord building will be used as offices and be constantly occupied and overlook neighbours.
- Noise from the use of the open air garden of the public house causing nuisance and disturbance to residents in Century Court during the day and late into the evening.
- Beer garden in the Harris Gardens will be open to the public all year round and result in noise and disturbance to neighbours.
- The Police were recently called out due to an incident at the public house.
- Noise from corporate events.
- Oppose the new bars and restaurants, especially the open air plans for drinking and hospitality will create a great deal of noise and rowdiness.
- Lords brings disruption, noise and pollution on match days to St John's Wood and this proposal will make matters worse.
- Proposal offers nothing to the local neighbourhood when not in use for major match days.
- Lords should create a sports facility which residents can get a discounted membership as a way to acknowledge the local residents and thank them for their patience.
- The Harris Gardens should remain as the existing use as a 'champagne and pimms bar' on major matches only.

Transportation/Highways

- Increased traffic in a very crowded residential area with many schools and young and old residents.
- Request that the bus stop on Grove End Road is not removed or moved as a result of the proposal.

Other Matters

- Question Lords claim that it is big employer in the area as most of their staff are temporary agency workers.
- Documents on line are unavailable and need to know how much higher the new stand is.

ADVERTISEMENT/SITE NOTICE: Yes

Six site notices have been erected on roads around the Ground.

Additional Information submitted regarding the scoreboard and the retractable seating, and additional visuals to show views from Century Court.

HISTORIC ENGLAND

To be reported verbally.

ST JOHN'S WOOD SOCIETY

To be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

Residents in Century Court and the Century Court Residents Association consulted; Total No. of Replies: 0.

Any late responses received will be reported verbally to Members.

4. BACKGROUND INFORMATION

4.1 The Application Site

Lords Cricket Ground is approximately 6.9 hectares in area and is bounded by the north by Wellington Place /Cavendish Close to the north, Wellington Road to the east, St John's Wood Road to the south and Grove End Road to the west. The majority of the Ground is located within the St John's Wood Conservation Area, with the exception of the 1960's Thomas Lord Building which fronts onto St John's Wood Road.

The Ground contains a number of historic buildings and structures namely ;the Grade II* listed pavilion designed by Thomas Verity in 1889-90, the Grade II listed Grace Gates fronting St John's Wood Road (by Sir Herbert Baker 1923) and the Grade II listed relief sculpture by Gilbert Bayes on the corner of St John's Wood Road and Wellington Road. The Ground also contains modern iconic buildings such as the Mound Stand designed by Hopkins (1987), the new Grandstand designed by Grimshaw(1998) and the Media Centre designed by Future Systems (1990- a Stirling Prize winner).

The Tavern and the Allen Stands are two of the oldest stands in the Ground. The Allen Stand was designed by Baker and Faber in 1935 and was originally known as the 'Q' Stand. Part of the roof of the stand was removed in 1999 to accommodate a new electronic scoreboard.

The Tavern Stand and the Thomas Lord building were built together with Century Court in the mid to late 1960s by Louis de Soissons Partnership and as a result the Grace Gates was reconstructed 13 feet eastwards in 1966.

At the rear of the Thomas Lord building and at the end of the Harris Gardens, there is currently a single storey office building and shop serving the MCC. For the purpose of this report, this building is known as the MCC Office Building.

The Bowlers' Annex was rebuilt by Frank Verity in 1906 and is listed by virtue of its attachment to the main listed pavilion. The existing scorer's box is located in the gap between the Mound and the Tavern Stand.

The designated heritage assets at the Ground affected by this proposal are the listed pavilion and the Bowlers' Annex attached to it, the Memorial Building and the Allen Stand. The St John's Wood Conservation Area is also a designated heritage asset.

The application site lies outside the Central Activities Zone (CAZ) and the surrounding streets are predominantly residential in character, varying from mansion blocks, modern blocks of flats and houses. To the north of the Ground is Wellington Hospital and to the south east is the Danibus Hotel. There is a synagogue opposite the site in Blazer Court, St John's Wood Road.

4.2 Relevant Planning History

There have been a large number of planning decisions at Lords Cricket Ground and the following are relevant in the determination of this latest proposal.

Permission was granted in June 2014 for the redevelopment of the Warner Stand and works are due to commence in September 2015 with a completion date spring 2017.

In respect of the floodlights within the Ground, planning permission was granted in 2009 for the installation of four retractable floodlight masts (maximum of 12 matches and four practice matches per year) and the erection of a new substation. Although the applicant was seeking a permanent permission, Sub-Committee agreed that this permission was limited for a five year period in order to i) monitor their impact and ii) in the context of the forthcoming Masterplan.

20 May 2010 - Permission granted to vary Conditions 2 and 11 of the 2009 permission namely to allow an additional 12 days of use of the floodlights (to permit use during the day in bad light conditions) in addition to already consented 12 matches and four practice matches allowed by the 2009 permission, and changes to when the floodlights are fully extended and retracted to take account of the proposed additional use (Application under Section 73 of the Town and Country Planning Act 1990). Sub-Committee agreed to allow 12 additional day use rather than the 16 days originally requested by the applicant, and reduced the number of evening matches to 10 and two evening practice matches from 1 April to 30 September in any year.

21 March 2013 - Permission granted for variation of Condition 1 of permission dated 20 May 2010 (RN: 09/09775); namely, to retain the four retractable floodlights for another five year temporary period from 2014 to 2019 and variation of Condition 2 to increase the number of day cricket matches the floodlights can be used each season from 12 to 14 days. (Application under Section 73 of the Town and Country Planning Act 1990). These floodlights can only be used to a certain number of days use per cricket season; namely maximum of 14 days, 10 Evenings and 2 Evening Practice matches per season and are limited until 22 January 2019.

5. THE PROPOSAL

This proposal is the next phase of the Lords Masterplan and comprises of six elements:

- i) the redevelopment of the Tavern and Allen Stands to provide a new stand with an increased capacity of the Ground by approximately 1082 additional seats;
- ii) a new 4 storey Thomas Lord building fronting on St John's Wood Road with a basement car park which extends underneath the Harris Gardens. This scheme also involves the relocation of the Thomas Lord public house at the rear of the new building;

- iii) a new 2 storey Harris Gardens building to replace the existing single storey building;
- iv) works to refurbish the Bowlers' Annex including the creation of a retail shop in the undercroft area and internal and external alterations to the Grade II* pavilion,
- v) new scorer's box located between the Mound Stand and the new stand;
- vi) re-configuration of the entrance areas around the Grace Gates on St John's Wood Road and new public realm.

The facades of the new buildings designed by Populous architects (the architects who designed the new Warner Stand) and follow a common language to tie the buildings together. The primary material palette consists of white concrete and glass reinforced concrete as a framing and cladding panel elements, aluminium framed glazing with bronze-finished aluminium to the panelling and screening. A secondary palette of brickwork, and render and climbing plants are proposed to the side facades facing the adjoining residential properties.

The new stand

A single new stand is proposed to replace the Tavern and Allen Stands and its primary use is to provide increased seating capacity, in addition to ancillary hospitality boxes and restaurants which will be used on match days and for a variety of functions throughout the year. This will be the first phase of the SW Project. The pitch side restaurant on the top level will accommodate approximately 150 covers with associated kitchen facilities and this will be open all year round. Another restaurant is proposed at level 02 to be used on match days. The new stand will increase capacity and the number of seats with a good view of the cricket, and will have a capacity of 5200 which represents an increase of 1080 seats. The design of the new stand includes a new elevated bridge link to the listed pavilion to replace the existing link so spectators and officials can move between both buildings. The new stand accommodates an electronic scoreboard of approximately the same size and proportions as the existing one in the lower section of the new stand next to the pavilion with a row of retractable seats on the flat roof above.

The existing floodlight mast at the rear of the Tavern Stand is proposed to be moved to a position within the new stand. A basement is proposed under the new stand to provide waste and storage facilities and this will be linked to the new basement car park under the new Thomas Lord building.

Thomas Lord Building

It is proposed to redevelop the Thomas Lord building with a new four storey building with a basement as the second phase of the SW Project. The applicant states that a key driver for this is to improve security at the Ground with the upper levels providing offices for the MCC and the Middlesex Cricket Club, and replacement hospitality and conference facilities for 300 people with independent catering facilities. The new building re-provides the Tavern Public House which is shown to be located at rear ground floor level.

A new underground car parking and servicing area is proposed occupying a much larger footprint extending beneath the Harris Gardens which will link up with the basement under the new stand. The replacement Thomas Lord building is 5.7 m taller than the existing and set 0.5 m further east. The top floor is set 24 m away from the side façade of Century Court.

MCC Harris Garden

It is proposed to demolish the existing single building and erect a 2 storey building to provide a bar facility to eliminate the requirement for temporary buildings being sited on the Harris

Garden during the cricket season .Two additional dressing rooms are to be created to be used for the Real Tennis and Squash courts and double header cricket matches.

Scorer's Box

A new scorer's box is proposed, which is located between the end of the Mound Stand and the existing Tavern Stand is required, as the existing facility is too small. This will also form part of the Phase 1 works.

Listed Pavilion

Listed building consent is sought for works to refurbish the pavilion to provide enlarged dressing rooms and bathrooms and improved facilities for team officials, physiotherapy and a gymnasium. The existing MCC offices will move to the new Thomas Lord building.

Bowlers' Annex

At the ground level of the Bowlers' Annex a new shop is proposed to replace the existing shop in the basement of the pavilion. It is also proposed to refurbish the annex to provide a pitch viewing dressing/room for the umpires to link through to the new match day control facility in the new Warner Stand.

The Grace Gates

The proposal seeks to improve the setting of the Grace Gates by removing the majority of the servicing to the new Thomas Lord building .New boundary treatment is proposed either side of the Grace Gates and improving the public realm inside the Ground .

The applicant is seeking 5 year permission rather than the standard 3 year time limit.

6. DETAILED CONSIDERATIONS

6.1 Land Use

In 2013, the MCC developed its Masterplan for the Ground, and works are due to start on the first phase with the redevelopment with the redevelopment of the Warner Stand. This proposal for the second phase of the Masterplan.

6.1.2 Increase in the capacity of the Ground

Objections have been raised to the increase in the capacity of Ground and a number of objectors question whether the relatively small increase in capacity justifies the harm to the listed pavilion and to the amenities of residents.

The table below sets out the existing and proposed floor spaces:

Table 1: Floorspace Figures

Building	Existing GEA M2	Proposed GEA M2	Difference
Tavern Stand	1173	New stand 4868	+2592
Allen Stand	543		
Thomas Lord Building	2938	4792	+1854
Harris Building	204	486	+282
Bowlers Annex		57	+57
Total	4858	10202	+5344

In respect of seating, the proposal will increase the capacity in these two stands from 4118 to 5200; an increase of 1,082 seats (26% increase). The overall capacity in the Ground will increase by just over 3% to 30,530. It is not considered that this modest increase in capacity represents an over-development of the Ground and is acceptable in land use terms.

The proposal is supported by the Mayor of London as it is consistent with the London Plan's vision to retain and extend London's global role as an internationally competitive and successful world city. The proposals to develop Lords and to ensure that it remains a competitive choice for hosting major cricket matches is in accordance with London Plan policies.

The main considerations of this proposal are i) the demolition of the existing buildings, the impact of the new buildings and works on the historic pavilion and Grace Gates and this part of the St John's Wood Conservation Area and ii) on the amenities of neighbours. These matters are dealt with in more detail in Sections 6.2 and 6.3 of this report.

6.1.3 Relocation of the existing public house

The existing public house (Class A4) in the Thomas Lord building fronts onto St John's Wood Road and is approximately 244m² in area (GIA). The proposal is for a larger public house 380m² in area located at the rear on the ground floor of the new Thomas Lord building with its main entrance at the side of the new building and one of the key considerations is the impact on residential amenity in the light of Policy TACE 9. Strong objections have been received from the residents in Century Court on noise and disturbance grounds and cite a recent disturbance which required the police to attend. The St John's Wood Society also raise that the relocated Tavern with its balcony, external terrace and the use of the Harris Gardens will inevitably cause noise and disturbance and request stringent controls to control operational requirements and use of this space.

The existing public house has not been nominated as an Asset of Community Value (ACV), and will be re-provided as part of the redevelopment. There will be a temporary loss of this facility during the construction works, and given it will be reinstated in the new building and a small increase in its size; there are no objections in land use terms.

The proposed new public house is approximately 55% larger in floor area compared to the existing public house with an outdoor terrace at the rear. The design of the building incorporates a wall to the side to act as a screen this outdoor seating for views within Century Court. The MCC state that the control and management of customers will be easier when located inside Lords rather than facing the street. Residents' concerns about the intensification of the public house in terms of noise and disturbance are well understood. Whilst residents in St John's Wood Road may benefit from the relocation of the public house from street level, moving to public house to the rear and inside the Ground does have implications for other residents.

It is recommended that a condition be imposed to secure a detailed Operational Management Plan of this public house and the use of the Harris Gardens for both match and non-match days in order to safeguard the amenities of neighbouring residents. This will include the hours of operation and to allow a review after 6 months of operation.

It is recommended that there is no use of the Harris Gardens after 21.00 at night.

6.1.4 Class A3 Restaurants

New restaurant is being proposed on level 04 of the new stand facing onto the pitch and will cater for 150 covers and be open all year round.

In dealing with the new Warner Stand, conditions were imposed to limit the hours of the new restaurant (08.00 -23.00 hours), to limit the number of days it could be used each year (100 days per calendar year) and no post function cleaning/waste disposal until after 10 a.m. the next morning when no functions or cricket matches are taking place given its proximity to residents in Elm Tree Road.

Given the location of this proposed restaurant on the top floor of the new stand which faces onto the pitch, it is some distance away from nearby residents in St John's Wood Road, and its fairly modest size; it is not considered that its proposed use throughout the year will harm the amenities of nearby residents. It is recommended to control its hours of use from 08.00 to 23.00 hours.

A second restaurant and conferencing facilities are proposed at Level 02 to be used in association with match days at the Ground.

