

**Application reference: 15/2734/FUL**  
**ST MARGARETS, NORTH TWICKENHAM WARD**

10-11-2015.

Date application received	Date made valid	Target report date	8 Week date
24.06.2015	11.08.2015	06.10.2015	<del>06.10.2015</del>

**Site:**

Twickenham Rugby Football Union Stadium, 200 Whitton Road, Twickenham, TW2 7BA

**Proposal:**

Temporary change of use to permit one Monster Jam event to be held at Twickenham Stadium once every calendar year in 2016 and 2017 only.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

C/O Agent

**AGENT NAME**

Mr Matthew Thomas  
41-43 Maddox Street  
London  
W1S 2PD

**DC Site Notice:** printed on 12.08.2015 and posted on 21.08.2015 and due to expire on 11.09.2015

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Transport  
Transport For London  
LBRUT Environmental Health  
London Borough Of Hounslow

**Expiry Date**

26.08.2015\*  
02.09.2015\*  
26.08.2015\*  
02.09.2015

**Neighbours:**

215 Hospital Bridge Road, Twickenham, TW2 6LH, - 12.08.2015  
Miss Catherine Bruce, Savills, 33 Margaret Street, London, W1G 0JD - 12.08.2015  
23 Baronsfield Road, Twickenham, TW1 2QT, - 12.08.2015  
7 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
5 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
3 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
1 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
15 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
11 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
9 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
7 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
4 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
11 Butterfield Close, Twickenham, TW1 1DX, - 12.08.2015  
9 Butterfield Close, Twickenham, TW1 1DX, - 12.08.2015  
6 Butterfield Close, Twickenham, TW1 1DX, - 12.08.2015  
4 Butterfield Close, Twickenham, TW1 1DX, - 12.08.2015  
2 Butterfield Close, Twickenham, TW1 1DX, - 12.08.2015  
7 Kneller Road, Twickenham, TW2 7DF, - 12.08.2015  
3 Kneller Road, Twickenham, TW2 7DF, - 12.08.2015  
21 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015  
19 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015  
17 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015  
7 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015  
5 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015

159A Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
199 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
169 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
236 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
232 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
226 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
225 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
223 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
220 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
217 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
215 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
211 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
209 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
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203 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
197 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
193 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
191 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
183 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
181 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
179 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
175 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
173 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
171 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
167 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
165 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
163 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
161 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
157 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
155 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
153 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
146 Whitton Road, Twickenham, TW1 1DE, - 12.08.2015  
139 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
135 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
149 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
151 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
145 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
143 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
143A Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
123 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
16 Tayben Avenue, Twickenham, TW2 7RA, - 12.08.2015  
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73 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
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29 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015

26 Talma Gardens, Twickenham, TW2 7RD, - 12.08.2015  
23 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
21 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
20 Talma Gardens, Twickenham, TW2 7RD, - 12.08.2015  
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29 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015  
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1 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
46 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
44 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
42 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
42 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
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12 Butterfield Close, Twickenham, TW1 1DX, - 12.08.2015  
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27 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
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22 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
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3 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
1 Palmerston Road, Twickenham, TW2 7QX, - 12.08.2015  
93 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
89 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
87 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
83 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
56 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
54 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
125 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
133 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
131 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
129 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
127 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
161 Chertsey Road, Twickenham, TW1 1ER, - 12.08.2015  
1 Harlequin Close, Islewoth, TW7 7LA, - 12.08.2015  
2 Harlequin Close, Islewoth, TW7 7LA, - 12.08.2015  
3 Harlequin Close, Islewoth, TW7 7LA, - 12.08.2015  
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33 Harlequin Close, Islewoth, TW7 7LA, - 12.08.2015  
1 Varsity Drive, Twickenham, TW1 1AG - 12.08.2015  
2 Varsity Drive, Twickenham, TW1 1AG - 12.08.2015  
3 Varsity Drive, Twickenham, TW1 1AG - 12.08.2015  
4 Varsity Drive, Twickenham, TW1 1AG - 12.08.2015  
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273 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
274 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
275 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
276 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
277 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
278 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
279 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
280 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
281 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
282 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
283 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
284 Varsity Drive, Twickenham, TW1 1AP - 12.08.2015  
FORCE Membership Secretary, 89 Third Cross Road Twickenham, TW2 5DY - 12.08.2015  
Catherine Bruce, Savills, 33 Margaret Street, London, W1G 0JD - 12.08.2015  
3 Kendrey Gardens, Twickenham, TW2 7PA, - 12.08.2015  
221 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
7A Tayben Avenue, Twickenham, TW2 7RA - 12.08.2015  
27 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
Lower Flat, 25 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
Flat 1, 177 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Flat 2, 177 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
7C Tayben Avenue, Twickenham, TW2 7RA, - 12.08.2015  
7B Tayben Avenue, Twickenham, TW2 7RA, - 12.08.2015  
Room 6, 189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Room 5, 189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Room 7, 189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Room 3, 189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Room 2, 189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Room 1, 189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
Flat, Cardinal Vaughan School Playing Fields, Whitton Dene, Whitton, Isleworth, TW7 7LT, - 12.08.2015  
Ground Floor Flat, 148 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
Ground Floor Flat, 230 Whitton Road, Twickenham, TW2 7RE - 12.08.2015  
Top Flat, 230 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
7A Kneller Road, Twickenham, TW2 7DF, - 12.08.2015  
~~Maisonette First And Second Floor, 148 Whitton Road, Twickenham, TW1 1DE - 12.08.2015~~  
Flat 1, 144 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
The Orchard, Rugby Road, Twickenham, TW1 1DG - 12.08.2015  
Flat 2, 144 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
179A Whitton Road, Twickenham, TW2 7QZ - 12.08.2015  
159B Whitton Road, Twickenham, TW2 7QU - 12.08.2015  
152 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
150 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
Flat 3, 5 Kneller Road, Twickenham, TW2 7DF, - 12.08.2015  
Flat 2, 5 Kneller Road, Twickenham, TW2 7DF, - 12.08.2015  
Flat 1, 5 Kneller Road, Twickenham, TW2 7DF, - 12.08.2015  
1 Rugby Road, Twickenham, TW1 1DG, - 12.08.2015  
Flat 4, 144 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
Flat 3, 144 Whitton Road, Twickenham, TW1 1DE - 12.08.2015  
20 Rugby Road, Twickenham, TW1 1DG, - 12.08.2015  
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3 Rugby Road, Twickenham, TW1 1DG, - 12.08.2015  
169A Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
12 Tayben Avenue, Twickenham, TW2 7RA, - 12.08.2015  
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75 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
69 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
65 Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
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234 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
228 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
224 Whitton Road, Twickenham, TW2 7RE, - 12.08.2015  
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219 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
201 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
195 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
189 Whitton Road, Twickenham, TW2 7QZ, - 12.08.2015  
147 Whitton Road, Twickenham, TW2 7QU, - 12.08.2015  
141 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
137 Whitton Road, Twickenham, TW1 1DF, - 12.08.2015  
25B Talma Gardens, Twickenham, TW2 7RB, - 12.08.2015  
91 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
85 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
81 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
52 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
50 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
48 Chudleigh Road, Twickenham, TW2 7QY, - 12.08.2015  
41 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
39 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
37 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
35 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
33 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
31 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
18 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
16 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
14 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
11 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015  
9 Duke Of Cambridge Close, Whitton, Twickenham, TW2 7DG, - 12.08.2015

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: GTD

Date: 28/02/2000

Application: 00/0315

Sponsors Lift Shaft Advertisement Banners Fixed To Existing Frames On The Lift Shaft.

Development Management

Status: WTD

Application: 00/1098

Date:05/07/2001	Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Three Concerts To Be Staged At Twickenham Stadium Between June And October (inclusive) Within Any Calendar Year.
<u>Development Management</u> Status: PDE Date:01/06/2000	Application:00/1099 Use Of Twickenham Stadium As A Concert Hall For The Holding Of Musical Concerts Open To The Public (within Use Class D2).
<u>Development Management</u> Status: GTD Date:02/08/2000	Application:00/1601 Siting Of Big Screen Structure And Supporting Platform.
<u>Development Management</u> Status: REF Date:24/07/2001	Application:01/0854 3 No. Illuminated Signs At Roof Level On The West, North And East Stands.
<u>Development Management</u> Status: GTD Date:17/10/2001	Application:01/2344 Erection Of A New 4 Bay Ticket Gate To Match Existing Ticket Gates And Modification To Existing Ticket Gate To Replace Existing Ticket Sales Office With 3 Additional 'bays'.
<u>Development Management</u> Status: GTD Date:23/10/2001	Application:01/2400 Proposed 2 Temporary Buildings For Use Ancillary To Main Stadium, Provision For Motor Cycle And Bicycle Parking.
<u>Development Management</u> Status: RNO Date:26/11/2001	Application:01/2793 Proposed Temporary Building For Ticket Sales And Collection.
<u>Development Management</u> Status: GTD Date:22/02/2002	Application:01/3353 Installation Of New Lobby Entrance To Restaurant With Glazed Wall At Mezzanine Level And Extension Of Existing Plant Platform.
<u>Development Management</u> Status: GTD Date:16/06/2004	Application:02/2759 A) Development Of The Existing South Stand To Provide A New Spectator Stand, An Rfu Shop, Ticket Sales Facilities, Hotel, Exhibition And Conference Centre, Replacement Office Accommodation For The Rfu, Health And Fitness Club And Basement C
<u>Development Management</u> Status: WNA Date:24/10/2002	Application:02/2986 Use Of Invincibles Restaurant, East Stand For The Conduct Of Civil Weddings.
<u>Development Management</u> Status: GTD Date:13/03/2003	Application:02/2658 Erection Of A Pole Mounted Display Box.
<u>Development Management</u> Status: GTD Date:07/07/2003	Application:03/1727/TEL Installation On Main Roof Level Of Building Of Seven Equipment Cabinets Required In Connection With Mobile Phone Base Station.
<u>Development Management</u> Status: GTD Date:15/04/2004	Application:04/0604/TEL Installation Of Five Panel Antennas, Four Pole Mounted 600mm Dish Antennas And Six Equipment Cabinets To Be Located On The Rooftop Of The Building, Together With One Meter Cabinet Located At Ground Level.
<u>Development Management</u> Status: GTD Date:08/06/2004	Application:04/0604/DD01 Details Pursuant To Condition Tel03 (colour) Of Planning Permission 04/0604/tel.
<u>Development Management</u> Status: PCO Date:09/02/1989	Application:88/2796/FUL Demolition Of Staff Cottage And Erection Of Two Storey Building For Maintenance And Storage Purposes
<u>Development Management</u> Status: PCO Date:08/09/1989	Application:89/0262/DD01 Redevelopment Of North Stand. (details Pursuant To Condition 30 (means Of Enclosure) Of Planning Permission 89/0262 Dated 25/5/89).
<u>Development Management</u>	