In the new Thomas Lord building, the dining room on Level 01 will be continued to be used as a dining room on match days and conferences, dinners and other events throughout the year as per the existing building, and this is not considered to have an adverse impact on the amenities of residents.

6.2 Townscape/Design

The proposals raise a number of issues in respect of the i) the demolition of an unlisted building of merit, ii) the impact on the fabric and setting of listed buildings and unlisted buildings of merit in the Ground and iii) the impact on the character and appearance of the conservation area and

6.2.1 Demolition of the existing Tavern and Allen Stands

The Allen and Tavern stands are unlisted buildings within the St John's Wood Conservation Area. The Allen Stand is the second oldest stand in the Ground, and is designated in the adopted Conservation Area Audit as an unlisted building of merit. The Tavern Stand which dates from the 1960s is identified by the Audit as a 'neutral' building.

It is accepted that the Allen Stand retains some architectural features associated with its architect, but it is considered that its significance architecturally has been affected by the scoreboard which resulted in the removal of much of its roof. It is recognised that the stand does have historical significance and communal significance, but it is 80 years old and fails to provide the modern standards and disabled access required for a major sporting venue.

The provision of the new stand is required to help secure the future of Lords as a host for international test matches and this benefit has to be weighed against its loss. Historic England advise that the Allen Stand and the bridge link to the pavilion retains some architectural and historic interest, but does not meet the very high tests for statutory listing and therefore do not wish to resist the loss of this building.

Therefore, the principle of the loss of this unlisted building of merit is considered acceptable, subject to a high quality replacement building. Its proposed demolition is not considered to cause harm to the setting to the listed pavilion or other unlisted buildings of merit and will preserve the character and appearance of this part of the St John's Wood Conservation Area.

The Tavern Stand dates from the 1960s and whilst designed by a prominent architectural practice and engineer it has limited historic interest and is a 'neutral' building. Historic England advice that the stand is not considered of any great architectural or historic merit and raises

no objection to its loss. This stand is 50 years old with poor disabled access and again there are no objections to the principle of its demolition. Therefore the loss of these two existing stands is considered acceptable in the light of the Council's adopted design policies S25 and S28 in the City Plan and DES9 in the UDP and the advice set out in the NPPF.

6.2.2 Height and Design of the New Stand, Scoreboard and retractable seating and the impact on the setting of the listed pavilion and other designated heritage assets.

The new stand is of a substantial curved structure (taller than the existing two stands) with a translucent white canopy above the majority of the new stand. The lowest section of the new stand adjacent the pavilion is not covered by the canopy roof and accommodates a replacement scoreboard with retractable seating above. The new stand lies adjacent to the pavilion which is listed as Grade II* for its historical association with the game of cricket. The building is brick with ornate pink terracotta facings and consists of a long, two storey centre section with raked, covered seating above between two end pavilions with pyramidal roofs with ornate wrought and cast iron lanterns. The Long Room occupying most of the ground floor is of particular interest.

The footprint of the new stand respects the existing 6.7m gap between the existing pavilion and the Allen Stand. The lower section of the new stand/ top of the new scoreboard will be approximately 300mm lower than the terracotta parapet of the pavilion. The roof of the new stand which is located 18 m away from the pavilion is 0.8 m lower than the pyramidal roof /turret of the pavilion.

Objections have been raised that the new stand is too tall, it is overbearing and fails to respect the setting of the listed pavilion. Residents in particular highlight the location and height of the retractable seating so close to the pavilion which will be most visible when the eyes of the world are looking at the Ground.

In dealing with this application regard has been had to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the policies set out in S25 and S28 in the City Plan, and DES1, DES4, DES8 and DES10 and the relevant sections in the NPPF in particular paragraphs 128,129,131,132,134 and 135.

This proposal affects two heritage assets in the Ground, the listed pavilion and the listed Grace Gates. In respect of the listed pavilion, the main areas of concern are the retractable seating and scoreboard in the lower section of the new stand and its relationship with the pavilion and this is best appreciated in View 18 in the townscape analysis. This view tests the most important setting of the pavilion, its primary façade and focal point within the Ground itself.

Historic England consider that the size of the scoreboard along with the retractable raked seating above would be a distracting feature within the setting of the pavilion, diminishing its dignified and imposing presence in the Ground. The applicant has submitted further information to justify its location and size of the scoreboard. Historic England have raised the necessity of illuminated advertising on the scoreboard and whether this can be limited or controlled in order that it does not visually compete with the Grade II* listed building.

Officers consider that the existing scoreboard at the Tavern Stand because of its height and location currently detracts from the setting of the pavilion and reads as an add on feature to the Allen Stand. Whilst officers recognise that the new scoreboard is an integrated within the design of the new stand, rather than an add on feature but it is now closer to the pavilion.

It is accepted that scoreboards need to be provided and the design preserves the existing townscape gap with the pavilion, therefore balance has to be made to between the setting of the listed pavilion and the needs of spectators in the Ground. In respect of possible locations for the new scoreboard, the architects investigated a number of alternatives .Option 1 on the other side of the new stand does not provide a suitable field of vision and has been discounted. Option 2 on the curved section of the new stand affects seating capacity of the new stand and this would result in the stand or the scoreboard being much higher and this would be unacceptable from a townscape point of view. Option 3 indicates the scoreboard being higher next to the pavilion, again undesirable in design terms.

Whilst it is accepted that the proposed location of the scoreboard next to the pavilion will cause an element of harm to the setting of the listed pavilion, but it is considered the most appropriate location compared to the other alternatives, and this less than substantial harm is outweighed by the public benefits created by the new stand.

The proposed 8 rows of retractable seating (150 seats) above the scoreboard will extend beyond the terracotta parapet of the pavilion, and again this is an aspect of the proposal which is highly contentious. The removal of these seats has been discussed with the applicant both at the pre-application and during the application, as officers that the removal of these seats would be the preferred solution. The applicant states that the original intention of the redevelopment of these stand was to create 2000 additional seats, but this number has been significantly reduced as a result of changes to lower the massing of the new stand, and that further reductions in capacity are being resisted and affect the viability of the scheme. The applicant considers that the retractable seating to be an appropriate solution which will only be used on major match days, and the rest of the year will not be visible.

Officers consider that the retractable seating will also cause less than substantial harm to the setting of the pavilion on those days when in use, and the rest of the year will not be visible Whilst this is not an ideal situation, again Members views are being sought as to whether the public benefits outweigh the less than substantial harm.

In terms of the rest of the new stand, its footprint and scale are considered acceptable and respects the existing gap with the Mound Stand and the Bicentenary Gates and ensures that the Ground retains its character as a collection of stands rather than a unified stadium. The canopy roof form is slim structure, which although different from the other roofs at the Mound Stand and the new Warner Stand, is an appropriate design treatment. The detailed design and use of materials employs materials used elsewhere in the ground and when viewed from the pitch is predominantly a white colour. The main change is external rear facades, which introduces the use bronze aluminium panels above the colonnade arch. This material is repeated in the new Thomas Lord building and the MCC office building. It is considered that this material offers richness to the façade, but does not compete with the terracotta and brick work of the listed pavilion.

Historic England considers that the design is not overbearing and is distant enough from the pavilion not to intrude significantly on its setting. They advise that roof structure has a family resemblance with the existing and consented structures across the complex but is sufficiently distinct to sustain the concept embedded in the Master plan, and this roof form will provide a light weight perimeter edge which follows the spirit of other lightweight roof structures within the Ground.

In respect of the impact on the setting of the Grace Gates, it is considered that the new stand and the alterations the entrance and the Thomas Lord will enhance the setting of the gates.

6.2.3 Impact on the character and appearance of the St John's Wood and Regent's Park Conservation Areas

Regard has been made to Section 72 of the Act which requires special attention shall be paid to the desirability of preserving or enhancing the character and appearance of conservation areas.

The applicant's townscape analysis demonstrates that the proposal will not be visible from within Regents Park (Views 1 and 2), nor from Prince Albert Road in the background of the setting of the St John's Church (View 3). The impact from views from Grove End Road are considered to be very limited and will not result in any material harm.

The major change to the St John's Wood Conservation Area will be views along St John's Wood Road and around the Grace Gates in relation to the new stand and the new Thomas Lord building. It is considered that the proposal new buildings are high quality replacements which together with the improvements to the main entrance will enhance the setting of the Grace Gates will improve the overall appearance of this part of the Ground and will allow new views of the Harris Memorial garden.

Although objections have been received on the grounds of harm to the conservation area the proposal is considered to comply with the advice in the NPPF (paras 134 and 135) and Policies DES1, DES4, DES9 in the UDP and S25 and S28 in the City Plan.

6.2.4 Internal and External Alterations to the Listed Pavilion and Bowlers' Annex.

The proposed internal alterations to refurbish the Grade II* listed building on the upper floors will provide improved facilities, and will be sympathetic to the fabric and plan form of this heritage asset.

The proposal includes the removal of the existing bridge link and its roof between the pavilion and the Allen Stand. The modern glazed replacement is proposed and an existing window opening will be altered to form a doorway and the drainage pipe work will be relocated. The new bridge is a very modern addition is considered to be an appropriate form of intervention and will provide greater visual separation between the pavilion and the new stand. There will be a slight impact on the fabric of the building, but this is outweighed by the proposed restoration works to the historic terracotta façade.

The internal works to restore the original dressing room plan are welcomed and there are no objections to replacing modern fittings to the players' bathrooms, refurbishing management rooms, inserting Ladies WC and blocking up and creating replacement openings to the Bowler's Annex.

The works to the Bowlers' Annex will involve the infilling of the rear undercroft to create a new shop. The physical alterations to install new curtain wall glazing between the existing brick columns is considered to be an appropriate treatment. The undercroft is currently used for ground keeper's storage and this will be re-provided in the space between the new Warner Stand and the Bowlers' Annex. The proposal also creates a new umpires office on Level 02 of the Annex and the new openings in the party wall to the pavilion will not cause any harm to the fabric of the building.

Historic England has raised no objections to the listed building consent application for the works to the listed pavilion and Bowlers' Annex and has issued their authorisation.

6.2.5 Demolition of the Thomas Lord Building.

There are no design objections to the demolition of this 1960's building which is located just outside the St John's Wood Conservation Area and is of no architectural significance.

6.2.6 Height/Design of the Thomas Lord building

In townscape terms, the overall siting, footprint, massing of the replacement building is considered appropriate, by reducing the footprint of the building to the west improves the overall setting of the Grace Gates and opens up the entrance to the Ground.

The palette of materials follows the materials to be used on the new Stand, and is considered a high quality building which will enhance the appearance and character of the adjoining St John's Wood Conservation Area and the Grace Gates.

6.2.7 Demolition of the MCC office /Harris Gardens Building and the

Replacement Building

This single storey building is a modern structure dating from 1996, and there are no objections to the principle of its demolition in terms of its impact on the setting of the listed pavilion and the adjacent Memorial Building.

The new 2 storey building which follows the architectural language of the new stand and Thomas Lord building is considered appropriate in terms of its height and detailed design. It will continue to read as a subservient structure in relation to the side elevation of the Memorial building and will respect the setting of the listed pavilion. The removal of the temporary structures in the Harris Gardens is a benefit, and will allow this garden space to be appreciated.

6.2.8 New scorer's box

A new scorer's box is required as the existing facility is too small, cannot accommodate a wheelchair and has poor climatic conditions. The new box will be able to accommodate 11 people with disabled access. A manual scoreboard is required to ensure that play can continue if the electronic LED scoreboards fails. The new box infills the current gap between the Mound Stand and the new stand, and its detailed design is considered acceptable. The proposal will preserve the conservation area.

6.2.9 Alterations to the Front Boundary Treatment /Setting of the Listed Grace Gates

One of the main aims of this proposal is to improve the main entrance into the Ground and the setting of the listed Grace Gates. The demolition of the existing stands, the Thomas Lord building and the relocation of the floodlight mast together with the proposals to improve the main entrance will enhance the setting of the Grace Gates and this is welcomed and a benefit.

The proposal to create a new reception in the Thomas Lord building, the works to the boundary and removing the majority of servicing to basement level will create a more welcoming pedestrian entrance into Grand.

The creation of a new shop in the new stand will eliminate the requirement for the temporary buildings which currently clutter the forecourt area and this in turn will allow better crowd circulation on match days. A new security line will be created set back from the main Grace Gates which will allow visitors to enter the Ground.

A new gateman's lodge is proposed behind the Grace Gates but this will be a discreet glazed box to sit behind the Grace Gates piers, and its detailed design can be reserved by condition.

The street facing façade on the new stand extends out to the current boundary wall, and this is treated to respond to the existing arches in the adjacent Mound Stand.

Historic England welcomes the proposals to deliver a much improved public realm and enhanced setting of the Grace Gates. The new boundary treatment is now of sufficient solidity to ensure that the listed piers of the Grace Gates do not appear as isolated relics and read as an integral part of the new landscaping scheme. The detailed designs and materials will be reserved by condition.

6.2.10 Public Art

The new boundary /turnstiles either side of the listed Grace Gates will be form the public art of the development. It is proposed that the new entrance gates be designed to celebrate the achievements of cricketers with decorative metal work. The exact design has yet to be agreed, but this is considered to represent an appropriate approach to public art, and will be reserved by condition.

6.3 Residential Amenity (Daylight, Sunlight and Enclosure)

The existing Thomas Lord building is approximately 9.3 m high and is set back 14.5 m away from the side boundary with Century Court .The new building is effectively 2 storeys higher at 16.6 m high, although the top floor has been set back 24 m away it does have implications on the daylight and outlook for a number of flats within this block.

The new stand will be higher than the existing stands and this also has implications for daylight and outlook to the flats on the opposite side of St John's Wood Road. The new two storey MCC office building affects light and enclosure to a house at No 4 Grove End Road. In assessing the impact regard has been had to the advice set out in the BRE guidelines and policies S29 in the City Plan and ENV13 in the UDP.