Status: GTD Date:27/03/1989	Application:89/0262/FUL Redevelopment Of The North End To Provide A New Spectator Stand Including Associated Facilities And External Works.
<u>Development Management</u> Status: GTD Date:27/12/1990	Application:89/0262/DD02 Details Pursuant To Condition (b) (turnstiles And Perimeter Fencing) Of Planning Permission 89/0262 Dated 25/5/89.
<u>Development Management</u> Status: PCO Date:02/04/1990	Application:90/0283/FUL Provision Of Exit Staircases And Landings From South And North Ends Of West Stand.
<u>Development Management</u> Status: PCO Date:27/09/1990	Application:90/1420/FUL Provision Of One Additional Level Of Boxes On The S.w And S.e Corners Of Concourse Area And Increase Width Of Boxes In S.w Corner By 6.0 Meters.
<u>Development Management</u> Status: PCO Date:02/10/1990	Application:90/1421/FUL Provision Of Tv And Radio Commentary Positions Suspended From The West Stand Upper Deck Balustrade & To Include Electronic Scoreboard & Tv Camera Positions.
<u>Development Management</u> Status: PCO Date:21/08/1990	Application:90/1177/FUL Formation Of New Door Opening Into New Reception On North West Elevation And Erection Of New External Canopy.
<u>Development Management</u> Status: GTD Date:07/05/1992	Application:90/1484/FUL Redevelopment Of East Side Of Rugby Ground To Provide New Spectator Stand , Including Associated Facilities And External Works.
<u>Development Management</u> Status: PCO Date:24/10/1990	Application:90/1573/FUL Erection Of Single Storey Unit To Provide Meeting Rooms, Offices, Kitchenette, Toilets & Reception Area.
<u>Development Management</u> Status: GTD Date:27/12/1990	Application:90/2096/FUL Erection Of A Single Storey Unit To Provide Meeting Rooms Offices Kitchenette Toilets And Reception For 5 Years Minimum.
<u>Development Management</u> Status: GTD Date:13/08/1991	Application:91/1236/FUL Erection Of A Four Bay Modular Building To Provide Shop, Office, W.c & Store Room.
<u>Development Management</u> Status: PCO Date:18/10/1991	Application:91/1464/FUL Repositioning Of Gate 8 Of Office Car Park.
<u>Development Management</u> Status: GTD Date:23/01/1992	Application:91/2273/FUL Repositioning Of 'adda' Office Units.
<u>Development Management</u> Status: GTD Date:15/04/1992	Application:91/2331/FUL Relocation Of Workshop Block.
<u>Development Management</u> Status: GTD Date:02/03/1992	Application:92/0113/FUL Erection Of Two Portable Buildings Interlinked To Provide Storage Space For The Rfu Shop.
<u>Development Management</u> Status: GTD Date:28/05/1992	Application:92/0453/FUL Provision Of Additional Floor Space At Roof Level Of Existing Offices.
<u>Development Management</u> Status: GTD Date:17/03/1993	Application:93/0160/FUL Erection Of A Media Facility At The Rear Of The Middle Tier With Press Desks Within The Spectator Seating Area And Writing, Relaxation Areas Constructed On The Existing Slab At Level 4a.
<u>Development Management</u> Status: GTD Date:24/03/1993	Application:93/0174/FUL Removal Of Existing Grass Footpath From Temporary Footbridge And

Replace With Tarmac And Provision Of Hardstanding For Coaches At West Car Park Site.

Development Management

Status: GTD  
Date: 19/11/1993

Application: 93/0455/FUL  
Redevelopment Of The West Side To Provide A New Spectator Stand, New Accommodation, Associated Facilities And External Works.

Development Management

Status: GTD  
Date: 06/07/1993

Application: 93/0808/FUL  
Amendment To The Number And Location Of Ticket Gates On Rugby Road As Approved In Planning Consent Ref 90/1484/ful Dated 7/5/92.

Development Management

Status: GTD  
Date: 20/06/1994

Application: 94/1185/FUL  
Amendment To Planning Permission Dated 7th May 1992 For The Redevelopment Of The East Side Of The Rugby Ground To Provide A New Spectator Stand With Associated Facilities And External Works; Provision Of A Disabled Spectators Area At The Re

Development Management

Status: GTD  
Date: 02/11/1995

Application: 93/0455/DD01  
Details Pursuant To Condition La11(landscaping) Attached To Planning Consent 93/0455 Dated 19.11.93 For The Erection Of A New Spectator Stand New Accommodation And Associated Facilities And External Works

Development Management

Status: GTD  
Date: 20/03/1995

Application: 95/0457/ADV  
Erection Of Internally Illuminated Box Sign

Development Management

Status: ARD  
Date: 21/03/1996

Application: 96/0254/ADV  
Erection Of Various Illuminated And Non Illuminated Signs

Development Management

Status: REF  
Date: 28/03/1996

Application: 96/0578/ADV  
Erection Of 12 Non Illuminated And Illuminated Poster Cases

Development Management

Status: GTD  
Date: 16/08/1996

Application: 96/1696/ADV  
Erection Of 12 Illuminated Poster Cases

Development Management

Status: GTD  
Date: 02/08/1996

Application: 96/1748/ADV  
Erection Of Two Non Illuminated Single Sided Fence Mounted Signs And One Non Illuminated Double Sided Pole Mounted Sign

Development Management

Status: GTD  
Date: 04/11/1996

Application: 96/2862/FUL  
Demolition Of An Existing Ticket Office At 202 Whitton Road And The Erection Of A New Ticket Office And Associated External Works At The Same Site

Development Management

Status: GTD  
Date: 18/03/1997

Application: 97/0004  
Relocation Of Four Bay Modular Building In The North Car Park To Be Used As A Non Match Day Send Out Office And Match Day Photographers' Wire Room.

Development Management

Status: GTD  
Date: 19/02/1998

Application: 97/2785  
Erection Of Perimeter Lighting To Provide Emergency Lighting On The Concourse And At Emergency Egress Points.

Development Management

Status: GTD  
Date: 30/03/1998

Application: 98/0148  
Change Of Use To Enable First Floor Office Accommodation To Be Used For Occasional Corporate Hospitality, Ground Floor To Remain As Offices.

Development Management

Status: GTD  
Date: 25/08/1998

Application: 98/1529  
Installation Of Security Gatehouse At Gate 7.

Development Management

Status: REF  
Date: 20/04/1999

Application: 99/0089  
Change Of Use To Allow For A Pavarotti Concert Performance On Saturday 19 June 1999.

Development Management

Status: GTD

Application: 99/0241

Date: 10/02/1999	Alterations And Installation Of Atm Machine.
<u>Development Management</u> Status: WNA Date: 12/05/1999	Application: 99/0765 Erection Of Four Lift Shaft Banners Attached To Exterior Of Stadium.
<u>Development Management</u> Status: GTD Date: 06/10/1999	Application: 99/1916 Erection Of New Signage To Upgrade And Improve The Information And Directorial Signs.
<u>Development Management</u> Status: GTD Date: 31/01/2000	Application: 99/3134 Provision Of Lift Shaft Banners For The Period Of 1/2/2000 To 8/3/2000.
<u>Development Management</u> Status: GTD Date: 07/02/2000	Application: 99/3100 Temporary Permission For Big Screen And Supporting Structure At South East Corner.
<u>Development Management</u> Status: REF Date: 15/12/1981	Application: 81/1332 Use of North Car Park of the Rugby Football Union ground as a Sunday Market with the west and east car parks for associated parking purposes.
<u>Development Management</u> Status: GTD Date: 27/12/1990	Application: 89/0262/DD2 Details pursuant to Condition (b) (turnstiles & perimeter fencing) of planning permission 89/0262 dated 25.5.89.
<u>Development Management</u> Status: GTD Date: 23/08/1989	Application: 89/0262/DD1 Redevelopment of North Stand (Details pursuant to condition 30 (means of enclosure) of planning permission 89/0262.
<u>Development Management</u> Status: GTD Date: 23/03/1988	Application: 88/0380 Erection of 3 No. sets of temporary hospitality boxes with supporting structures.
<u>Development Management</u> Status: GTD Date: 18/02/2005	Application: 04/2389/FUL Variation Of Planning Application 02/2759/FUL Granted Permission On 22.06.04 To Comprise: a) Development Of The Existing South Stand To Provide A New Spectator Stand, RFU Store, Ticket Sales Facilities, Hotel, Health And Fitness Club Multi- Functional Conference, Banqueting And Corporate Hospitality Facilities, New RFU Offices And Designated Car Parking In West Car Park And New Vehicular Access To Serve Hotel From Rugby Road. b) Erection Of 2 Blocks Comprising 24 Residential Units With New Access Onto Rugby Road. c) Associated Development Including Modifications To Existing Vehicular And Pedestrian Accesses And Provision Of A New Security Gate, Ticket Gates And Perimeter Fencing.
<u>Development Management</u> Status: GTD Date: 17/12/2004	Application: 04/3403/ADV Erection of 4 No. Non-illuminated Banners Fixed To Stairwells.
<u>Development Management</u> Status: GTD Date: 31/03/2005	Application: 04/4102/ADV Proposed Erection Of 68 No. Non Illuminated Single Panels To Roof For A Temporary Period Of 5 Years
<u>Development Management</u> Status: GTD Date: 13/05/2005	Application: 05/0573/FUL Proposal to erect a two storey office building in the North car park for a period of two years
<u>Development Management</u> Status: GTD Date: 02/06/2005	Application: 05/0775/FUL Amendment Of Condition 3 Of Planning Permission 00/1098/FUL Dated 2 October 2001 To Allow Staging Of Two Concerts On 18 And 19 Of June 2005 For A Maximum Audience Per Concert Of 55,000 People (Increase From 50,000).
<u>Development Management</u> Status: GTD Date: 15/09/2005	Application: 05/2334/FUL Buildings for utility services ancillary to the south stand redevelopment.
<u>Development Management</u>	

Status: GTD Date:21/10/2005	Application:05/2334/DD01 Details pursuant to condition BD12 (in part), (materials) of application 05/2334/FUL granted 15.09.05.
<u>Development Management</u> Status: GTD Date:18/04/2006	Application:06/0154/FUL Variation Of Condition 3 Of Planning Permission 00/1098/FUL Dated 2 October 2001 To Increase The Maximum Capacity Of Concerts From 50,000 to 55,000 Persons.
<u>Development Management</u> Status: GTD Date:29/09/2006	Application:06/2849/ADV Renewal Of Advert Consent Ref 04/3403/ADV Dated 17.12.2004 For Erection of 4 No. Non-illuminated Banners Fixed To Stairwells For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date:27/10/2006	Application:04/2389/DD01 Details Pursuant To Conditions U02812 (Brickwork) and U02814 (External Surfaces) Of Planning Permission 04/2389/FUL Dated 18.02.2005.
<u>Development Management</u> Status: GTD Date:13/12/2006	Application:06/3036/FUL Temporary Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Five Concerts To Be Staged At Twickenham Stadium Between June And October (Inclusive) Within The Calendar Year 2007 Only.
<u>Development Management</u> Status: REF Date:11/04/2007	Application:04/2389/DD02 Details Pursuant To Conditions U02843 (Surface Water Drainage Works) And U02844 (Drainage System Construction) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005.
<u>Development Management</u> Status: GTD Date:28/02/2007	Application:06/3036/DD01 Details Pursuant To Condition U12308 (Section 106) Of Planning Application Ref No: 06/3036/FUL Granted 13.12.2006.
<u>Development Management</u> Status: GTD Date:18/05/2007	Application:06/3036/DD02 Details Pursuant To Condition U12359 (Concert Dates) Of Planning Application Ref No: 06/3036/FUL Approved 13th December 2006.
<u>Development Management</u> Status: REF Date:15/06/2007	Application:04/2389/DD03 Details Pursuant To Conditions U02843 (Surface Water Drainage Works), U02844 (Drainage System Construction) And U23475 (Special Pollution Control) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005.
<u>Development Management</u> Status: GTD Date:01/09/2008	Application:07/1861/FUL Proposed revised elevation treatment to previously approved application no 04/2389/FUL Dated 18.02.2005.
<u>Development Management</u> Status: GTD Date:23/10/2007	Application:04/2389/DD04 Partial Discharge of Details Pursuant To Condition U02825 (Landscaping Required - Hard) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005.
<u>Development Management</u> Status: GTD Date:25/08/2011	Application:04/2389/DD05 Details Pursuant To Conditions U02843 (surface water drainage works) and U02844 (drainage system construction) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005. (Corrected description)
<u>Development Management</u> Status: GTD Date:01/05/2008	Application:07/3802/FUL Temporary change of use for up to one year to permit the erection of temporary seating and staging structures and the staging of up to five concerts between June and October of each year on Saturdays, Sundays and Bank Holidays only.
<u>Development Management</u> Status: GTD Date:11/03/2008	Application:04/2389/DD06 Details Pursuant To Condition U02838 (Air conditioning/boiler flue)

<u>Development Management</u> Status: GTD Date: 16/04/2008	Application: 08/0685/ADV Erection of 4 No. Non-illuminated Mesh Banners Fixed To Stairwells For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date: 13/08/2008	Application: 04/2389/DD07 Details pursuant to condition U02850 (Signage) of planning application 04/2389/FUL approved 18/02/2005.
<u>Development Management</u> Status: WDN Date: 02/08/2011	Application: 08/2816/COU Temporary change of use for 2010 to permit the erection of temporary seating and staging structures and the staging of up to 5 concerts between June and October 2010 with a maximum number of 4 concerts taking place on weekends (Revised Description).
<u>Development Management</u> Status: WDN Date: 10/12/2009	Application: 08/4394/FUL Redevelopment Of The Site To Provide 3 Blocks Of Flats Comprising Of 120 Residential Units; Car Parking for 80 Vehicles, Landscaping And Creation Of Two Additional Vehicular And Pedestrian Access Points Onto Rugby Road.
<u>Development Management</u> Status: GTD Date: 01/10/2009	Application: 09/2101/ADV Erection Of A Banner for a 1 year period (August 2009 to October 2010)
<u>Development Management</u> Status: GTD Date: 22/10/2009	Application: 09/2301/FUL Erection Of A Five Figure Sculpture Group.
<u>Development Management</u> Status: GTD Date: 26/01/2010	Application: 09/2301/DD01 Details Pursuant To Condition U28443 (Details To Specified Scale) and U28444 (Details - materials to be approved) Of Planning Permission 09/2301/FUL Dated 22/10/2009.
<u>Development Management</u> Status: REF Date: 12/04/2010	Application: 09/3273/FUL Redevelopment of land to rear of Stadium to provide 115 residential units in 3 blocks, car parking for 93 vehicles, associated landscaping works and creation of 2 additional vehicular and pedestrian access points onto Rugby Road.
<u>Development Management</u> Status: GTD Date: 15/02/2010	Application: 04/2389/DD08 Details pursuant to condition U02832 (Cycle parking) of planning application 04/2389/FUL approved 18/02/2005.
<u>Development Management</u> Status: GTD Date: 03/03/2010	Application: 10/0037/ADV Erection of 4 No. Non-illuminated Mesh Banners Fixed To Stairwells For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date: 05/03/2010	Application: 04/2389/NMA Variation Of Planning Application 02/2759/FUL Granted Permission On 22.06.04 To Comprise: a) Development Of The Existing South Stand To Provide A New Spectator Stand, RFU Store, Ticket Sales Facilities, Hotel, Health And Fitness Club Multi- Functional Conference, Banqueting And Corporate Hospitality Facilities, New RFU Offices And Designated Car Parking In West Car Park And New Vehicular Access To Serve Hotel From Rugby Road. b) Erection Of 2 Blocks Comprising 24 Residential Units With New Access Onto Rugby Road. c) Associated Development Including Modifications To Existing Vehicular And Pedestrian Accesses And Provision Of A New Security Gate, Ticket Gates And Perimeter Fencing. (Replacement of four no aluminium framed windows with four no louvre panels of the same size and replacement of two painted timber finish doors with two number aluminium coloured of the same size)
<u>Development Management</u> Status: GTD Date: 13/08/2010	Application: 10/1849/VRC Variation to condition U09030 (Concerts) of planning permission 06/0154/FUL dated 18 April 2006 to increase the stadium capacity from 55,000 to 60,000 for 1 no. Help for Heroes charity concert to be held 12th



September.

Development Management

Status: GTD  
Date:20/09/2010

Application:09/2301/NMA  
Reduction in area of green paving, amendments of lighting design from 3 no. uplighters of 210W overall to 11 no. uplighters of 210W overall, addition of 2no. bronze plaques (Application previously approved under 09/2301/FUL for Erection Of A Five Figure Sculpture Group).

Development Management

Status: GTD  
Date:29/03/2012

Application:11/2430/FUL  
Temporary Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Five Concerts To Be Staged At Twickenham Stadium Within The Calendar Year 2012 Only. Concerts To Be Staged On Weekends and Bank Holidays Only.

Development Management

Status: WNA  
Date:26/01/2012

Application:11/4168/FUL  
Written approval for the erection of a marquee to remain in situ from 11th February 2012 to 24th March 2012, for use on 2 occasions (Saturday 25th February 2012 and Saturday 17th March 2012) in accordance with the requirements of the S106 Agreements relating to planning applications 96/2776/FUL and 04/2389/FUL.

Development Management

Status: WNA  
Date:23/05/2012

Application:12/0621/FUL  
Provision of additional lighting to existing sculpture comprising floodlight mounted on the existing street column at high level, projecting the light beam downwards.

Development Management

Status: GTD  
Date:13/07/2012

Application:11/4079/DD01  
Details pursuant to condition U49568 (Contamination) of planning permission 11/4079/FUL.

Development Management

Status: GTD  
Date:06/03/2013

Application:12/2990/FUL  
Temporary change of use and erection of temporary seating and stage structures to permit up to five concerts to be staged at Twickenham Stadium during 2013 only, concerts to be staged on weekends and bank holidays only.

Development Management

Status: GTD  
Date:14/03/2013

Application:13/0269/FUL  
External alterations to west stand to include new and replacement glazing, new louvre screening and external lobby.

Development Management

Status: GTD  
Date:07/05/2014

Application:13/2130/FUL  
Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary.

Development Management

Status: GTD  
Date:14/11/2014

Application:13/4722/ADV  
Various signage including 54 No.non-illuminated signs to external pillars, 5 No.non-illuminated turnstile signs, 1 No.high-level halo-illuminated Twickenham Stadium sign to south east spiral, 1 No.high-level non-illuminated South sign to south west spiral and 4 No.non-illuminated lift shaft signs.

Development Management

Status: REF  
Date:03/03/2014

Application:14/0220/ADV  
Erection of various wayfinding and event advertisement signs.

Development Management

Status: REF  
Date:14/11/2014

Application:14/1265/ADV  
Proposed temporary wayfinding and event signage.

Development Management

Status: GTD  
Date:24/09/2014

Application:13/2130/DD01  
Details pursuant to condition DV49 (Construction Method Statement) of planning permission 13/2130/FUL dated 07/05/14.

Development Management

Status: GTD  
Date:14/10/2014

Application:13/2130/DD02  
Details pursuant to condition U70752 (Foul & surface water disposal) of

planning permission 13/2130/FUL dated 07/05/14.