6.3.1 Century Court

The residents and the Century Court Resident's Association object on the grounds of loss of daylight to their flats as a result of the proposed extended Thomas Lord building which is immediately outside their windows. They disagree with the applicant's daylight assessment that the proposal will accord with BRE guidance as a number of windows will fail and request that the City Council demand that the building is reduced in height. They cite in particular the loss of light to the ground floor kitchen window to the porters flat, and to the living rooms in the flats above. The St John's Wood Society request that the Council carefully consider the loss of light and enclosure to the lower floor flats.

Century Court is a 13 storey block of flats located to the west of the Thomas Lord building, and there are a number of windows in the east side facade which will be affected by the replacement Thomas Lord building and to a lesser extent by the new stand .There are two flats per floor and the windows which face onto the Ground serve living rooms and bedrooms although there are a number of the rooms have been converted into dining rooms and study's. At either end there are large projecting balconies and a number of these are enclosed in glass to form winter gardens.

The windows most affected are located a ground (a kitchen which serves the porters flat) and windows, and those on the first to fourth floors. The flats above fifth floor have not been tested as the proposal will have no appreciable impact on their daylight.

A number of flats in this block have been visited internally prior to the application being submitted. As the affected window face east they have been tested in terms of their daylight. A number of the existing windows are affected by the existing projecting balconies above, and it is recognised that these structures can limit the amount of daylight entering into rooms as the top of the balcony cuts out light from the top part of the window. Therefore in accordance with the advice in the BRE guidelines the applicant has carried out an analysis based on the existing and proposed situations with and without out the balcony in place. The results from the applicant's Daylight /Sunlight report are summarised in the table below.

Table 2: Loss of Daylight to Century Court.

Room/Window	Existing VSC	Proposed VSC	Loss of VSC	% Loss
Ground Floor R2/400 Window W2/400 Kitchen to porters flat	20.22	16.01	-4.21	-20.82
First Floor R1/401 W2/401 Living Room	9.52 (32.92)	4.67 (28.03)	-4.85 (-4.89)	-50.95 (-14.85)
First Floor Room 8 W9/401 Living Room	11.15 (35.98)	7.02 (31.09)	-4.13 (-4.89)	-37.04 (-13.59)
Second Floor Room 1/402 Window W2/402 Living Room	12.78 (35.98)	7.89 (31.09)	-4.89 (-4.89)	-38.26 (-13.59)
Second Floor Room 8/402 Window W9/402 Living Room	13.94 (36.24)	9.94 (31.94)	-4.00 (-4.30)	-28.69 (-11.87)
Second Floor R1/403 Window W2/403 assumed living room	14.47 (36.95)	11.39 (33.87)	-3.08 (-3.08)	-21.29 (-8.21)

These figures above are the loss of daylight that will occur to the rooms recessed behind the balconies/winter gardens (Scenario 1 in black assumes that the winter gardens do not exist) and Scenario 2 (in bold) with the winter gardens and balconies removed. In respect of the existing winter gardens, these have been tested by the applicant in Scenario 3, and the losses of daylight are under 20% recommended in the BRE Guidelines and therefore the losses are considered to fall within acceptable limits.

In terms of the loss of daylight, the loss of light to kitchen window serving the porters flat is just breaching the BRE guidelines at a 21% reduction, but it is not considered that this impact will be so material to warrant refusal of permission.

In terms of the upper floors, the losses to the first and second floors do breach the BRE guidelines in terms of the living rooms and whilst the losses are well in excess of the BRE guidelines, these rooms are served by other mitigating windows either to the south or north. The calculations undertaken with the balconies removed demonstrate that the losses would be within the BRE guidelines. Therefore it is considered on these habitable rooms will continue to receive adequate levels of daylight distribution and the objections on loss of daylight grounds cannot be supported.

The other windows in the side elevation will also lose daylight and these rooms do not have mitigating windows. The worst affected windows are those of first floor level which will experience losses between 15-17% of their daylight, but these losses are within the BRE guidance and these rooms will remain adequately well lit. Again, it is considered that the losses of light to these windows is acceptable.

6.3.2 Grove End Road houses

The applicant has tested the windows in the rear of Nos. 2, 2 a, 4, 6 and 10 Grove End Road which back onto the application site. The majority of losses to these houses are within the 20% reduction of VSC, and therefore the losses are within acceptable limits. The worst affected house is No 4. Three windows in the rear elevation at ground floor level which will experience losses in excess of the BRE guidelines which are set out in the table below:

Table 3: Loss of Daylight to No 4 Grove End Road

/Room /Window	Existing VSC	Proposed VSC	Loss of VSC	% Loss
Room 1/310 W3/310	19.54	12.55	-6.99	-35.77
Room 3/310 W1/310	16.37	9.95	-6.42	-39.22
Room 3/10 W2/310	17.13	10.46	-6.67	-38.94

It is not known which rooms are served by these three affected windows, and a further letter has been sent to the owner of this house to arrange a site visit, but no response has been received to date.

This house will be affected by the proposed 2 storey MCC Office building located adjacent the garden wall. The ground floor window W3/310 will lose approximately 36% of its VSC but this room has a mitigation window W4/310 which will allow this room to remain reasonably well lit. The second ground floor room is served by windows W1/130 and W2/310 and will experience losses in excess of 20%. Whilst this loss is regrettable, the No Sky Line (NSL) assessment demonstrates that the losses are largely concentrated to the rear of the room. Whilst it is accepted that losses of light to this room although perceptible, it is considered not to be so material to warrant refusal of permission.

6.3.3 St John's Wood Court

This eight storey mansion block located on the opposite side of St John's Wood Road will be affected in terms of loss of light, 97% of the tested windows will meet the BRE guidance and 11 windows will experience losses beyond the guidance.

Five of the 11 windows (W6/500, W27/501, W31/501, W9/503 and W13/503) will experience percentage losses between 20.1% to 27% of their former value and these losses are not considered to be so significant to warrant refusal. The remaining 6 windows have existing low levels of VSC between 8% and 1%, and four of these windows are located below existing architectural overhangs/balconies, therefore small percentage losses will be expressed as a high percentage figure. Again the losses are not so significant and it is understood that all the affected windows serve rooms with at least one mitigating window.

6.3.4 Blazer Court/Liberal Jewish Synagogue

The synagogue occupies the ground and first floor of Blazer Court and given its non-residential use has not been tested in terms of loss of daylight. The upper residential windows have

tested and 83 of the 85 tested windows will comply. Two windows (W3/602 and W6/202) will experience percentage losses between 21.88% and 34.6%. However, these windows have poor existing levels of light at 12.48 VSC and 5.95 VSC respectively therefore small losses of light will be expressed as a higher percentage figure. However the affected room does have five mitigating windows all of which will meet the BRE guidelines and therefore the losses are daylight are considered acceptable.

6.3.5 Pavilion Apartments

This 11 storey residential block which has existing projecting balconies and again assessments have been made with the balconies in place and without. In terms of the 100 windows tested 88 will meet the BRE guidelines. The porter's studio flat on the ground floor will experience 25% loss in daylight, but the room has two mitigating windows and therefore will retain an adequate level of daylight distribution over 99% of the room area. Six windows between the ground and second floors will experience losses between 21% and 27% of daylight. Five of these windows serve bedrooms which have a lower expectation of light compared to living rooms and therefore these losses are considered acceptable. The remaining window has low level reducing from 8%VSC to 6%VSC and a mitigating window. Again the losses of daylight are not considered to material to the occupants.

The proposal will not affect sunlight to the houses to the north in Elm Tree Road.

6.3.6 Sense of Enclosure

The Century Court Residents Association object to the height of the new Thomas Lord building on increased sense of enclosure grounds. The applicant has submitted a number of visuals taken from a number of flats in Century Court to show the new Thomas Lord building and the new stand from inside these flats.

The flats on the ground, first, second, third and fourth floors will experience an increase in sense of enclosure as a result of the proposed new building, and again the worse affected flats are those located at first and second floor levels. It is recognised that the outlook from these flats is already affected by the presence of the existing building, and this new building will result in a number of flats experiencing a greater degree of enclosure. The proposal increases the increase in height by 3 m from 9.3 m to 12.3 m adjacent the boundary which equates to an additional floor albeit the new top floor has been set further away from this sensitive boundary.

After visiting a number of flats, it is accepted that there will be an increase in enclosure. The proposed top floor this has been well set back by 24 m, which has mitigated the increase in height (16.6 m) and whilst it is accepted that this additional floor will be clearly be visible for residents in Century Court, the loss of amenity is considered to be a balance acceptable.

The new building and the stand will also affect the outlook of the flats to the south, but again due to the distances involved, this is not considered to be harmful.

The two storey MCC office will result in an increased sense of enclosure to the rear No 4 and its garden and to a lesser extent No 2 Grove End Road. It is accepted that the outlook from the rear of this house and its rear garden will be affected the proposed two storey building, but in the light of the public benefits, this loss of amenity is considered acceptable.

Overall, the proposal is considered to comply with policies S29 in the City Plan and ENV13 in the UDP.

6.3.7 Overlooking /Loss of Privacy

Objections have been received from residents on loss of privacy from the new buildings and also the use of the Harris Gardens by the public house and on match days.

The top floor of the new Thomas Lord Building is a glazed structure and in order to safeguard the residents of Century Court, the glass is shown to be obscured, and be fixed shut on the west facing side elevation. It is also recommended that the flat roof at this level is not used of the flat roof as a terrace.

A terrace is proposed to the rear of the Thomas Lords building but is screened by the proposed flank wall so not to afford views into Century Court. An Operational Management Plan will also cover the use of the Harris Gardens a match and no match days.

The top floor of the new stand which has a glazed screen will be obscured to protect the flats in the flats opposite and can be secured by condition.

6.4 Transport /Parking

The proposal will result increase in additional trips as a result of the increase in the capacity of the new stand, its restaurant and the facilities in the new Thomas Lord building. The changes in trips will result in an increase in walking, bus, rail and underground trips.

6.4.1 Car Parking

There are currently 32 car parking spaces in the basement of the Thomas Lord Building for players and staff, and there is no spectator parking provided at Lords. The larger basement will provide 28 spaces and 2 wheelchair accessible spaces. This small reduction in parking is considered acceptable in terms of the Council's car parking policies.

The spaces should be provided with electric charging provision (active and passive) to meet the London plan policy 6.13 and this can be secured by condition.

6.4.2 Coach Management Plan

The GLA have requested that a coach management plan should be provided and additional coach parking should be implemented on St John's Wood Road if demand shows this is necessary. There is no designated coach parking at Lords, and on major match days, there is low potential demand, and it is considered that the proposed small increase in capacity is not considered to justify the provision of such a plan.

6.4.3 Servicing

The existing car park entrance from St John's Wood Road will be marginally widened to accommodate a 3.5 tonne vehicle so that large transit van vehicles can enter the new basement car park to a pair of loading bays. The proposed larger basement beneath the new Thomas Lord building will accommodate the majority of servicing trips, and when constructed will remove a large number of vehicle movements through the existing Grace Gates, and this is considered to be a benefit for neighbouring residents and to users of the Ground.

It is expected that larger vehicles will continue to enter the ground at the Nursery End from the North and East Gates, until such time the East Gate service centre is constructed which will form part of a later phase of the Masterplan.

The new stand has its own basement and when the Thomas Lord building is built, both these basements will be linked.

A Servicing and Delivery Plan as requested by Transport for London can be secured by Condition if Members are minded to approve.

6.4.4 Pedestrian Movement within the Ground

The proposal includes the introduction pedestrian turnstiles either side of the listed Grace Gates which improve flows into the ground on major match days. These will remain gated during the rest of the year and the main Grace Gates will be used. The new public realm will be created around the Grace Gates and be accessible space on- match and non-match days with a new security line set back to the flanks of the new stand. This will represent a significant improvement.

6.4.5 Cycle parking

The GLA state that conflicting information has been submitted regarding the existing and proposed level of cycle parking for staff and visitors .The applicant has submitted additional information on cycle parking within the Ground and Transport for London's comments are awaited and will be reported verbally to Committee .

6.4.6 Public Transport

The GLA/TfL confirm that the impact of the additional trips expected is not considered to be significant to warrant any specific mitigation towards public transport facilities or services in the vicinity of the site. The proposal does not involve any changes to the position of the bus stops on Grove End Road which was raised by one of the consultee's responses.

6.4.7 Traffic Generation

Whilst it is recognised that during construction there will be an increased number of traffic, but the impact can be mitigated with a Construction Traffic Management Plan which can be secured by condition .The impact of construction is dealt with in more detail in Section 6.12 of this report.

The formal views of the Highways Planning Manager are awaited and will be reported verbally to Members.

6.5 Economic Considerations

The MCC have commissioned a report from Sheffield University to ascertain the economic impact of hosting cricket matches at Lords based on the 2013 Ashes Test matches and other international matches held that summer .The report concluded that Lords Cricket Ground contributes nearly £9million to Westminster's economy.

The proposed redevelopment will result in an increase in capacity and better views of the pitch, increase accessibility and the number of wheelchair seats and result in improved facilities which will help to support Lords future as the home of cricket.

6.6 Equalities and Diversities

One of the key aims of the proposal is to improve accessibility and the applicant has engaged with the MCC Disabled Members Group. The new stand will have two lifts to all floors which are large enough to accommodate two wheelchair users, together with a variety of accessible

seating with associated companion seating is proposed both at pitch side and each level above within acceptable distances of accessible WC facilities and this is most welcomed and improve significantly inclusive access.

6.7 Other Westminster Policy Considerations

6.7.1 Archaeology

This site is located outside an Area of Special Archaeological Priority and the applicant's desk top assessment concludes that potential for any archaeological remains is low.

6.7.2 Air Quality

The entire City of Westminster is within an Air Quality Management Area. During construction, air quality will be monitored by the main contractor as part of the Considerate Contractors Scheme. Methods of mitigation will focus on reducing the quantity of airborne particles and ensuring that plant is not idling when not in use.

It is not considered that the plant associated with the new buildings will lead to an increase in air pollution in accordance with policies S31 and ENV5.