<u>Development Management</u> Status: GTD Date:27/02/2015	Application:14/4196/FUL The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.
<u>Development Management</u> Status: GTD Date:27/02/2015	Application:14/4197/FUL The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.
<u>Development Management</u> Status: GTD Date:21/01/2015	Application:14/4469/FUL Installation of Wi-Fi equipment comprising 14 no. Access Points and associated 5m poles, 9 no. Access Points on existing lighting columns and 2 no. Data Cabinets with associated cabling and duct work.
<u>Development Management</u> Status: GTD Date:10/03/2015	Application:15/0328/FUL External alterations comprising installation of 6 no. Louvre Panels to the west corner of the South Stand and the installation of an internal air handling unit.
<u>Development Management</u> Status: GTD Date:12/08/2015	Application:15/1184/FUL The erection of temporary supporting facilities at Twickenham Stadium to support the hosting of the Rugby World Cup 2015 Tournament to include turnstiles in south west corner facing Whitton Road, gantries and perimeter fencing to create a secure ticket line at the site, temporary surfacing adjacent to the turnstiles, food and beverage outlets, a temporary pedestrian bridge across the Duke of Northumberland River to connect with the broadcast compound located at Cardinal Vaughan School Playfields Site from 5th August 2015 to 15 December 2015.
<u>Development Management</u> Status: GTD Date:28/07/2015	Application:15/1309/VRC Application to vary conditions U80984 (10 Match Days Only) to allow 2 test matches to be held on 15th August 2015 and 5th September 2015 and to allow the transport measures set out in condition U80997 Transport Measures (GRAMPIAN) to be provided prior to the commencement of use of the structures previously approved under ref: 14/4197/FUL U80984 & U80997 attached to Planning Permission ref: 14/4197/FUL
<u>Development Management</u> Status: GTD Date:28/07/2015	Application:15/1310/VRC Application to vary condition U80981 - Transport Measures (GRAMPIAN) to allow the transport measures to be provided prior to the commencement of use of the structures previously approved under ref: 14/4196/FUL
<u>Development Management</u> Status: INSFEE Date:	Application:14/4197/NMA
<u>Development Management</u> Status: REF Date:21/07/2015	Application:15/1691/FUL Installation of security upgrades comprising the erection of peripheral and inner ticketing fencing, 3 No.new turnstiles and CCTV.
<u>Development Management</u> Status: GTD Date:24/06/2015	Application:14/4196/DD01 Details pursuant to condition U80969 (Materials) of planning permission 14/4196/FUL dated 27/02/15.
<u>Development Management</u> Status: PDE Date:	Application:14/4197/DD01 Details pursuant to condition U80990 (Delivery and Servicing Plan) of planning permission 14/4197/FUL dated 27/02/15.
<u>Development Management</u> Status: PCO Date:	Application:14/4196/DD02 Details pursuant to condition U80974 (Delivery and Service Plan) of planning permission 14/4196/FUL dated 27/02/15.
<u>Development Management</u> Status: GTD Date:24/06/2015	Application:14/4197/DD02 Details pursuant to conditions U80985 - Details/Materials of planning

permission 14/4197/HOT (IN PART)

<u>Development Management</u> Status: PCO Date:	Application: 14/4196/DD03 Details pursuant to condition U80973 - Construction Method Statement of planning permission 14/4196/FUL.
<u>Development Management</u> Status: PCO Date:	Application: 14/4197/DD03 Details pursuant to condition U80989 - Construction Method Statement of planning permission 14/4197/FUL.
<u>Development Management</u> Status: PCO Date:	Application: 14/4196/DD04 Details pursuant to condition U80977 (Lighting) of planning permission 14/4196/FUL dated 27/02/15.
<u>Development Management</u> Status: PCO Date:	Application: 14/4197/DD04 Details pursuant to condition U80993 (Lighting) of planning permission 14/4197/FUL dated 27/02/15.
<u>Development Management</u> Status: PCO Date:	Application: 14/4197/DD05 Details pursuant to condition U80985 (Details/Materials) of planning permission 14/4197/FUL dated 27/02/15.
<u>Development Management</u> Status: PCO Date:	Application: 15/2734/FUL Temporary change of use to permit one Monster Jam event to be held at Twickenham Stadium once every calendar year in 2016 and 2017 only.
<u>Development Management</u> Status: PCO Date:	Application: 15/2888/ADV Erection of temporary signage to be displayed at the entrances of the temporary hospitality structures in association with the hosting of the Rugby World Cup 2015 Tournament at Twickenham Stadium.
<u>Development Management</u> Status: REC Date:	Application: 14/4196/DD05 Details pursuant to condition U80970 - Temporary Power Generators & Mechanical of planning permission 14/4196/FUL
<u>Development Management</u> Status: REC Date:	Application: 14/4196/DD06 Details pursuant to condition U80976 - Contact number of planning permission 14/4196/FUL.
<u>Development Management</u> Status: REC Date:	Application: 14/4197/DD06 Details pursuant to condition U80992 - Contact number of planning permission 14/4197/FUL.

Appeal

Validation Date: 03.07.2000 Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Three Concerts To Be Staged At Twickenham Stadium Between June And October (inclusive) Within Any Calendar Year.

Reference: 00/1098

Appeal

Validation Date: 22.06.2000 Development Appeal  
Reference: 00/1099

Appeal

Validation Date: 07.07.2010 Redevelopment of land to rear of Stadium to provide 115 residential units in 3 blocks, car parking for 93 vehicles, associated landscaping works and creation of 2 additional vehicular and pedestrian access points onto Rugby Road.

Reference: 10/0078/AP/REF

Appeal

Validation Date: 07.07.2010 Redevelopment of land to rear of Stadium to provide 115 residential units in 3 blocks, car parking for 93 vehicles, associated landscaping works and creation of 2 additional vehicular and pedestrian access points onto Rugby Road.

Reference: 10/0079/AP/REF

<u>Building Control</u> Deposit Date: 19.01.2000 Reference: 99/2201/1/FP	Alterations to museum and shop entrance east stand level 1.
<u>Building Control</u> Deposit Date: 27.01.2000 Reference: 00/0162/FP	Temporary hospitality accommodation
<u>Building Control</u> Deposit Date: 10.04.2000 Reference: 00/0162/1/FP	Temporary hospitality accommodation
<u>Building Control</u> Deposit Date: 07.07.2000 Reference: 00/1330/FP	Permanent big screen installation platform. COMMENTS: NB Contact is Mr T House
<u>Building Control</u> Deposit Date: 02.10.2000 Reference: 00/1330/1/FP	Permanent big screen installation platform.
<u>Building Control</u> Deposit Date: 09.11.2000 Reference: 00/2090/FP	Temporary hospitality accommodation - north river suite & front lawns
<u>Building Control</u> Deposit Date: 04.10.2001 Reference: 01/1690/FP	Alterations to Gate H and provision of wc accommodation West and East stand levels one and three.
<u>Building Control</u> Deposit Date: 24.09.2001 Reference: 01/1764/FP	Single storey marquee to the 'Lawns' and two storey marquees to the riverside.
<u>Building Control</u> Deposit Date: 26.10.2001 Reference: 01/1992/FP	Mezzanine floor to North Stand Hospitality area.
<u>Building Control</u> Deposit Date: 03.12.2001 Reference: 01/1690/1/FP	Alterations to Gate H and provision of wc accommodation West and East stand levels one and three.
<u>Building Control</u> Deposit Date: 05.12.2001 Reference: 01/2237/FP	Provision of air conditioning to the West Stand and East Stand museum.
<u>Building Control</u> Deposit Date: 18.02.2002 Reference: 02/0306/FP	Erection unmanned radio base station
<u>Building Control</u> Deposit Date: 13.02.2002 Reference: 02/0270/FP	Installation additional water storage tanks to east lift towers, including steel supports
<u>Building Control</u> Deposit Date: 06.02.2002 Reference: 01/2237/1/FP	Provision of air conditioning to the West Stand and East Stand museum.
<u>Building Control</u> Deposit Date: 13.08.2002 Reference: 02/1550/FP	Cellular radio base station.
<u>Building Control</u> Deposit Date: 12.09.2002 Reference: 02/1735/FP	Extend internally retail area, alterations to stock and office areas and associated services, etc.
<u>Building Control</u> Deposit Date: 24.10.2002 Reference: 02/1550/1/FP	Cellular radio base station.
<u>Building Control</u> Deposit Date: 08.01.2003 Reference: 02/0306/1/FP	Erection unmanned radio base station
<u>Building Control</u> Deposit Date: 02.08.1991	Temporary restaurant below North Stand

Reference: 91/0686/1/FP	
<u>Building Control</u>	
Deposit Date: 04.07.1991	Pre-fabricated single storey 4 bay span building
Reference: 91/0699/FP	
<u>Building Control</u>	
Deposit Date: 31.07.1991	Temporary tented structure for media accommodation at the Rugby World Cup
Reference: 91/0808/1/FP	
<u>Building Control</u>	
Deposit Date: 24.12.1991	Two pre-fabricated interlinked rovacabins
Reference: 91/1375/FP	
<u>Building Control</u>	
Deposit Date: 24.12.1991	Pre-fabricated single storey office accommodation
Reference: 91/1358/FP	
<u>Building Control</u>	
Deposit Date: 10.01.1992	Visitors' viewing platform at south-west corner of ground
Reference: 91/1322/1/FP	
<u>Building Control</u>	
Deposit Date: 28.02.1992	New storage facility in the north stand
Reference: 92/0259/FP	
<u>Building Control</u>	
Deposit Date: 21.04.1992	Construction of new East Stand
Reference: 92/0301/1/FP	
<u>Building Control</u>	
Deposit Date: 21.02.1992	Relocation of existing workshop block
Reference: 92/0232/FP	
<u>Building Control</u>	
Deposit Date: 17.12.1992	Construction of storage areas at ground level within the new east stand
Reference: 92/1315/1/FP	
<u>Building Control</u>	
Deposit Date: 12.01.1993	New camera platform (East Stand)
Reference: 93/0028/FP	
<u>Building Control</u>	
Deposit Date: 14.01.1993	To install a pre-fabricated sales kiosk on the south-west concourse
Reference: 93/0033/FP	
<u>Building Control</u>	
Deposit Date: 05.02.1993	Construction of a press centre at level 4A within the new East Stand
Reference: 93/0132/FP	
<u>Building Control</u>	
Deposit Date: 07.05.1993	Installation of electronic scoreboards on pitch side of North and South Stands
Reference: 93/0453/FP	
<u>Building Control</u>	
Deposit Date: 26.07.1993	Office reorganisation
Reference: 93/0802/FP	
<u>Building Control</u>	
Deposit Date: 09.11.1993	Construction of long bars within East Stand (Level 2)
Reference: 93/1068/FP	
<u>Building Control</u>	
Deposit Date: 26.10.1993	Construction of fast food area within East stand at level 2
Reference: 93/1178/FP	
<u>Building Control</u>	
Deposit Date: 08.12.1993	Provision of temporary TV studio facility for use at major matches
Reference: 93/1397/FP	
<u>Building Control</u>	
Deposit Date: 29.03.1994	Construction of new West Stand
Reference: 94/0398/FP	
<u>Building Control</u>	
Deposit Date: 07.01.1994	Partition existing area into three rooms - two bar areas and a beer cellar.
Reference: 94/0070/FP	
<u>Building Control</u>	
Deposit Date: 08.02.1994	North Stand Level 1. Partition existing East refreshment area into two rooms - one bar and a beer cellar.