6.7.3 Ground Contamination

Given the site's history, it is a low probability of any localised contamination. Environmental Health advise that the information submitted is sufficient to fulfil Phases 1 and 2 of the Council's land contamination condition, but Phases 3 and 4 need to be approved and this can be reserved by condition.

6.7.4 Light Pollution /Relocation of Temporary Floodlight

The existing floodlight mast behind the existing Tavern Stand has a temporary permission until 2019, and it is proposed to be removed and re-erected in a new position approximately 10.7 m east of its current position and be incorporated within the design of the new stand. The floodlight which is currently 22.m to the north of the boundary will now be 18 m away, and this may have implications on light pollution for residents opposite and on the views within the conservation area.

In order to improve the visual appearance of the floodlight , the existing structure will be modified to remove the section of mast from ground level to Level 01, with the mast fixed to Level 02 slab .The upper retractable part of the mast will remain , and the lamps on the head frame will need to be re-calibrated to ensure existing illumination measures are maintained Although no specific objections have been raised to the floodlight element of the application , the erection of floodlights in the Ground has been a contentious issue for local residents in the past.

Policy S29 states that the Council will resist proposals that result in an unacceptable loss of residential amenity. Policy ENV10 seeks to reduce light pollution and requires that when planning permission is granted for developments which include the installation of lighting apparatus, conditions be attached to ensure: a) no glare or conflict with street or traffic lighting's) minimal upwards light spill; and c) that energy efficient lighting is used. Regard has also been had to the guidance note produced by the Institute of Lighting Engineers (ILE) on Reduction of Obtrusive Light (2005). The ILE designates four environmental zones:

E.1 Intrinsically dark landscapes: National Parks, Areas of Outstanding Natural Beauty.

E.2 Low district brightness areas: Rural, small village or relatively dark urban locations.

E.3 Medium district brightness areas: Small town centres or urban locations.

E.4 High district brightness area: Town /city centres with high levels of night time.

The guidance sets out maximum lux levels before 23.00 hours and after 23.00 hours.

The City Council does not identify Environmental Zones for the City and in dealing with previous applications for the floodlights, conditions were imposed to restrict light spill from the floodlights to a maximum of 20 lux. Since their installation, regular monitoring has confirmed that the floodlights are operating below the originally predicted lux levels and in fact have reduced over time.

The applicant's submitted vertical illuminance report concludes that moving the floodlight within the new stand will not have an adverse impact on the lux levels to adjacent flats on the other side of St John's Wood Road. Environmental Health raises no objections subject to the same conditions imposed on the previous approvals.

In design terms, removing the lower section of the mast will help to screen its visual appearance, and overall is an improvement in townscape terms. Given the limited number of times each year the floodlight is used, it is not considered to result in harm to the conservation area.

It is noted that if permission is granted implementation of this permission may not start until Autumn 2019, and the current temporary permission for the floodlights will expire on 22 January 2019. It is therefore recommended that the same time limit condition be imposed, and if the applicant wishes to retain these structures for a longer period, this will have to be the subject of a separate planning application.

6.7.5 Noise

The majority of objections relating to noise relate to the relocation of the existing public house to the rear and the resultant noise and disturbance caused to residents in Century Court and this is dealt with in Section 6.1 of this report, and can be addressed via an Operational Management Plan.

In respect of plant, it is recommended to impose the standard noise conditions to safeguard the amenities of surrounding residents and the submission of a supplementary noise report in respect of the plant associated with each phase to ensure compliance in order to address the comments made by Environmental Health.

It is proposed to reserve details of the new PA system in the new stand (as per the Warner Stand) in order to protect the amenities of residents.

6.7.6 Refuse /waste storage

The creation of dedicated waste and storage facilities in the basement and this is in accordance with policy ENV10.

6.7.7 Plant /kitchen extract serving restaurants/public house

The applicant has submitted a report on the odour risk assessment for the kitchen facilities proposed in the new Thomas Lord building and the new stand which recommends that a high level of odour control is included in the design. It is recommended that the design of these

ducts be reserved by condition in order to safeguard the amenities of nearby residents and to ensure their design is acceptable if Members are minded to approve.

6.7.8 Security /Crime Prevention

The applicant advises that the proposal incorporates Secured by Design principles and the design has been discussed with representatives of the Metropolitan Police given it is a crowded place.

The Designing Out Crime officer has submitted minutes of his meeting with the architects. The new stand and Thomas Lord building are at high risk due to their location on the perimeter of the Ground and the Police have suggested defensive barriers in the kerb line, use of laminated safety glass, vehicle proof turnstiles and gates(to be crash tested and security rated) and CCTV /security access.

Retractable bollards are being proposed behind the Grace Gates and their detailed design can be reserved by condition. This proposal does not include any kerb line barriers, and any such proposal would require a fresh planning application.

6.7.9 Sustainable Urban Drainage (SuD)

The applicant's report concludes that the following SuD's management train is proposed: i) rainwater harvesting and the re-use of grey water and pitch irrigation: ii) green roofs to reduce runoff and provide treatment of pollutants iii).attenuation by pipes and subsurface storage and iv) discharge to the combined sewer. There is also the potential that pervious paving could be provided subject to further development on the landscaping. Overall, it is considered that this strategy will provide a significant reduction in surface water runoff and therefore a reduction in localised flooding. Thames Water has requested that a condition be imposed to reserve the submission of a Drainage Strategy and to reserve details of piling in relation to water infrastructure.

In respect of their comments in respect of water discharge for surface water and its impact on the local sewerage network that this will be the subject of a separate condition to ensure that the foul water and storm drainage design be submitted to the City Council and further consultation will take place with Thames Water.

6.8 The London Plan

This application is referable to the Mayor of London as the relocated floodlight is over 30 m in height. The Mayor's stage 1 response (which is set out in the background papers and summarised in the Consultations section of this report) supports the proposal in strategic planning terms but has raised a number of issues regarding cycle parking and energy which the applicant has responded to.

If the Council resolves to make a draft decision, the Mayor needs to be consulted again under Article 5 and to allow him 14 days to decide to allow the draft decision to proceed unchanged or to direct the Council to refuse the application, or to issue a direction for the GLA to determine the application.

6.9 Central Government Guidance

In dealing with these applications regard has been had to the advice set out in the NPPF, in particular to Section 12 which deals with the historic environment, and the impact on heritage assets.

6.10 Planning Obligations

Given the scale of the proposal and the close proximity to adjoining residents, it is considered that a legal agreement to secure construction monitoring, adherence to the Code of Construction and the submission of a SEMP in order to mitigate the environmental impacts during construction. Environmental Health indicate that the construction monitoring costs will be in the region of £31,000 per annum and this will need to be secured by a legal agreement.

The proposal will be liable to pay the Major's CIL and the applicant is being advised by way of an informative.

6.11 Environmental Assessment, Sustainability and Biodiversity

6.11.1 Environmental Assessment

This scheme is not considered to require an Environmental Impact Assessment, and this was confirmed by the City Council in a screening opinion dated 27 August 2014 (Ref: 14/07895/EIAOP).

6.11.2 Sustainability

The new buildings are being designed to target BREEAM 'Excellent' and the design incorporate ground source heat pumps, solar thermal and photovoltaic panels. Because of the white fabric roof, it is not possible to add PV panels to the new stand. The GLA advise that on site carbon dioxide savings fall short of the London Plan target, and they recognise that there is little further potential for carbon dioxide reductions on site, and recommend that the applicant should liaise with the City Council to ensure that the shortfall (equivalent to 33 tonnes per annum) is met off-site.

The applicant has submitted an Addendum to the Energy Statement to provide the additional information to the GLA regarding the solar thermal panels on the roof of the Thomas Lord Building and the Harris Buildings and the capacity of the heat pump to address the points raised by the GLA.

In respect of carbon off setting, it is not possible to achieve this off site and it is not considered reasonable to require a carbon off setting payment as requested by the GLA.

6.11.3 Biodiversity /Trees

Both the Thomas Lord Building and the Harris Garden building will have areas of green roofs and green facades which are welcomed in biodiversity terms. The facade planting to the west side of the Thomas Lords building facing onto Century Court will use a mix of both evergreen and flowering plants to act as green screen on a tensile steel structure. It is anticipated that the facade will be fully screened within 5-7 years of planting. The St John's Wood Society have queried the practicality of this green wall, its long term maintenance and raise whether trees in front of the building be more pleasing and practical.

It is considered that a green wall is a suitable architectural approach, and its maintenance will be secured by condition. The planting of mature trees along this boundary will be problematic given the basement below, and raised planters do limit the size and type of tree which can be planted.

The trees within the Ground are subject of a Tree Preservation Order. The proposed excavation of the basement under the Harris Gardens as part of the new Thomas Lord building has the potential to affect two mature Limes trees 1 and 2 which are 5.5 m away. The

applicant states that careful and controlled working practices in and around their root protection zones during the construction phase will ensure their retention.

The Council's Arboricultural Officer has raised objections to the inadequacy of the applicant's arboricultural report, and is of the opinion that the basement is likely to result in the loss of these Lime trees (1 and 2) and the trees in the adjoining rear gardens.

The new stand has potential to affect the row on London Plane trees (trees 3 to 8) in St John's Wood Road in terms of the erection of the new stand and basement. One tree (3) leans towards and overhangs the existing boundary wall and will require pruning in order to allow the new stand to be constructed. The Arboricultural Officer considers that the applicant's report has not fully addressed this and TFL has also raised concerns (as this street tree is their responsibility).

The applicant has been requested to address these matters with a revised arboricultural report and an update will be reported verbally to Committee.

New planting is proposed to the Harris Gardens and the existing flint boundary wall will be largely retained (a section will need to be taken down and rebuilt). New hard landscaping is proposed behind the Grace Gates, and at the entrance of the Grace Gates, the existing cobble setts which form the crossover are uneven and the applicant is proposing to relay the existing cobbles or replace with a new level granite sett surface. It is considered that relaying the existing cobbles would be the preferred solution and again this can be controlled by condition if Members minded to approve. Bird and bat boxes are proposed and these can be reserved by condition.

6.12 Other Matters

6.12.1 Five Year Permission

The applicant is applying for 5 year permission and listed building consent. The applicant states that this is a complex phased development, and there is uncertainty regarding the allocation of international cricket matches beyond 2019 and request a longer period than the standard three year time limit. The focus on Lords for the ICC Cricket World Cup Final in 2019 means that the Ground must be free of building works that summer and therefore the earliest the SWP could commence is Autumn 2019. In the light of the applicant's case, it is considered that a case has been made for a longer permission if Members are minded to approve.

6.12.2 Basement Excavation

The proposal involves the excavation of a basement under part of the new stand, and enlarging the existing basement under the existing Thomas Lord building and under the Harris Gardens. Building Control is satisfied with the structural approach taken to construct the basement, (which will be two phases) which will not affect the structural integrity of existing historic buildings in the ground or those adjoining.

Subject to the submission of a Site Environmental Management Plan (SEMP) and construction monitoring contribution and adherence to the Code of Construction to be secured in the legal agreement, it is considered that the impacts of construction can be adequately mitigated. The applicant in dealing with the construction of the new Warner Stand has actively engaged with neighbouring residents regarding the construction programme, and the same approach will be adopted with this project.

6.12.3 Stakeholder Engagement

A considerable number of meetings have been held with local stakeholder groups and public exhibitions held on 11.2.2015 and 22.4.2015. In addition the proposal has been presented at three Lords Community Group meetings in 2014 and 2015 and full details are set out in the applicant's Statement of Community Involvement. As a result of these meetings a number of changes have taken place, namely to reduce the height of the new stand, changes to the Thomas Lord building and alterations to the design of the front boundary treatment either side of the Grace Gates.

6.13 Conclusions

In assessing this proposal, considerable importance and weight has been given to the desirability of preserving the setting of the heritage assets (the Grade II* listed pavilion, the listed Grace Gates and the St John's Wood Conservation Area). The report sets out the justification for the demolition of the Allen Stand (an unlisted building of merit) and the less than substantial harm caused to the setting to the pavilion by the proposed scoreboard and retractable seating in the new stand. However, officers consider that the public benefits associated with this proposal together with the benefits to the setting of the listed Grace Gates outweigh this less than substantial harm. Members' views are therefore sought.