Reference: 94/0210/FP	
<u>Building Control</u>	
Deposit Date: 18.05.1994	Removal of south ring bench seating and extend South Stand lower tier by four rows of seats.
Reference: 94/0669/FP	
<u>Building Control</u>	
Deposit Date: 19.05.1994	Level 1 fit out of West Stand to provide changing room facilities
Reference: 94/0670/FP	
<u>Building Control</u>	
Deposit Date: 16.06.1994	Internal fit-out of existing East Stand to form retail shop with office & stock area 2 Restaurant & kitchen
Reference: 94/0820/FP	
<u>Building Control</u>	
Deposit Date: 05.08.1994	Provision of toilets in RFU museum store in South Stand
Reference: 94/1101/FP	
<u>Building Control</u>	
Deposit Date: 20.09.1994	Fitting out of stewards' room in North Stand
Reference: 94/1326/FP	
<u>Building Control</u>	
Deposit Date: 12.12.1994	BBC TV studio on Level 3 of the West Stand
Reference: 94/1756/FP	
<u>Building Control</u>	
Deposit Date: 18.01.1995	Construction and fitting out of restaurant area to seat 250
Reference: 94/1582/1/FP	
<u>Building Control</u>	
Deposit Date: 19.01.1995	Ticket enquiries office on Level 1 of the West Stand
Reference: 94/1755/1/FP	
<u>Building Control</u>	
Deposit Date: 12.01.1995	Alterations to front portion of existing North Stand lower tier to provide alternative spectator egress to pitchside
Reference: 95/0031/FP	
<u>Building Control</u>	
Deposit Date: 20.04.1995	East Stand Level 1 south refreshment area - partition into two rooms: a bar area and a beer cellar.
Reference: 95/0162/1/FP	
<u>Building Control</u>	
Deposit Date: 21.08.1995	East Stand Level 4 middle refreshment room - partition south end to form bar and preparation area
Reference: 95/0963/1/FP	
<u>Building Control</u>	
Deposit Date: 02.03.1995	Construction of permanent partition and counter within the existing fast food area on Level 2 of the North Stand
Reference: 95/0232/FP	
<u>Building Control</u>	
Deposit Date: 03.04.1995	West Stand Level 1 north refreshment area: partition the existing area into two rooms, a bar area and a beer cellar.
Reference: 95/0355/FP	
<u>Building Control</u>	
Deposit Date: 07.07.1995	Construction of shell works of a museum area
Reference: 95/0404/2/FP	
<u>Building Control</u>	
Deposit Date: 18.08.1995	West Stand fit out
Reference: 95/0480/2/FP	
<u>Building Control</u>	
Deposit Date: 21.09.1995	Joinery fit out for the museum of rugby
Reference: 95/0949/1/FP	
<u>Building Control</u>	
Deposit Date: 04.09.1995	Construction of fitting out works for hospitality suites on Level 3, East Stand.
Reference: 95/1029/1/FP	
<u>Building Control</u>	
Deposit Date: 21.12.1995	South West control room and disabled covered area above level three A.
Reference: 95/1246/1/FP	
<u>Building Control</u>	

Deposit Date: 17.11.1995 Reference: 95/1346/1/FP	Construction of secondary control box -level 6- East Stand
<u>Building Control</u> Deposit Date: 13.12.1995 Reference: 95/1447/1/FP	Disabled refreshment counters (North West/East Stands)
<u>Building Control</u> Deposit Date: 13.02.1996 Reference: 96/0166/FP	Retail Unit
<u>Building Control</u> Deposit Date: 10.01.1996 Reference: 96/0029/FP	Installation of floodlighting system
<u>Building Control</u> Deposit Date: 09.08.1996 Reference: 96/1122/FP	Alteration to the admin. block & provision of office to the ex Museum
<u>Building Control</u> Deposit Date: 14.10.1996 Reference: 96/1415/FP	Erection of partitioning and ceiling to hospitality suite.
<u>Building Control</u> Deposit Date: 04.11.1996 Reference: 96/1122/1/FP	Alteration to the admin block & provision of office to the Ex Museum
<u>Building Control</u> Deposit Date: 20.12.1996 Reference: 96/1415/1/FP	Erection of partitioning and ceiling to hospitality suite.
<u>Building Control</u> Deposit Date: 23.01.1997 Reference: 97/0087/FP	New ticket office at gate 3
<u>Building Control</u> Deposit Date: 05.08.1997 Reference: 97/1150/FP	Provision of meeting room on level 4 concourse.Provision of toilets within existing CB bar.
<u>Building Control</u> Deposit Date: 10.11.1997 Reference: 97/1642/FP	Change of use from office accommodation to match day hospitality area.
<u>Building Control</u> Deposit Date: 03.11.1997 Reference: 97/1607/FP	Temporary hospitality facilities
<u>Building Control</u> Deposit Date: 05.11.1997 Reference: 97/1616/FP	Erection hospitality tentage
<u>Building Control</u> Deposit Date: 21.05.1998 Reference: 98/0837/FP	Hospitality units at level 6 west stand.
<u>Building Control</u> Deposit Date: 21.09.1998 Reference: 98/1587/FP	Change of use from offices to part offices and part hospitality suite.
<u>Building Control</u> Deposit Date: 05.11.1998 Reference: 98/1651/FP	Erection of tentage on front lawns
<u>Building Control</u> Deposit Date: 16.10.1998 Reference: 98/1752/FP	Temporary hospitality accommodation
<u>Building Control</u> Deposit Date: 12.04.1999 Reference: 99/0611/FP	Temporary Hospitality Accommodation
<u>Building Control</u> Deposit Date: 30.07.1999 Reference: 99/1317/FP	Provision of photographers wire room.Alterations to fitness centre
<u>Building Control</u> Deposit Date: 05.11.1999 Reference: 99/1924/FP	Erection of tentage
<u>Building Control</u> Deposit Date: 21.12.1999 Reference: 99/2201/FP	Alterations to museum and shop entrance east stand level 1.

<u>Building Control</u> Deposit Date: 20.09.2004 Reference: 04/1913/FP	Relocation of the Safety Control Room to the upper tier NW
<u>Building Control</u> Deposit Date: 06.12.2004 Reference: 04/2480/FP	Provision of new cold room and alterations to lift lobby at level 3 North Stand
<u>Building Control</u> Deposit Date: 07.01.2005 Reference: 05/0033/FP	Installation of telecommunications equipment on roof
<u>Building Control</u> Deposit Date: 13.04.2005 Reference: 05/0729/FP	Kitchen extract to scrummery restaurant
<u>Building Control</u> Deposit Date: 07.06.2005 Reference: 05/0033/RS1/FP	Installation of telecommunications equipment on roof
<u>Building Control</u> Deposit Date: 14.07.2005 Reference: 05/1445/FP	Redevelopment of South Stand to include 3 new tiers 'pitch side' and shell and core for 'commercial' side
<u>Building Control</u> Deposit Date: 22.07.2005 Reference: 05/1503/FP	Installation of automatic telling machine and builders work at West Stand
<u>Building Control</u> Deposit Date: 19.12.2005 Reference: 05/2552/FP	Installation of advertising banner on roof of north, east and west stands
<u>Building Control</u> Deposit Date: 03.03.2006 Reference: 06/0453/FP	South Stand Fitness Centre: Fit-out of shell to form new health and fitness club
<u>Building Control</u> Deposit Date: 05.04.2006 Reference: 06/0708/FP	Fitting out of existing shell to form hospitality boxes, hotel, conference and banqueting facilities, office accommodation and retail outlet
<u>Building Control</u> Deposit Date: 12.05.2006 Reference: 06/0976/FP	Raising of steel bridge at North East pitch side vehicle entrance
<u>Building Control</u> Deposit Date: 14.06.2007 Reference: 07/1268/RG	Relocation of home changing room entrance door, blocking up opening and building new block wall in warm-up area
<u>Building Control</u> Deposit Date: 16.07.2007 Reference: 07/1516/FP	Construction of partition and doors to form telephone comms room including ventilation
<u>Building Control</u> Deposit Date: 24.10.2007 Reference: 07/2279/FP	Two Storey North River Suite Hospitality Complex
<u>Building Control</u> Deposit Date: 29.10.2007 Reference: 07/2303/FP	Fit new dividing wall and associated doors to form 2 separate entrances to NTL facility. Extend existing cloakroom area. Adjust PA Speaker, fire detectors and emergency lighting to comply with new layout
<u>Building Control</u> Deposit Date: 29.10.2007 Reference: 07/2322/FP	Fit out of retail unit to existing shell
<u>Building Control</u> Deposit Date: 18.06.2008 Reference: 08/1262/FP	Interior fitout of a debenture lounge and additional hospitality within the new south stand development at Twickenham stadium
<u>Building Control</u> Deposit Date: 13.08.2008 Reference: 08/1262/FP/1	Interior fitout of a debenture lounge and additional hospitality within the new south stand development at Twickenham stadium