BACKGROUND PAPERS

1. Application forms
2. Stage 1 response from the Greater London Authority dated 28.9.2015.
3. Letters from Historic England dated 3.9.2015.
4. Email from Transport for London dated 27.8.2015.
5. Email from Building Control dated 18.8.2015.
6. Emails from Sports England dated 14.8.2015 and 3.9.2015.
7. Email from Environment Agency dated 17.8.2015
8. Email from Thames Water dated 21.8.2015
9. Comments from the Designing Out Crime Officer dated 25.8.2015.
10. Memorandum from Environmental Health dated 26.8.2015.
11. Memorandum from Arboricultural Officer dated 28.9.2015.
12. Memorandum from Environmental Health dated 7.10.2015.
13. Letter from Brunel Planning on behalf of the Century Court Residents Association sent to Historic England dated 22.7.2015.
14. Email from the St John's Wood Court Residents Association, c/o 77 St John's Wood Court, London NW8 dated 14.9.2015.
15. Letter from 31 Century Court Grove End Road London NW8 dated 21.8.2015
16. Email from Mr and Mrs Brodie (no address given) dated 23.8.2015
17. Response via public access from Flat 6r Grove End House Grove End Road London NW8 dated 23.8.2015
18. Response via public access from Flat 2H Grove End House Grove End Road London NW8 dated 24.8.2015
19. Response via public access from Flat 75 Century Court 2B Grove End Road London NW8 dated 24.8.2015.
20. Response via public access from Flat 8d Grove End House Grove End Road London NW8 dated 24.8.2015.
21. Response via public access from 22 Elm Tree Road London NW8 dated 24.8.2015.
22. Response via public access from Flat 94 Century Court 2B Grove End Road London NW8 dated 24.8.2015.
23. Response via public access from 22 B Elm Tree Road London NW8 dated 24.8.2015

24. Response via public access from Flat 1 Pavilion Apartments 34 St John's Wood Road London NW8 dated 29.8.2015
25. Response via public access from 104 Century Court Grove End Road London NW8 dated 31.8.2015
26. Response via public access from 55 Century Court Grove End Road London NW8 dated 1.9.2015
27. Response via public access from 106 Lords View St John's Wood Road London NW8 dated 6.9.2015.
28. Response via public access from 122 Lords View St John's Wood Road London NW8 dated 5.9.2015
29. Response via public access from Flat 3.1 Grove End Road London NW8 dated 7.9.2015.
30. Response via public access from 1 Century Court Grove End Road London NW8 dated 9.9.2015.
31. Response via public access from 11 Century Court Grove End Road London NW8 dated 9.9.2015.
32. Response via public access from 64 Century Court Grove End Road London NW8 dated 9.9.2015.
33. Response via public access from 111 Century Court Grove End Road London NW8 dated 9.9.2015.
34. Response via public access from 22 Century Court Grove End Road London NW8 dated 9.9.2015.
35. Response via public access from 93 Century Court Grove End Road London NW8 dated 9.9.2015.
36. Response via public access from 105 Century Court Grove End Road London NW8 dated 11.9.2015.
37. Response via public access from 119 Lords View St John's Wood Road London NW8 dated 17.9.2015
38. Response via public access from 115 Century Court Grove End Road London NW8 dated 11.9.2015
39. Email from Brunel Planning on behalf of the Century Court Residents Association dated 22.9.2015.
40. Response via public access from 65 Century Court Grove End Road London NW8 dated 23.9.2015
41. Response via public access from 5 Carlton Close West Heath Road London dated 24.9.2015.
42. Letter from JPC Law on behalf of the owners of Flats 81 and 82 Century Court dated 24.9.2015.
43. Email from a resident in Century Court Grove End Road London NW8 dated 4.10.2015.
44. Response from the MCC dated 5.10.2015.
45. Email from Century Court Grove End Road London NW8 dated 9.10.2015.
46. Email from the St John's Wood Society dated 9.10.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – swhitnall@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ
- Proposal:** Demolition of the existing Tavern Stand, Allen Stand, Thomas Lord Building, MCC Office Building and Scorer's Box and redevelopment comprising the erection of new stand, new Thomas Lord Building with an expanded basement and relocated public house, new Harris Garden Building, new scorers Box, internal and external alterations to the Pavilion, a new shop in the Bowlers' Annexe together with relocation of the floodlight, hard and soft landscaping, servicing facilities and all necessary ancillary and enabling works, plant and equipment.
- Plan Nos:** Planning Statement and draft Heads of Terms, Design and Access Statement, Statement of Community Involvement, Energy Strategy, Construction Management Plan, Transport Statement, Travel Plan, Delivery and Servicing Management Plan; Daylight, sunlight and Overshadowing Report, Historic Buildings and Townscape Assessment; Preliminary Site Waste Management Plan; Operational Waste Management Plan; Environmental Performance Statement, Sustainability Appraisal; Structural Impact Appraisal, Sustainable Urban Drainage Plan; Ventilation and Extraction Statement; Lords Cricket Ground Economic Impact Assessment; Light Impact Statement, Arboricultural Report; Heritage Appraisal; Historic Spectator Roof Seating; Design and Access Statement Addendum: Electronic Display Board and Retractable Seating Design Note; Design and Access Statement Addendum: Views Analysis Study.
4669-POP-PL-DSP-0010; 4669-POP-PL-DGA-0100; 0101, 0102, 0103, 0104, 0105, 200, 0201, 0202, 0203, 0204, 0205, 1100; 1101, 1102, 1103, 1104, 1106, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2210, 3100, 3101, 3102, 3103, 3104, 3105, 3200, 3201, 3202, 3203.
4669-POP-PL-DSE-0200; 0201, 0202, 0210, 0400, 0402, 0404, 0600,
4669-POP-PL-ELE-0001; 0100, 0101, 0102, 0103, 0104, 0105; 0002; 0200; 0201; 0202; 0003; 0300; 0301; 0302; 0303; 0400; 0401; 1300;
9810849-P-10-01.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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

You must carry out basement excavation work only:

- * between 08.00 and 18.00 Monday to Friday; and

* not at all on Saturdays, Sundays, bank holidays and public holidays.

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

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located for :
- i) new stand
 - ii) Thomas Lord building
 - iii) MCC office building
 - iv) scorer's box
 - v) new shopfront to the Bowlers' Annex and the bridge link from the main pavilion to the new stand.
 - vi) gatehouse to the Grace Gates and boundary wall treatment
- You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must apply to us for approval of detailed drawings at a scale of 1:50 of the following parts of the development -
- i) retractable seating and scoreboard to the new stand
- You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 **Pre Commencement Condition.** No development shall take place on each Phase of the development as shown on the indicative Phasing Plan, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure

- satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 6 **Pre Commencement Condition** : No impact piling shall take place on site , until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out , including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved by the City Council in consultation with Thames Water .Any piling must be undertaken in accordance with the terms of the approved piling method statement .

Reason:

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

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

Reason:

Since the site falls within the highly sensitive Counters Creek Catchment where flooding is a serious concern, Thames Water have require surface water attenuation to Greenfield runoff rates.

- 8 **Pre Commencement Condition**. You must not start any demolition work on the Allen and Tavern Stands until we have approved either:

- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
- (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

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

Reason:

To maintain the character of the St John's Wood Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

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

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

Reason:

To protect the special architectural or historic interest of the listed Grace Gates and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 10 The floodlight being relocated within the proposed new stand shall be limited until 22 January 2019. On or before the expiry of this date , the floodlight and mast shall be removed from the stand .

Reason:

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

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

For the purpose of this Condition :

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

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

match until 23.00 hours.

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

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

Reason:

To protect the amenities of neighbouring residents and the environment in general and to ensure that the floodlight is only used for cricket matches and for no other purposes as set out in S29 and S32 of our Westminster City Plan: Strategic Policies that we adopted in November 2013 and ENV13, ENV10, ENV6 and ENV7 of our Unitary Development Plan that we adopted in January 2007.

- 12 The maximum vertical illuminate into windows outside the Ground from the relocated floodlight shall no exceed the lux values identified in the Technical Note on Light Pollution for the Tavern and Allen Stand mast relocation. If lux values exceed this figure, a scheme of mitigation shall be prepared and submitted to the City Council as local planning authority to identify the measures to be taken to address the light spill .Other than for testing under Condition 14, the floodlight shall not be used if these lux levels are exceeded until the appropriate mitigation measures and a scheme of implementation has been approved by the City Council.

Reason:

To ensure that the relocated floodlight does not cause unacceptable levels of light pollution to nearby residents as set out in S29 of our Westminster City Plan: Strategic Policies adopted November 2013 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 14 Prior to the commencement of use of the floodlight (for competitive games and practice sessions), the applicant shall submit a scheme for the testing, commissioning, monitoring and evaluation to demonstrate that the floodlights are compliant with the maximum vertical illuminate values as identified in the Technical Note on Light Pollution for the Tavern and Allen Stand mast relocation dated 24 July 2015.

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

Identification of monitoring points;

The regularity of monitoring and reporting to the Council;

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

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

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

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

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

Reason:

To ensure that the relocated temporary floodlight does not cause unacceptable levels of light pollution to nearby residents as set out in S29 of Westminster City Plan: Strategic Policies adopted November 2013 and ENV10 of our Unitary Development Plan that we adopted in January 2007.

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

Reason:

To protect the environment of neighbouring residents, as set out in S29 of the Westminster City Plan: Strategic Policies adopted November 2013 and ENV6 of our Unitary Development Plan that we adopted January 2007.

- 16 The head frame to the retractable floodlight in the new stand shall be removed and stored no later than two weeks after the close of each season and re-erected no earlier than two weeks prior to the start of each cricket season. Details of the storage of the head frame shall be submitted to and approved in writing by the City Council as local planning authority prior to the use of the floodlight.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 17 You must apply to us for approval of detailed drawings at scale of 1:50 of the following parts of the development retractable seating including details of mechanism. You must not start work until we have approved what you have sent us.

You must then carry out the work according to these approved drawings. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development

Plan that we adopted in January 2007. (R26BE)

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

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

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

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

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

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

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

Reason:

To reduce the effect the development has on the bio diversity of the environment and also to improve the outlook for residents in Century Court and Grove End Road as set out in S38 and S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

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

You must not start work on the public art until we have approved what you have sent us.

Before anyone moves into the Thomas Lord building you must carry out the scheme according to the approved details.

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

Reason:

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

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

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 23 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people working in the building or calling there for business purposes. (C22AA)

Reason:

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

- 24 At least 20% of the car parking spaces be provided with active Electronic Charging Points prior to the occupation of the Thomas Lord Building.

Reason:

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

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

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

representative of the plant operating at its maximum.

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

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

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

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

Reason:

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

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

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out

in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and

ENV 7 of our Unitary Development Plan that we adopted in January 2007.

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

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

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

Reason:

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

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

Reason:

To make sure that there is reasonable access for people with disabilities and to make sure that the access does not harm the appearance of the building, as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007. (R20AC)

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

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

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

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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

Reason:

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

- 34 The development shall in carried out in accordance with the submitted reports Phase 1: Desktop study - full site history and environmental information from the public records and Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.
The following reports shall be submitted to and approved by the City Council.
Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.

Phase 3 must be submitted 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed.

Reason:

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

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

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

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

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

The review of the Operational Management Plan shall be submitted to the City Council which will allow of review of the hours of use and use of the outdoor space in the light of experience.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE 9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 37 You must apply to us for approval of details of a security scheme for the entrance into the

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

Reason:

To reduce the chances of crime without harming the appearance of the buildings, the setting of the Grace Gates and the character of the St John's Wood Conservation Area as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (B) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

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

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44BC)

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

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

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

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

Reason:

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

- 41 The glazing in the side elevation of the Thomas Lord Building at Level 03 must only contain obscure glass and be kept permanently fixed shut. A sample of this obscure glazing shall be submitted to and approved by the City Council as local planning authority before works start on this part of the development. The development shall be carried out in accordance with the approved sample, and this glazing shall not be removed unless authorised by the City Council.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and

ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.
(R21BC)

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

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.
(R21BC)

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

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 3 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to construction monitoring costs, adherence to the Code of. (155AA)
- 4 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.

If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>. Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>. **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**

- 5 Asbestos is the largest single cause of work-related death. People most at risk are those working in the construction industry who may inadvertently disturb asbestos containing materials (ACM's). Where building work is planned it is essential that building owners or occupiers, who have relevant information about the location of ACM's, supply this information to the main contractor (or the co-ordinator if a CDM project) prior to work commencing. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/asbestos/regulations.htm (I80AB)

- 6 In premises that are to be used for entertainment purposes, where there may be a risk to employees from their exposure to high noise levels, the design and layout must seek to minimise such exposure so far as is reasonably practicable. For further information and guidance, please see: www.hse.gov.uk/noise/musicound.htm.

- 7 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
 - * Window cleaning - where possible, install windows that can be cleaned safely from within the building.
 - * Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
 - * Lighting - ensure luminaires can be safely accessed for replacement.
 - * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).
 More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

- 8 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
 - * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;
 - * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the

design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 9 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)
- 10 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 11 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 12 All the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I31AA)
- 13 Thames Water recommends the installation of a properly maintained fat trap to all catering establishments.
- 14 In respect of Condition 6 you are advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. A Groundwater Risk Management Permit from Thames Water will be required to discharging ground water into a public sewer .Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry 1991 .Permit enquiries should be directed to Thames Water's Risk Management Team on 0203 577 9483 or emailing wwqriskmanagement@thameswater.co.uk .Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take into account of this minimum pressure in the design of the development.

DRAFT DECISION LETTER

- Address:** Lords Cricket Ground, St John's Wood Road, London, NW8 8QZ
- Proposal:** Internal and external alterations to the Pavilion, a new shop in the Bowlers' Annexe together and the formation of a bridge link from the listed pavilion to the new stand which replaces the Tavern and Allen Stands. Alterations to the front boundary treatment either side of the listed Grace Gates in connection with the redevelopment of the Thomas Lord building and the construction of the new stand.
- Plan Nos:** Planning Statement and draft Heads of Terms, Design and Access Statement, Statement of Community Involvement, Energy Strategy, Construction Management Plan, Transport Statement, Travel Plan, Delivery and Servicing Management Plan; Daylight, sunlight and Overshadowing Report, Historic Buildings and Townscape Assessment; Preliminary Site Waste Management Plan; Operational Waste Management Plan; Environmental Performance Statement, Sustainability Appraisal; Structural Impact Appraisal, Sustainable Urban Drainage Plan; Ventilation and Extraction Statement; Lords Cricket Ground Economic Impact Assessment; Light Impact Statement, Arboricultural Report; Heritage Appraisal: Historic Spectator Roof Seating; Design and Access Statement Addendum: Electronic Display Board and Retractable Seating Design Note; Design and Access Statement Addendum: Views Analysis Study.
4669-POP-PL-DSP-0010; 4669-POP-PL-DGA-0100; 0101, 0102, 0103, 0104, 0105, 200, 0201, 0202, 0203, 0204, 0205, 1100; 1101, 1102, 1103, 1104, 1106, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2210, 3100, 3101, 3102, 3103, 3104, 3105, 3200, 3201, 3202, 3203.
4669-POP-PL-DSE-0200; 0201, 0202, 0210, 0400, 0402, 0404, 0600,
4669-POP-PL-ELE-0001; 0100, 0101, 0102, 0103, 0104, 0105; 0002; 0200; 0201; 0202; 0003; 0300; 0301; 0302; 0303; 0400; 0401; 1300;
9810849-P-10-01.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located on the following:
- i) new shopfront to Bowlers' Annex
 - ii) new bridge link between the listed pavilion and the new stand
 - iii) gateman's lodge to the Grace Gates
 - iv) new decorative metal gates/turnstiles to the front entrance

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

Reason:

To protect the special architectural or historic interest of the Grade II * listed pavilion, Bowlers Annex, and the Grade II listed Grace Gates and to make sure the development contributes to

the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of the Grade II * listed pavilion, Bowler's Annex and the Grade II Listed Grace Gates. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 7 You must apply to us for approval of detailed drawings at a scale of 1:50 including samples of materials and details of the artwork of the ; of the following parts of the development -
i) new front boundary entrance gates/screens.

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

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

Reason:

To protect the special architectural or historic interest of the listed Grace Gates and to make

sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 8 You must apply to us for approval of detailed drawings at a scale of 1:50 of the following parts of the development - new bridge link and shopfront to Bowlers Annex. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development - retractable bollards behind the Grace Gates and Gatehouse. You must not start any work on these parts of the development until we have approved what you have sent us.

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and

* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

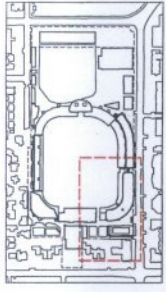
- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

- 4 Under Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, you cannot demolish a listed building unless you have given Historic England the opportunity to make a record of the building. You must give Historic England at least 30 days' notice before you start demolition work to remove the bridge link between the pavilion and the Allen Stand. And within that period you must allow its officers reasonable access to the building. Historic England's address is:

Historic England , Architectural Investigations Section
1 Waterhouse Square
138-142 Holborn
London
EC1 2ST

DO NOT SCALE THIS DRAWING.

KEY PLAN:



1:500 @ A1: 1:1000 @ A3

STRUCTURES TO BE DEMOLISHED

SHP RED LINE BOUNDARY

NO.	PLANNING APPLICATION	APP.	PL.	DATE
1				23.03.2015
2				
3				

POPULOUS
AN ASSOCIATION OF ARCHITECTS AND PLANNERS

100, MARKET STREET, MANCHESTER, M1 1PL
 TEL: 0161 275 1111 FAX: 0161 275 1112
 WWW.POPULOUS.CO.UK

CLIENT
MARYLEBONE CRICKET CLUB



PROJECT
**LORD'S CRICKET GROUND
 SOUTH WESTERN PROJECT**

DRAWING TITLE
**SITE PLAN LEVEL 00
 EXISTING**

STATUS
PLANNING

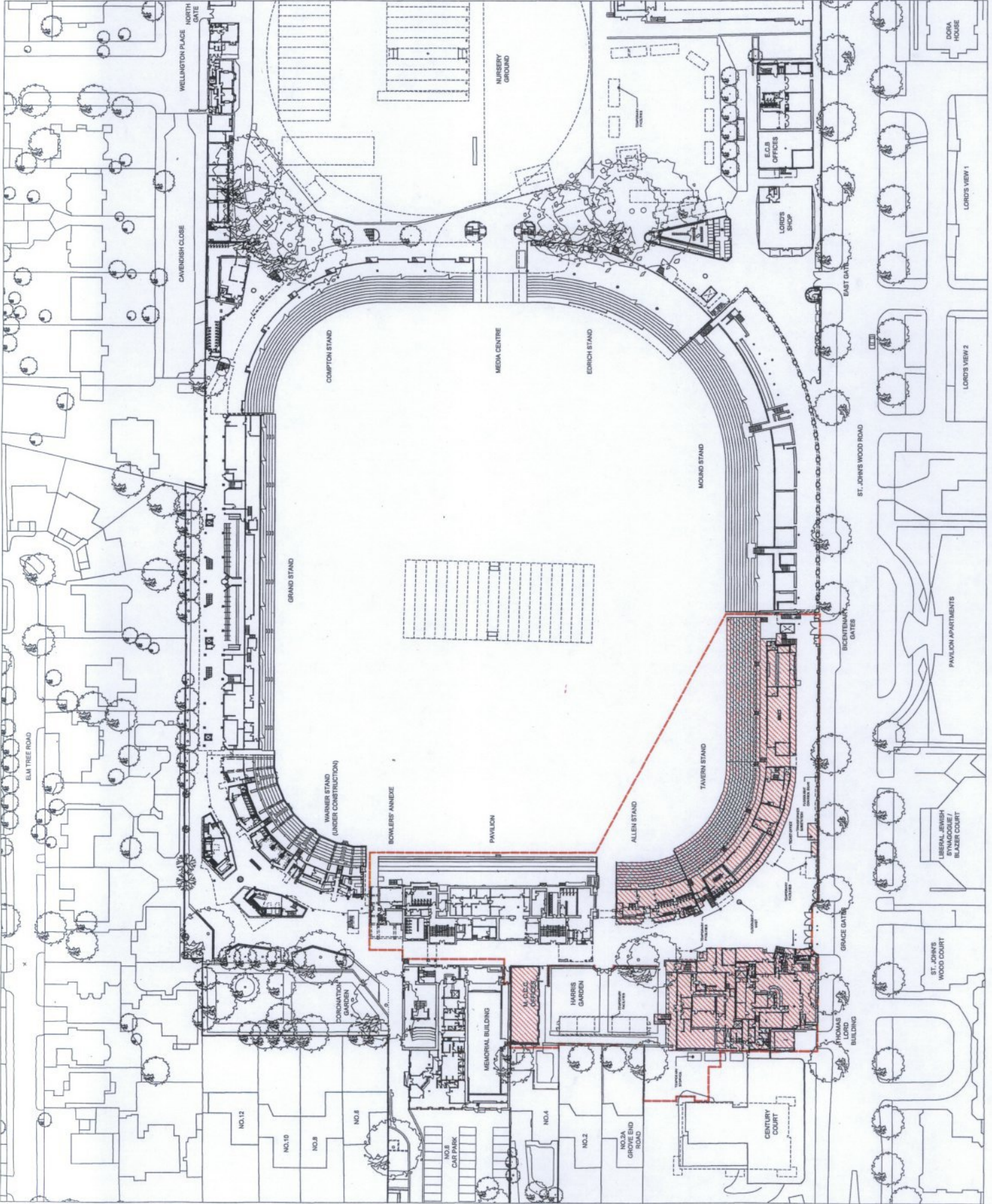
DRAWING NUMBER
4869-POP-PL-DGA-0100

DATE
27.07.2015

SCALE @ A1
1:500

SIZE
A1

ORIENTATION
NORTH



DORA HOUSE

LORD'S VIEW 1

LORD'S VIEW 2

PAVILION APARTMENTS

LIBERAL JEWISH
BLAZER COURT

ST. JOHN'S
WOOD COURT

ROBERT LORD
BUILDING

CENTURY COURT

NO.2A GROVE END ROAD

NO.2

NO.4

NO.6

NO.8

NO.10

NO.12

CAR PARK

MEMORIAL BUILDING

HARRIS GARDEN

M. JONES OFFICES

WARRNER STAND (UNDER CONSTRUCTION)

BONLERS ANNEXE

ROSEMARY GARDEN

ELM TREE ROAD

WELLINGTON PLACE

NORTH GATE

CAVENISH CLOSE

MURBURY GROUND

ST. JOHN'S WOOD ROAD

EAST GATE

SECURITY GATES

GRACE GATE

DO NOT SCALE THIS DRAWING.