Deposit Date: 01.12.2008	South Stand Fitness Centre: Fit-out of shell to form new health and fitness club
Reference: 06/0453/FP/1	
<u>Building Control</u>	
Deposit Date: 27.03.2009	Internal fit out of level 3 of the existing south stand to provide new offices for the RFU
Reference: 09/0440/FP	
<u>Building Control</u>	
Deposit Date: 29.03.1989	Erection of new north stand
Reference: 89/0474/FP	
<u>Building Control</u>	
Deposit Date: 08.09.2009	Internal fit out of level 3 of the existing south stand to provide new offices for the RFU
Reference: 09/0440/FP/1	
<u>Building Control</u>	
Deposit Date: 09.12.2009	Internal fit out of level 3 of the existing south stand to provide new offices for the RFU
Reference: 09/0440/FP/2	
<u>Building Control</u>	
Deposit Date: 17.09.2010	Proposed upgrade of hospitality boxes North Stand, Level 6
Reference: 10/1823/FP	
<u>Building Control</u>	
Deposit Date: 27.07.2011	Interior refurbishment and fitting out works, including reinstatement of mechanical and electrical installations
Reference: 11/1436/FP	
<u>Building Control</u>	
Deposit Date: 24.01.2012	Conversion of existing storage area into an event day public concession unit.
Reference: 12/0142/FP	
<u>Building Control</u>	
Deposit Date: 02.02.2012	Alterations to Box 3001 for use by the Injured Players Foundation.
Reference: 12/0207/FP	
<u>Building Control</u>	
Deposit Date: 25.07.2012	External works including new plant buildings behind the North Stand and extension to the maintenance shed. (Phase 1). This completion relates to SHELL ONLY, the remainder to be included in the Phase 2 completion.
Reference: 12/1400/FP	
<u>Building Control</u>	
Deposit Date: 14.08.2012	Provision of 'pot wash room. - level 3 east
Reference: 12/1510/FP	
<u>Building Control</u>	
Deposit Date: 15.08.2012	Hospitality box refurbishments and alterations.
Reference: 12/1523/FP	
<u>Building Control</u>	
Deposit Date: 31.08.2012	Phase 2 of refurbishment works CM&E to external compounds, formation of switch rooms at level 2 and reconfiguration of Level 1 WC's. (Phase 2)
Reference: 12/1604/FP	
<u>Building Control</u>	
Deposit Date: 11.09.2012	Installation of led system at middle tier level of east, south, west and north stands.
Reference: 12/1671/FP	
<u>Building Control</u>	
Deposit Date: 03.10.2012	Creation of bar units in place of temporary bars.(Level 1).
Reference: 12/1852/FP	
<u>Building Control</u>	
Deposit Date: 15.10.2012	The installation of a 2 storey temporary structure for event day use on November 10th, 17th, 24th and 1st December 2012
Reference: 12/1921/FP	
<u>Building Control</u>	
Deposit Date: 07.11.2012	Installation of led system at middle tier level of east, south, west and north stands.
Reference: 12/1671/FP/1	
<u>Building Control</u>	
Deposit Date: 04.02.2013	The installation of a 2 storey temporary structure for event day use.
Reference: 13/0210/FP	

<u>Building Control</u> Deposit Date: 23.04.2013	Refurbishment works to level 3 west stand, presidents' reception, members' bar and hospitality units and level 1 changing rooms
Reference: 13/0755/FP	
<u>Building Control</u> Deposit Date: 23.05.2013	Fit out of museum within the stadium
Reference: 13/1005/FP	
<u>Building Control</u> Deposit Date: 22.08.2013	Refurbishment works to level 3 west stand, presidents' reception, members' bar and hospitality units and level 1 changing rooms
Reference: 13/0755/FP/1	
<u>Building Control</u> Deposit Date: 10.10.2013	Installation of new bars concessions and cellars at levels 4 and 5
Reference: 13/2103/FP	
<u>Building Control</u> Deposit Date: 16.10.2013	Installation of a two storey temporary structure for event day use by RFU sponsors BMW and Guinness
Reference: 13/2158/FP	
<u>Building Control</u> Deposit Date: 16.10.2013	The installation of a temporary structure for event day use by RFU sponsors O2
Reference: 13/2159/FP	
<u>Building Control</u> Deposit Date: 13.01.2014	Installation of new bars concessions and cellars at levels 4 and 5
Reference: 13/2103/FP/1	
<u>Building Control</u> Deposit Date: 24.02.2014	Installation of a two storey temporary structure for event day use
Reference: 14/0367/FP	
<u>Building Control</u> Deposit Date: 24.02.2014	Installation of a temporary structure for event day use
Reference: 14/0368/FP	
<u>Building Control</u> Deposit Date: 10.03.2014	Refurbishment of the existing level 01 (ground floor) photographer's room located in the north stand and refurbishment of the existing level 04A (off the concourse) Alastair Hignell room located in the west stand
Reference: 14/0547/FP	
<u>Building Control</u> Deposit Date: 10.04.2014	Introduce gated balustrading to areas of in-bowl spectator seating, to separate hospitality seats from general admission seats - level 6 - North
Reference: 14/0786/FP	
<u>Building Control</u> Deposit Date: 08.05.2014	D03-4 West Stand TV Gantry - the refurbishment of the existing TV and radio gantry, to replace the desks and seats and including new power and data outlets
Reference: 14/1010/FP	
<u>Building Control</u> Deposit Date: 08.05.2014	D03.3 Video Screens - The removal of existing video screens, North and South stands, the installation of new seats as per the original stand layout, and new video screens to underslung roof gantries, North and South stands
Reference: 14/1011/FP	
<u>Building Control</u> Deposit Date: 09.05.2014	D03.1 Sports Lighting - The replacement of existing sports lighting with new, the introduction of 4 No. Lay-by platforms adjacent the existing perimeter roof walkways, East and West stands, containing cabinets for the control of lighting
Reference: 14/1016/FP	
<u>Building Control</u> Deposit Date: 19.06.2014	Work incorporates BWIC to risers to accommodate new infrastructure installation; remodelling of some plant area; encasement of rising duct- and pipe-work to external columns, works additional BWIC works that have arisen out of the A07.2 infrastructure
Reference: 14/1384/FP	
<u>Building Control</u> Deposit Date: 19.06.2014	B01.2 Refurbishment to include corridors and boxes with new MandE

installation at level 3. C01.3 Refurbishment to include Level 1 (Ground) entrance Level 2 Interview and mixed Zones and Hospitality suites Level 3

Reference: 14/1385/FP

Building Control

Deposit Date: 01.08.2014

Upgrade of existing turnstiles including new cable installation

Reference: 14/1791/FP

Building Control

Deposit Date: 26.08.2014

D03.8 - Council Boxes, West Stand Level 3. The refurbishment of the stand with revised tiered seating layout including upgrade to the existing balustrading.

Reference: 14/1961/FP

Building Control

Deposit Date: 26.08.2014

D03.6 AV Suite Level 4A North West stand. The conversion of the existing 2 No. Rooms into an AV Suite and the other into IT Room & a PA room.

Reference: 14/1962/FP

Building Control

Deposit Date: 27.08.2014

Alterations and extensions to existing South Stand level one caterer's cellar

Reference: 14/1967/FP

Building Control

Deposit Date: 28.10.2014

The installation of a temporary structure for event day use by RFU sponsors O2

Reference: 14/2453/FP

Building Control

Deposit Date: 28.10.2014

The installation of a temporary structure for event day hospitality use by Lucid Events

Reference: 14/2454/FP

Building Control

Deposit Date: 28.10.2014

The installation of a two storey temporary structure for event day use by RFU sponsors BMW / Guinness

Reference: 14/2455/FP

Building Control

Deposit Date: 03.11.2014

IPTV works - stadium wide installation and upgrade of video TV screens and cabling

Reference: 14/2506/FP

Building Control

Deposit Date: 06.11.2014

Alterations to fit out void area above shop in South Stand to form office

Reference: 14/2535/FP

Building Control

Deposit Date: 06.03.2015

Alteration of existing south stand level 2 facility into dedicated staff changing facilities and racking and chiller installs

Reference: 15/0493/FP

Building Control

Deposit Date: 23.04.2015

Alteration of existing south stand level 2 facility into dedicated staff changing facilities and racking and chiller installs

Reference: 15/0493/FP/1

Building Control

Deposit Date: 30.04.2015

Webb Ellis Suites RTH temporary 2 storey structure in West car park

Reference: 15/0981/FP

Building Control

Deposit Date: 30.04.2015

Twickenham Pavilion RTH temporary single storey building with mezzanine level in North car park

Reference: 15/0982/FP

Building Control

Deposit Date: 30.04.2015

Champions Park RTH temporary 2 storey structure and staff temporary single storey structure in North car park

Reference: 15/0983/FP

Building Control

Deposit Date: 05.05.2015

Media Centre 3 storey temporary structure in West car park

Reference: 15/0984/FP

Building Control

Deposit Date: 28.05.2015

Conversion of bar to kitchen and associated works at level 2 south stand

Reference: 15/1209/FP

Building Control

Deposit Date: 23.06.2015

Installation of work desk area for Media Tribunes level 4 and level 6 West

Stand and level 2 no Camera platforms (North and South Stands)

Reference: 15/1470/FP

Building Control

Deposit Date: 23.06.2015

Temporary two storey tented building to be fitted out as a bar (West Car Park Plaza)

Reference: 15/1471/FP

Building Control

Deposit Date: 17.07.2015

Installation of 2no double-storey temporary office buildings within the temporary broadcast compound to serve for the duration of the Rugby World Cup 2015 event building comprise 1no. 32ft x 10ft cabin and 1no 20ft x 9ft cabin

Reference: 15/1711/FP

Enforcement

Opened Date: 03.11.2009

Enforcement Enquiry

Reference: 09/0566/EN/BCN

Enforcement

Opened Date: 15.09.2010

Enforcement Enquiry

Reference: 10/0498/EN/UBW

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): HC.

Dated: 16.11.15

**I agree the recommendation:**

Team Leader/Development Control Manager  
Dated: [Signature]

[Signature]

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

## SUMMARY OF CONDITIONS AND INFORMATIVES

### CONDITIONS

### INFORMATIVES

\* Transport.

- Shuttle bus

- Travel information.

- CPZ event days ... Contribution.

\* 82,000 w/o permission for a Rugby

Match.

\* Majority people used public transport (%)

(Saturday)  
→ 1 day per calendar year during 2016 + 2017  
planning permission is being sought to allow  
the temporary change of use of the stadium to allow  
a Monster Jam event.

→ similar to concerts. 3pm - 7pm.

\* Up to 70,000 spectators

\* NMP has been prepared.

i2/2990/FUL

CPZ +

noise

monitoring

Payments

Application 15/2734/FUL  
TWICKENHAM RFU STADIUM  
200 Whitton Road, Twickenham  
TW2 7BA

Case Officer: Hannah Connell

**Proposal:** Temporary change of use and associated earthworks and trackway to permit one Monster Jam event to be held at Twickenham Stadium between the 1<sup>st</sup> of June and 30<sup>th</sup> September in 2016 only.

**Applicant:** Rugby Football Union

**Application received:** 24<sup>th</sup> June 2015

**Development Plan Policies:** Adopted Core Strategy 2009 CP 5, 7, 20

Development Management Plan (2011) DM OS8, DM TP 2, DM DC 5  
London Plan (2011) 4.6, 6.1, 6.2, 6.3, 6.4, 6.10

#### **SUMMARY OF APPLICATION**

The application seeks temporary permission for one Monster Jam Event to be held in 2016. The event would take place on a Saturday afternoon with the show aimed at a family audience of 70,000 spectators. Transport surveys from the most recent sporting/concert events showed that the majority of people travel to the stadium by mainline train and that this capacity did not result in a significant adverse impact upon the transport network or place an undue burden on the local transport infrastructure. Given that Twickenham already has permission to hold concerts for up to 55,000 people and sporting events up to 82,000 people, the proposal is not considered to have a detrimental impact upon the local road network. A Delivery Schedule and Transport Management scheme detailing the setup of the event will be secured by a condition to occur prior to the events.

A S106 Agreement will secure funding in regards to any costs incurred through Transport management. Further transport surveys will need to be conducted to give a more comprehensive overview of current travel patterns and demonstrate the current modal split. In regards to neighbouring amenity, appropriate conditions and monitoring will take place in relation to noise levels and air quality and the delivery and removal of dirt to help safeguard the amenities of local residents. In addition the S106 will secure the preparation of an event specific Travel Management Scheme prior to hosting the event. With these measures in place, potential disturbance to nearby residents as a result of the Monster Jam Event will be minimised.

**RECOMMENDATION:** GRANT permission subject to conditions and completion of S106 Agreement

#### **Site**

1. The application site, Twickenham Rugby Ground is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The site is located near the boundary with the London Borough of Hounslow. The site is not within a conservation area.

The site is a permanent sport stadium and therefore has permission to hold rugby matches of up to 82,000 people. The stadium also has permission to hold three concerts within any calendar year (between June and October) for up to 55,000 persons (06/0154/FUL).

## Planning history

1. The site has an extensive planning history. As stated above the RFU has permission to permit up to three concerts which is covered under planning application 00/1098: *Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Three Concerts To Be Staged At Twickenham Stadium Between June And October (inclusive) Within Any Calendar Year*
2. In 2006 the RFU was approved to increase the capacity of concerts from 50,000 to 55,000 persons under planning application 06/0154/FUL: *Variation of Condition 3 of Planning Permission 00/1098/FUL Dated 2 October 2001 To Increase The Maximum Capacity Of Concerts From 50,000 to 55,000 Persons.*
3. Planning reference 10/1949/VRC, was a variation of the above approval which was approved to increase the stadium capacity from 55,000 to 60,000 for a charity concert, planning reference: Variation to condition U09030 (Concerts) of planning permission 06/0154/FUL dated 18 April 2006 to increase the stadium capacity from 55,000 to 60,000 for 1 no. Help for Heroes charity concert to be held 12th September.
4. The most recent and relevant planning application approved by Planning Committee in March 2013 for the staging of five concerts in 2013 only ref 12/2990/FUL, concerts to be staged on weekends and bank holidays only.
5. The committee also approved staging of 5 concerts in 2012, ref: 11/2430/FUL. This permission was never implemented as only 2 concerts were held.

## Proposal

6. The applicant seeks to gain temporary change of use to permit one Monster Jam event to be held at Twickenham Stadium in 2016. The event is a motorsport event aimed at family audiences which will be held on Saturday afternoon and due to finish at 7pm. Crowds of up to 70,000 people are expected to attend. The monster Jam event comprises of racing and freestyle events and normally includes 12 official Monster Jam trucks and associated smaller vehicles.

On the Wednesday and Thursday prior to the event day (Saturday) the general move in and site set up will begin. This will include the delivery of the dirt and general site maintenance. By Friday all the dirt would have been delivered to the stadium and the majority of the track set-up and associated earthworks would have been completed. Rehearsals will also take place on the Friday prior to the event however this will not include a full dress rehearsal. Saturday morning will be dedicated to completion of the track set up and some rehearsals with the event to take place on Saturday afternoon. A Static Showcase will be held prior to the Main Monster Jam Event and will be held outside the confines of the stadium where the public can meet and greet the monster Truck vehicles. Site clearance will continue on the Sunday.

The stadium show runs for approximately 2 and a half hours and starts at 3pm in the afternoon. The first half of the show is dedicated to Monster truck and Quad races and the second half will mainly comprise of stunt and freestyle tricks. All parts of the show will be commented on and there will be music played throughout the event.



Parking facilities will be provided on the day, with all car parks being available with the exception of the North car park.

### **Amendments**

7. The applicant has changed the proposal description to reflect a 1 year temporary permission, instead of the 2 events originally sought individually in 2016 and 2017.

The applicant has also provided an addendum to the Transport Statement, which was re-consulted with objectors and consults.

### **Public and other representations**

#### 8. Transport for London (TfL)

Requested additional information in regards to stadium conversion

1. Logistical arrangements necessary for the vehicles/displays required;
2. The volume of soil required;
3. The number of vehicle loads;
4. The means through how the Monster trucks will arrive at the site;
5. TfL expect that mitigation/management structures/requirements along the lines of concerts/main events would be applied to Monster Jam Events;
6. Subject to this and provision of future info, TfL are liable to raise no objections.

Following receipt of amended Transport Statement 30 October 2015:

Subject to a commitment to scheduling the 200 in / 200 out lorry movements outside of network peak hours (with FORS accredited operators), and securing the various Plans / surveys, TfL would have no objection to the proposed development.

#### LBRUT Environmental Health

No objection subject to strict accordance with the details provided in section 3 and 4 of the Noise Assessment and Noise Management Scheme submitted by Vanguardia Consulting reference VC-101923SCS-DB dated June 2015. The noise management scheme shall thereafter be retained as approved.

#### Ecology

No objections have been raised.

#### LBRUT Transport

More details required regarding;

1. The Monster Jam events in the UK.
2. The travel patterns of fans from Monster Jam events.
3. Where the Lorries/deliveries will arrive at the site.
4. Limited information to support that the spectators will be travelling from public transport.

Following receipt of amended Transport Statement 30 October 2015:

1 year temp permission subject to conditions. Any future applications would be subject to review of the surveys submitted.

London Borough of Hounslow

No response at time of report writing. Will report on addendum any additional comments.

South West Trains

No objection.

Police

No objections, however would like the following issues to be considered:

- 1 How will the event prevent any additional 'noise pollution' to the local residents? Is there any similar work done at other venues that host these type of events? What is the expected footfall likely to be at an event such as this? ;
- 2 Can the application for the second event be reviewed after the first event and any learning and feedback taken into full consideration?
- 3 What local communications will be put in place to make local residents aware of the event and to deal with any concerns or issues they have?

FORCE

Have raised an objection to this application.

- 1 Application does not consider the impact upon the Duke of Northumberland River;
- 2 The impact of noise upon the wildlife and community value of the corridor;
- 3 The impact of vehicle fumes upon the wildlife and community value of the corridor;
- 4 The visual impact upon wildlife and community value of the corridor;
- 5 The risk of pollution to the watercourse.

#### 5. Objections/public comments

Following public consultation, 41 Objections, 2 general observations have been received on the following grounds

- *Noise/ disturbance;*
- *Crowds;*
- *Monster Jam event has no link to a sporting or music event, change of use not acceptable;*
- *Fans likely to travel by car;*
- *The use is not acceptable in a densely populated area;*
- *Anti-social behaviour before and after the event;*
- *No consideration for the environment - smells, fumes, air quality;*
- *Local businesses/ residents will suffer from the congestion ;*
- *Will there be road closures?*
- *Safety;*
- *Pollution;*
- *Loitering;*

- *Traffic / Parking;*
- *Traffic Generation;*
- *No details of how many concerts they are proposing to have in 2016 and 2017;*
- *If allowed the Monster Jam event should replace another event in the RFU Calendar ;*
- *Amended Transport Statement not helpful;*
- *Trip generation for rugby matches and concerts not comparable;*
- *Proposal requires a robust method statement relating to the earth moving and detailed travel plan that relates to the Monster Jam event and not concerts/rugby matches;*
- *More information required regarding the truckloads of dirt;*
- *Inaccuracies in statements.*

### **Heads of Terms**

6. The S106 will secure the following requirements:

- RFU to undertake a sample travel survey on the day of the Monster Jam event to identify travel patterns for those attending. Survey area and methodology to be agreed in writing prior to the event (intended sample size of 500 people). Costs to be covered by the RFU/applicant. Results to be shared with the Council.
- Preparation of an event specific Travel Management Scheme prior to hosting the event to include shuttle bus services
- RFU to cover the Council's reasonable costs in monitoring and enforcing the Event Day CPZ on the day of the event
- RFU to monitor the acoustic conditions on the day of the event at the RFU's cost. Results to be shared with the Council. RFU to provide a complaints hotline and neighbour newsletter.
- RFU to undertake air quality monitoring (to be agreed in advance with the Council), both in and out of the stadium to include the set up and dismantling stages and on the days of the event. Results to be shared with the Council and mitigation measures to be implemented if required. Costs to be covered by the RFU/applicant.

### **Professional comments**

7. The Monster Truck event profile is considered to have similarities with both concerts and sporting events; however it is not considered to be solely identified as one. Therefore it is important to consider the events impacts on:

- public transport systems operating in the area, traffic movement, crowd control and parking within the locality.
- amenities of the local residents in terms of noise, litter, antisocial behaviour and general disturbance.
- during the site setup and dismantling on the event day.

10. The impact that the Monster Jam event would have on the amenities of local residents and on the public road networks in the area in terms of the construction impacts.

### **Transport implications - Spectators**

10. Policy CP20 of the Adopted Core Strategy 2009 recognises that major events held within the Borough attract very large numbers of people and the Council will continue to work with public transport operators and event organisers to promote sustainable travel and minimise disruption.

11. Twickenham Stadium can lawfully for planning purposes, hold rugby events up to 82,000 spectators and hold concerts for up to 55,000 people. Permission was also granted under 10/1949/VRC for a charity concert of up to 60,000 people.

12. The Monster Jam event is considered to have similarities with concerts and sporting events, however it is not considered to completely identify with either.

13. The RFU car parks and a taxi pick up/drop off service will be made available for the event with the exception of the North Car Park. Shuttle buses will also be available to transport spectators to and from Twickenham, Richmond and Hounslow East Station. This is aligned with the operations that occur for concerts and sporting events at the RFU and will be secured via S106/condition to ensure the efficient arrival and departure of crowds.