1:1250 @ A1; 1:2500 @ A3



LEGEND

SWP RED LINE BOUNDARY



ID	PLANNING APPLICATION	APP	DATE
01	PLANNING APPLICATION	PJ	27.07.2015
02	REVISION	CH	
03	REVISION	CH	

POPULOUS

AN AUSTRALIAN ARCHITECTURAL DESIGN AND PLANNING FIRM

POPOULOUS.COM

CLIENT: MARYLEBONE CRICKET CLUB



PROJECT: LORD'S CRICKET GROUND
SOUTH WESTERN PROJECT

DRAWING TITLE: LOCATION PLAN
PROPOSED

STATUS: PLANNING

DRAWING NUMBER: 4669-POP-PL-DSP-0020

DATE: 27.07.2015

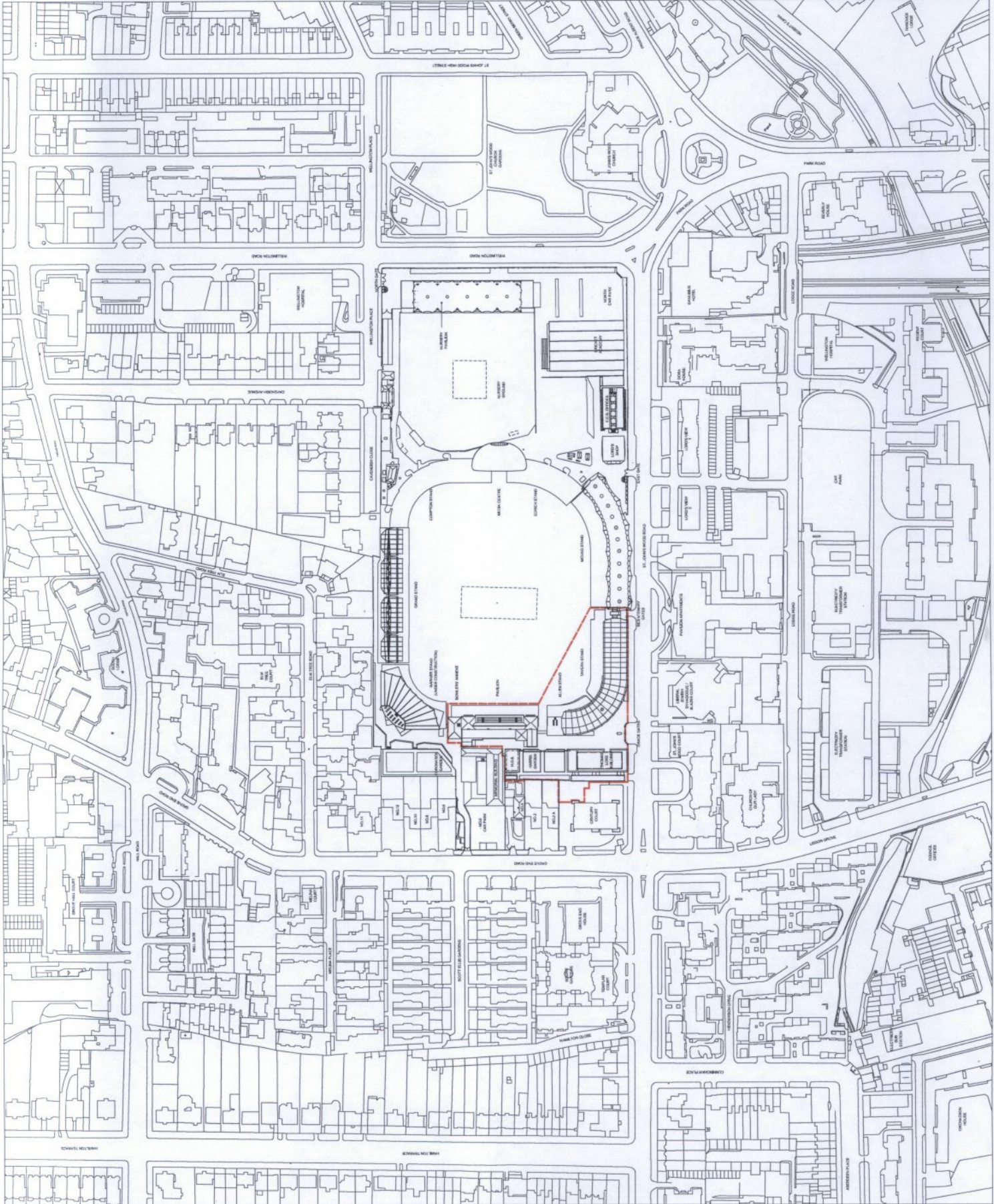
SCALE @ A1: 1:1250

SCALE @ A3: 1:2500

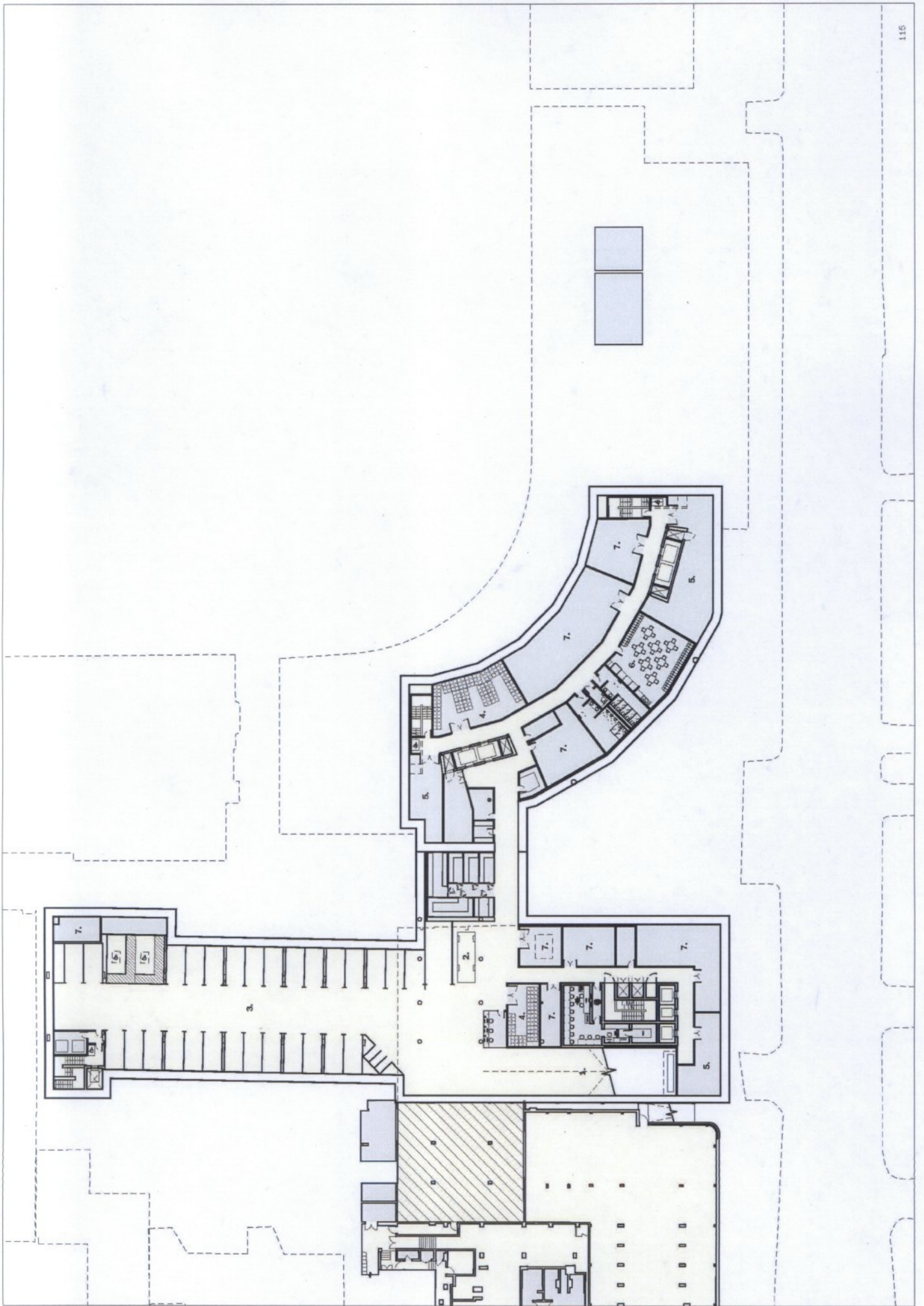
ORIENTATION: NORTH

REVISION: 00

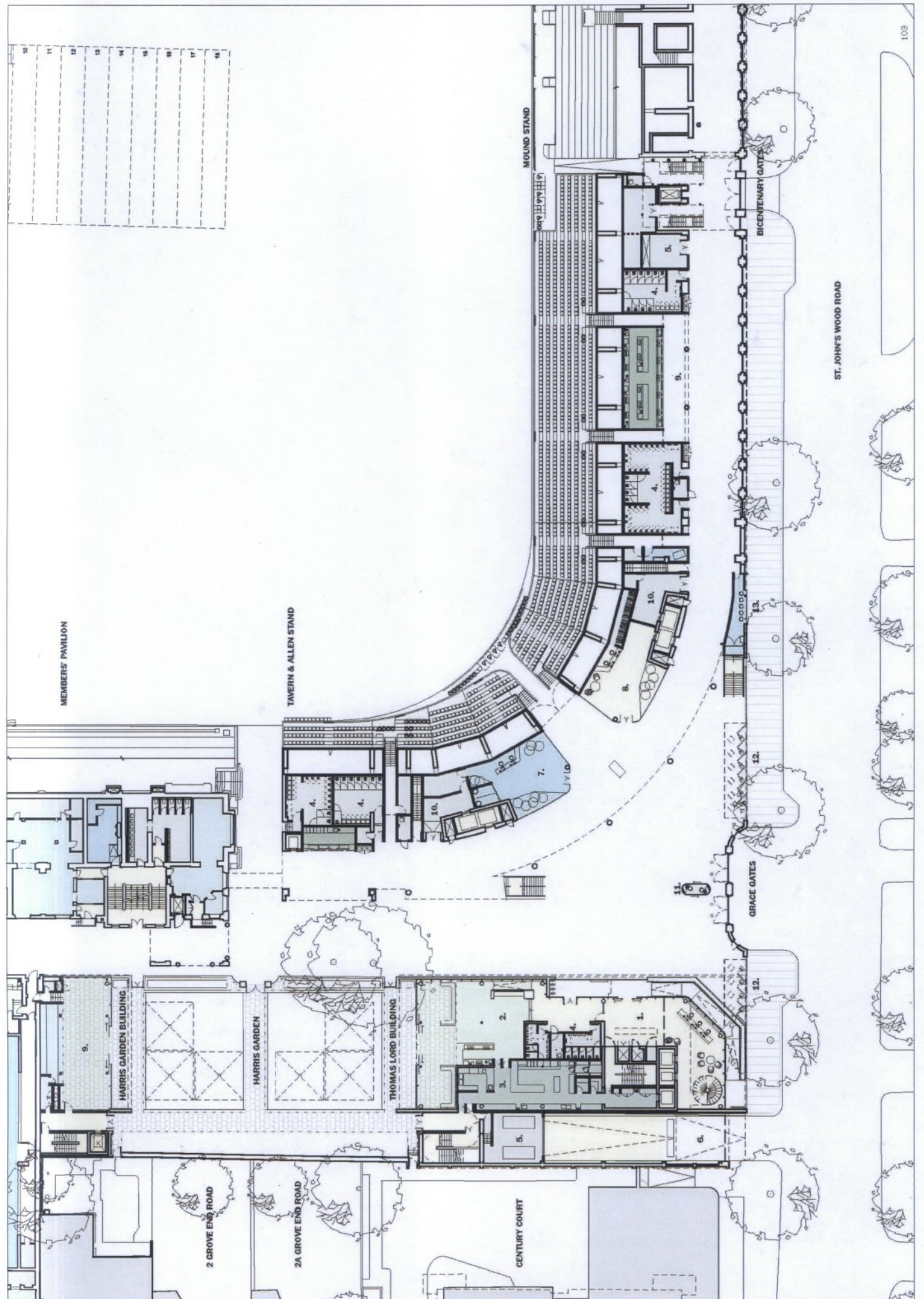
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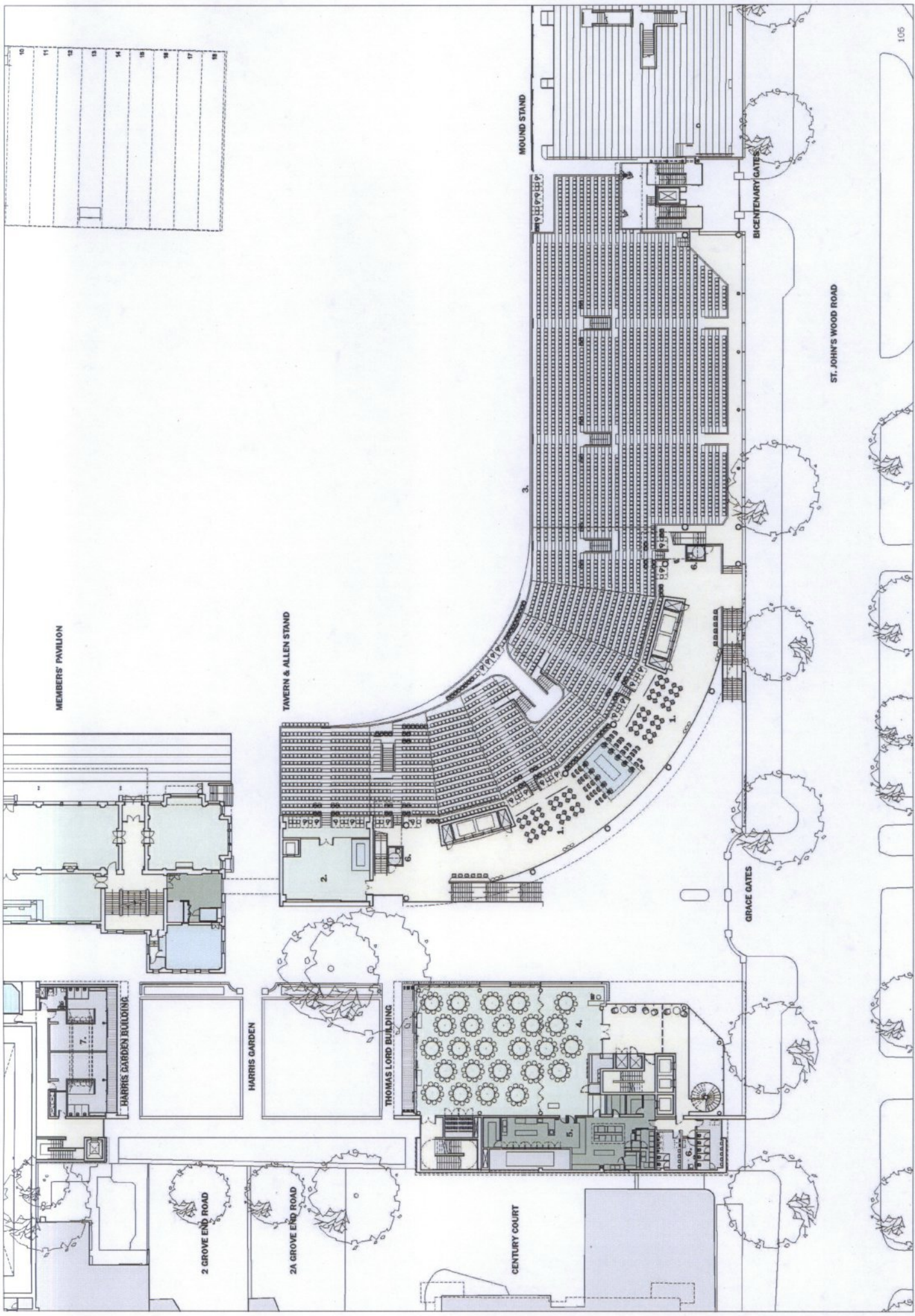
Proposed Basement Plan.



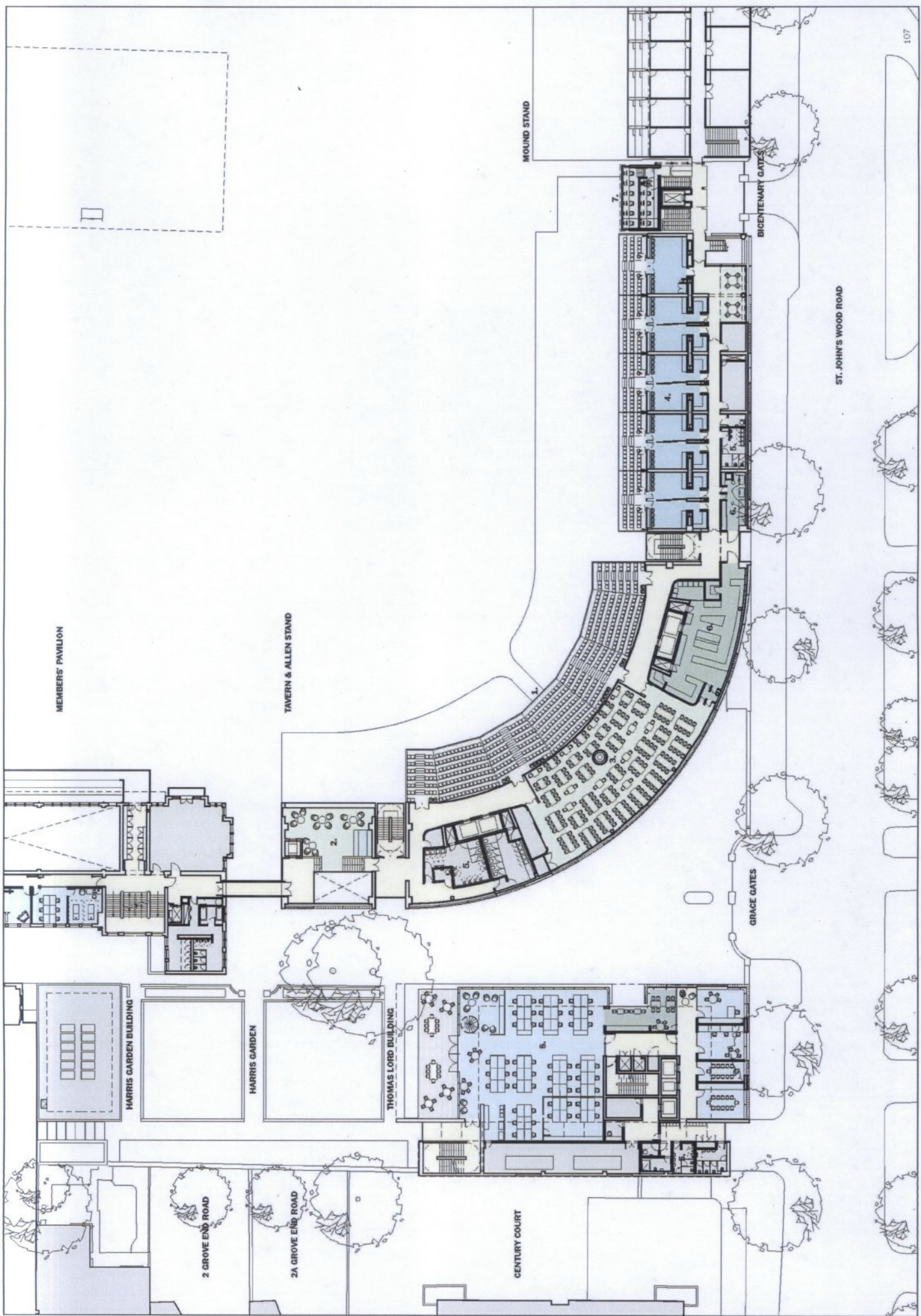
Proposed Ground Floor



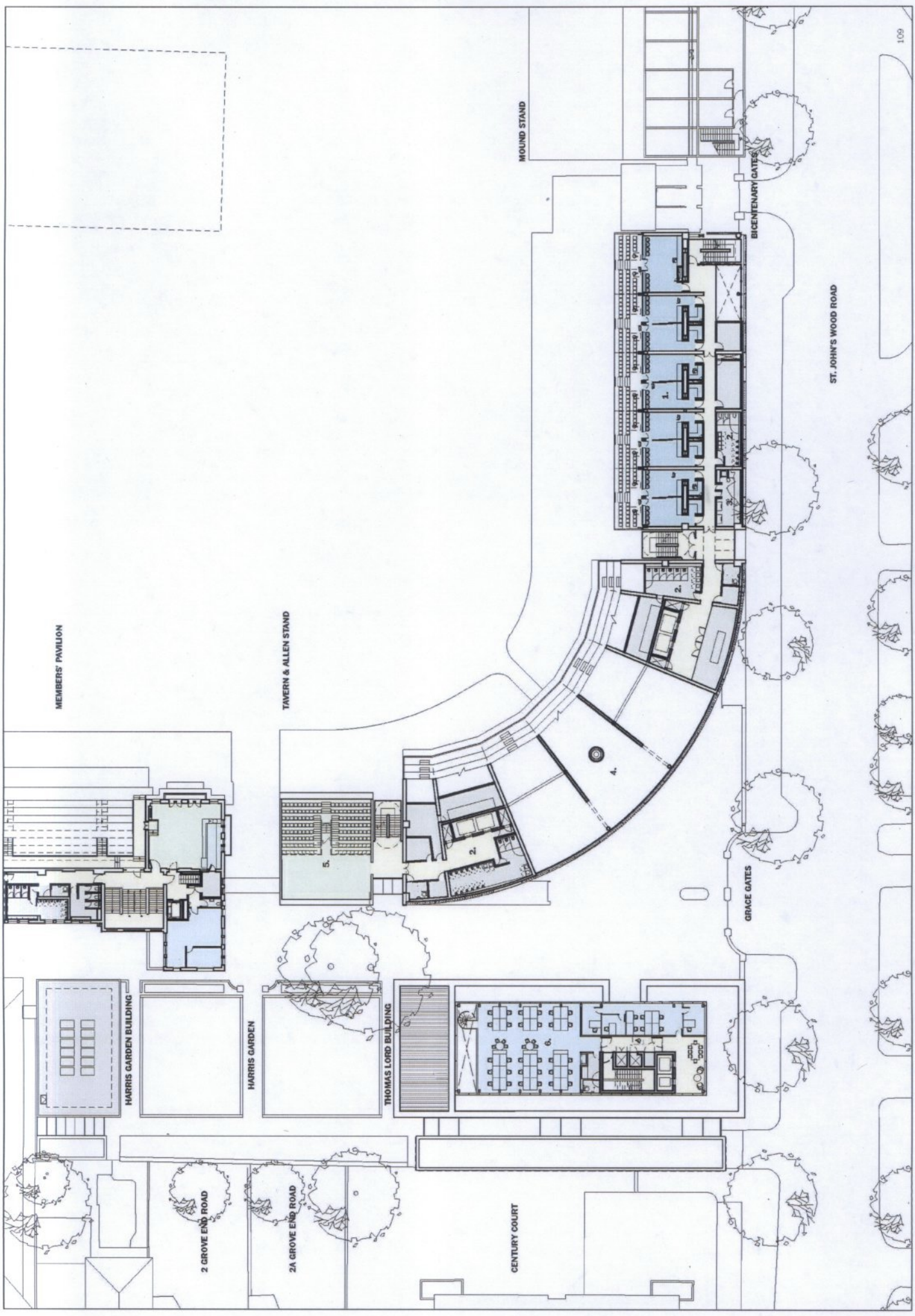
Proposed Level 01



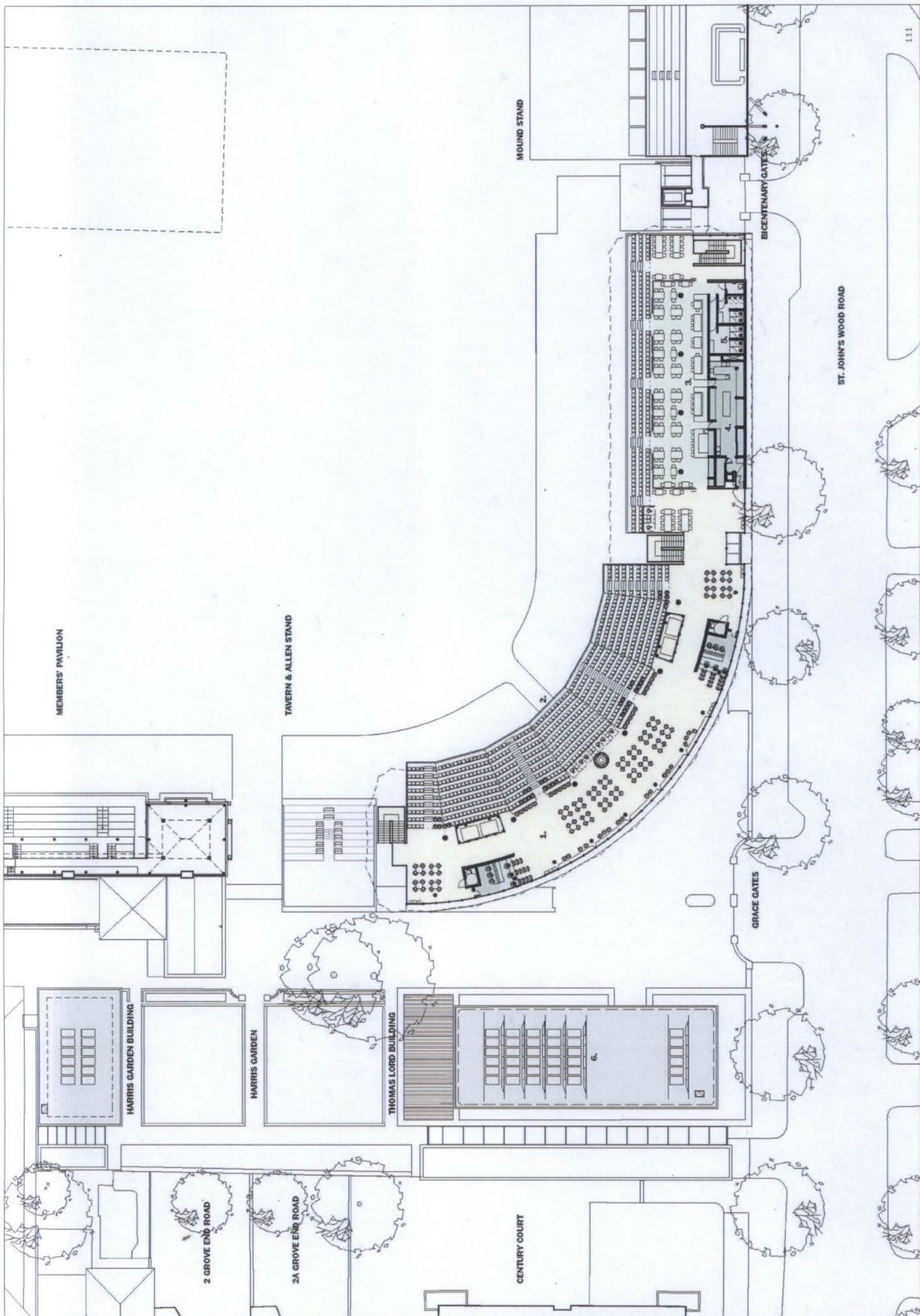
Physical Level 02



Proposed level 03



Proposed level 04



Prepared Roof Plan

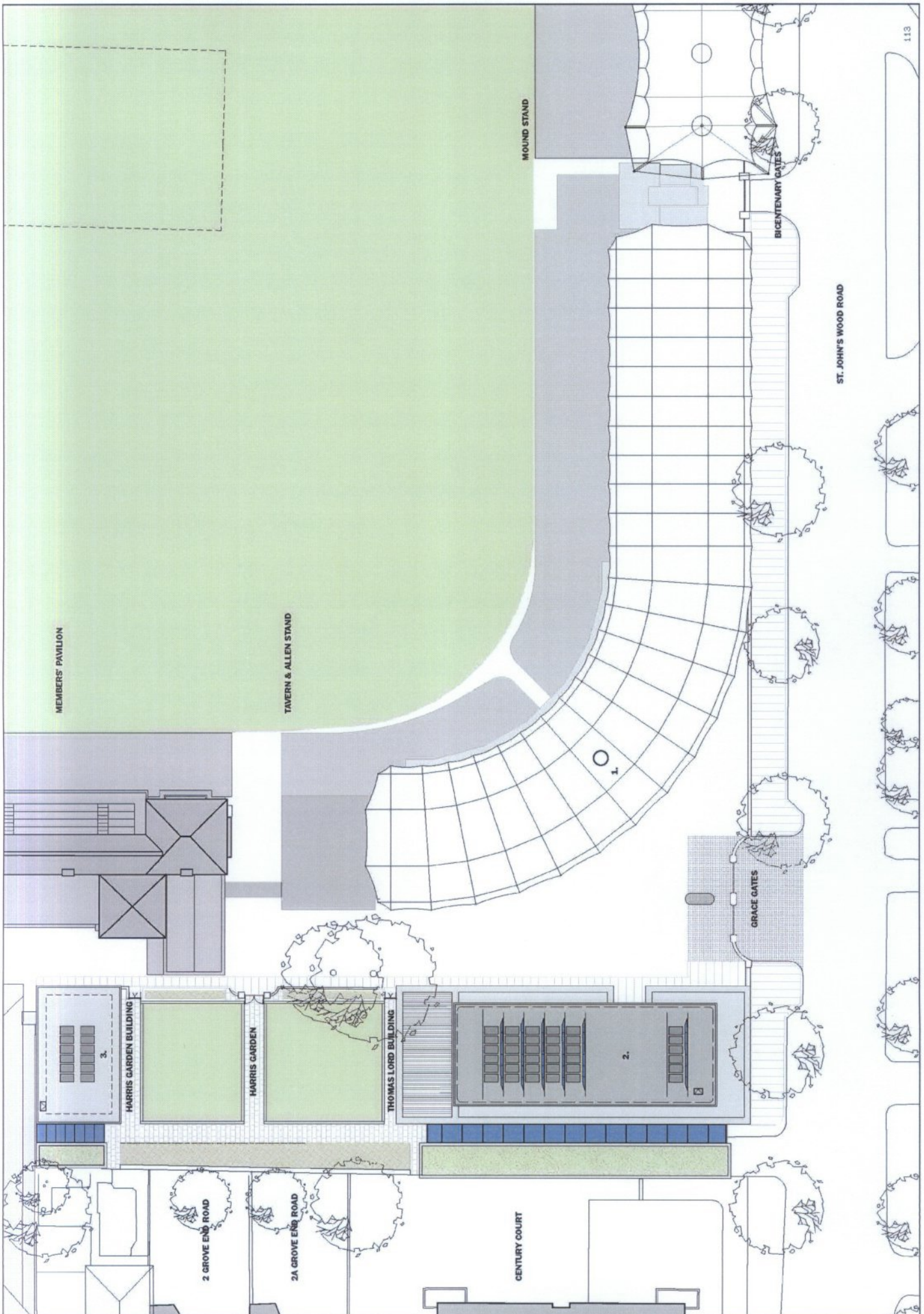


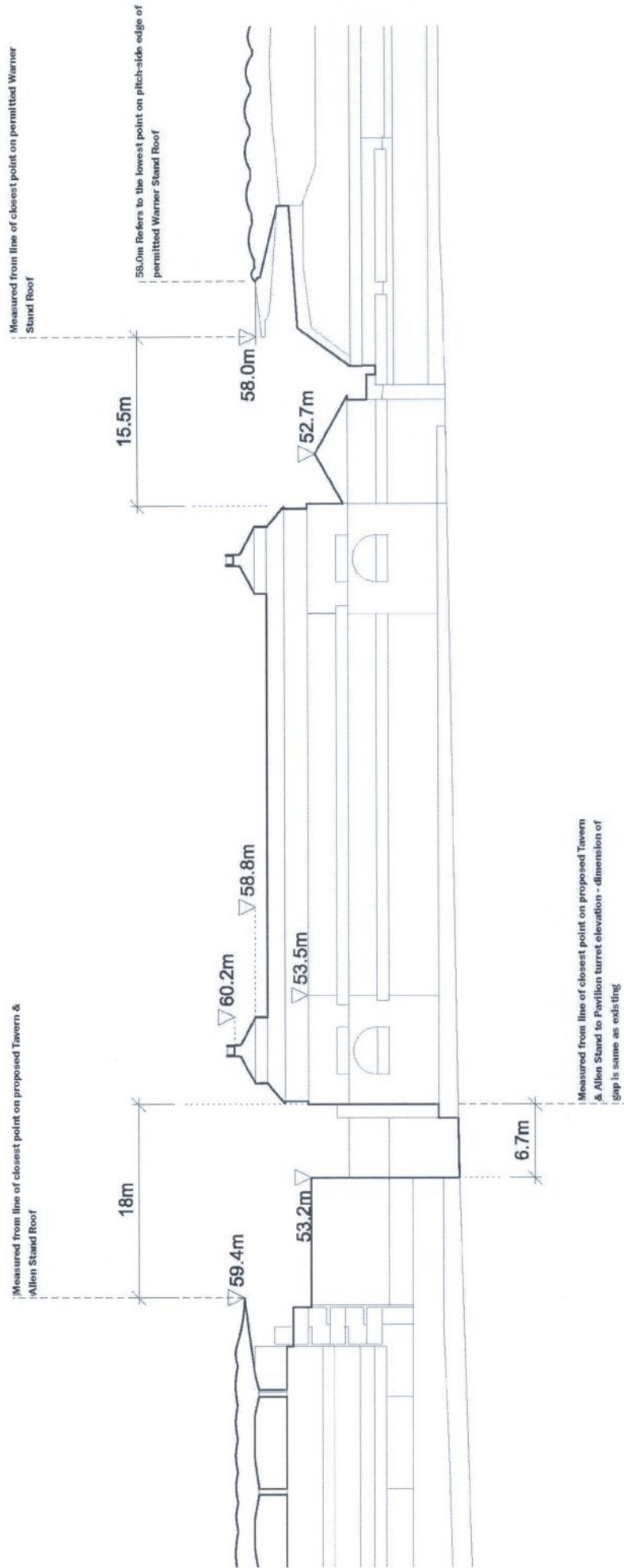






Photo Montage showing the new Tavern & Alien Stand in context with the Pavilion and existing Stand

THE STAND - PAVILION SETTING





2000_4506

Cumulative



2000_0006

Cumulative



Computer Generated Image of the Proposed Harris Garden Building and Bridge Link to the Pavilion from the Harris Garden



Computer Generated Image of the Proposed Tavern & Allen Stand and Thomas Lord Building from the Main Garden