14. Recent travel surveys from the concerts in 2012 provide an indication of travel patterns to the RFU. The result of the surveys taken at the Lady Gaga concert showed that the majority of people travelled by mainline train to the event, 44.8% which is similar to the data for the U2 concerts.

15. It is appreciated that the surveys conducted specifically relate to the travel patterns of concerts, and not completely compatible to the spectator profile of a Monster Jam Event. That said, the travel surveys still provide an indication of travel patterns and confirm that there are suitable existing transport services in the local area that provide adequate transport connections to the RFU. In addition given that the local transport infrastructure can already accommodate concerts and rugby games of up to 82,000 spectators and the pertinent success of the Rugby World Cup, it is considered that the existing transport networks could cope with an additional event, of this nature being held at Twickenham Stadium in 2016.

16. The S106 will secure an agreed methodology (travel survey on the day of the Monster Jam event to identify travel patterns for those attending) between the RFU and the Council which in turn will aid assessment of future applications of this nature should they be lodged.

### **Transport implications – Site setup**

17. The Monster Jam event requires preparation to set-up and dismantle the site. Obstacles, dirt mounds and racing tracks would be setup within the Twickenham stadium. It is estimated that 150-200 truckloads of soil will be required to prepare the site for the event. As the event is programmed for Saturday afternoon, the delivery of the soil will begin on the Wednesday and Thursday prior, and Friday will be dedicated to the preparation of the course. All deliveries will be entered from the north car park. The Whitton Dene entrance will also be used however is this is specifically for arrivals and departures.

18. The delivery of the soil will be outside peak hours which are (7am to 9am) and (4pm to 7pm). The table below demonstrates that on the two days, there will be approximately 11 truckloads that would enter the site each hour. This has been worked out on the top estimated figure of 200 truckloads.

Truckloads	Days Wed Thur	Hours (excl. Peak hours)	Total available hours to deliver	Total available hours to deliver in one day	Estimated Truckloads per hour
200	2	9am to 4pm and 7pm to 9pm	18	9	200/18  11.1 (approx.) Split over two days

19. The preparation of the site will also include the delivery of the 12 (approx.) monster trucks and motocross vehicles. Due to their size the monster trucks will be transported to and from the stadium by Lorries of 18 metres in length. The Lorries will enter the North Car Park and are proposed to be delivered outside the peak hours from 7am to 9pm.

20. The S106 will secure a Travel Management Scheme prior to hosting the event which will cover the preparation, delivery and dismantling of the site.

#### **General Disturbance to neighbouring residents - Noise**

21. It is appreciated that the proposal would result in noise emitted from the stadium during the site setup, rehearsal, Monster Jam event and dismantling phases. The RFU have provided a Noise Assessment and Noise Management Consulting scheme produced by Vanguardia Consulting in which is to be read in conjunction with the application. The scheme covers all phases of the event in terms of predicted noise levels.

22. The noise levels from inside the stadium are estimated to be below 62dB(A) Leq. Outside the stadium the external movements of the monster trucks and associated vehicles are not expected to exceed 70dB(A). The noise is calculated based on 15 minute intervals, which is generally used to deal with music events.

23. Rehearsals will only take place on the Friday prior to the event and the Saturday morning and will be conditioned to be between the hours of 1030hrs and 1900hrs.

23. A S106 will secure the monitoring of the acoustic conditions on the day of the event at the RFU's cost. The RFU will also provide a complaints hotline when the event is being held to manage and respond to any complaints accordingly. All results will be shared with the Council.

24. Councils Environmental Health Officer has reviewed the report and has no objections subject to strict compliance with section 3 and 4 of the Noise Assessment and Noise Management Scheme submitted by Vanguardia Consulting reference VC-101923SCS-DB dated June 2015. It is considered that the submitted noise report will help safeguard the amenities of local residents in regards to noise levels.

#### **General Disturbance to neighbouring residents – crowd control, toilets, collection of litter, air quality**

25. The RFU has previously managed rugby crowds of up to 82,000 people for Rugby games and therefore it is not considered that a crowd of 70,000 people would cause undue chaos in the area. In addition, the Monster Jam show is aimed at family audience where the show would finish at 7pm at night. Therefore unlike concerts, the event would finish at a reasonable time and therefore in some respects has similarities with the match day operations of Rugby games, in which the RFU has successful experience in managing.

26. On Rugby games, the RFU manage the sanitary and litter collection on the site. The RFU pay for the toilets direct to the supplier – it is a private arrangement with the locations agreed with the Council and TfL as appropriate. The cleansing on the highways is undertaken by the Councils Street Cleansing Team and the RFU are invoiced by that team direct. The importance of sanitary provisions and litter collection is recognised and secured by condition.

27. No information has been provided in regards to air quality on the event day in terms of fumes and particles attributed from the Monster Jam event and the delivery and departures of the soil. The Environmental Health Department have raised concerns regarding the above air quality and potential health impacts. A Section 106 will secure the RFU to undertake air quality monitoring (to be agreed in advance with the Council), both in and out of the stadium to include the set up and dismantling stages and on the days of the event. Results to be shared with the Council and mitigation measures to be implemented if required. Costs to be covered by the RFU/applicant.

28. The safety of spectators inside the stadium is covered by Building Regulations, however this does not cover air quality.

### **Ecology**

29. The site is located within Flood Zone 2 and bordered by the Duke of Northumberland River to the north and west. Policy DM OS5 states that all new development will be expected to preserve and where possible enhance existing habitats including river corridors and biodiversity features, including trees.

The proposed static showcase will be sited alongside the Duke of Northumberland River. The Monster Jam vehicles are not proposed to run their engines during the show. This area is permitted to be used as parking through previous legal agreements on the site. On balance, given that the event will be contained within the confines of the stadium and permission is limited for one year consent, it is considered that the event will have limited impact upon the ecology of the site and surrounding area. In addition in terms of noise and amenity the event itself will be contained within the confines of Twickenham stadium and visually the static showcase would not be considered to result in disturbance to the ecology of the site/surrounding area given the static nature of the show.

### **Conclusion**

The application seeks temporary permission for one Monster Jam Event to be held in 2016. The event would take place on a Saturday afternoon with the show aimed at a family audience of 70,000 spectators. Transport surveys from the most recent sporting/concert events showed that the majority of people travel to the stadium by mainline train and that this capacity did not result in a significant adverse impact upon the transport network or place an undue burden on the local transport infrastructure. Given that Twickenham already has

permission to hold concerts for up to 55,000 people and sporting events up to 82,000 people, the proposal is not considered to have a detrimental impact upon the local road network. A Delivery Schedule and Transport Management scheme detailing the setup of the event will be secured by a condition to occur prior to the events.

A S106 Agreement will secure funding in regards to any costs incurred through Transport management. Further transport surveys will need to be conducted to give a more comprehensive overview of current travel patterns and demonstrate the current modal split. In regards to neighbouring amenity, appropriate conditions and monitoring will take place in relation to noise levels and air quality and the delivery and removal of dirt to help safeguard the amenities of local residents. In addition the S106 will secure the preparation of an event specific Travel Management Scheme prior to hosting the event. With these measures in place, potential disturbance to nearby residents as a result of the Monster Jam Event will be minimised.

**RECOMMENDATION:** GRANT permission subject to following conditions and informatives and completion of a S106 Agreement.

**Standard conditions**

DV48 - Approved Drawings; (Planning Statement dated July 2015; Noise Assessment and Noise Management Scheme Working Document VC-101923-SCS-DB Rev 02 dated July 2015; Transport Supporting Statement dated October 2015 – all as amended by email dated 16<sup>th</sup> November 2015 detailing confirmation of 1 year consent); Drg. No. 002 Rev P1 Event Overlay Location Plan; received on 24 June 2015; Drg. No. A04.1-001 Rev P1 Existing Stadium Location Plan; received on 24 June 2015.

**Non-standard conditions**

NS01 - This permission is for a limited period only expiring on the 30 September 2016, when the use hereby permitted shall be discontinued.

**REASON:** To safeguard the amenities of the surrounding area and those enjoyed by occupants of neighbouring properties within the borough, to allow the monitoring of traffic and spectator movements within the vicinity of Twickenham Rugby Ground and to comply with the terms of the application

NS02 - The Monster Jam event shall be held at no time other than between the 1<sup>st</sup> of June and 30<sup>th</sup> September in 2016.

**REASON:** To safeguard the amenities of the surrounding area and those enjoyed by neighbouring properties within the borough and to comply with the terms of the application.

NS03 - The Monster Jam event shall at no time have an audience of more than 70,000 persons.

**REASON:** To safeguard the amenities of the surrounding area and to enable efficient arrival and departure of crowds.

NS04 – The Monster Jam Event shall not be held on weekdays and Sundays.

**REASON:** To ensure congestion on the highways is not exacerbated and to safeguard the amenities of neighbours and the general locality.

NS05 - The Monster Jam Event shall not continue beyond 1900 hours on the day of the event.

REASON: To safeguard the amenities of the locality and enable efficient arrival and departure of crowds.

NS06-Prior to commencement of the use hereby approved an External Sanitary Provision Management Schemes of Litter Collection Plans shall be submitted to and approved in writing by the Local Planning Authority. Details shall include locations, numbers and management of external sanitary appliances which will be made available in the vicinity of the RFU site during the Monster Jam events.

REASON: To safeguard the amenities of the locality.

NS07-The use hereby permitted shall be undertaken in strict accordance with the details provided in Sections 3 and 4 of the Noise Assessment and Noise Management Scheme submitted by Vanguardia Consulting reference VC-101923SCS-DB dated June 2015.

REASON: To control noise levels at the event

NS09 – No vehicles, dirt, stage or other temporary structures , required in connection with the Monster Jam event shall be erected more than three days in advance of the event, and all such structures shall be removed from the site within three days following the event day unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the locality.

NS10 - No Heavy Commercial Vehicles associated with the setting up or dismantling of the stage and other temporary structures shall enter or leave the site between the times of 2100 hours and 0700 hours.

REASON: To safeguard the amenities of the locality.

NS11- The three official car parks (West, Cardinal Vaughan and Rosebine) shall be made available for use by the spectators of the Monster Jam Event.

REASON: To ensure congestion on the highways is not exacerbated.

NS13 - No erection or dismantling of the site and other temporary structures shall take place between the times of 2100 hours and 0700 hours.

REASON: To safeguard the amenities of the locality.

NS14 – The amplified sounds to be provided during the Static Showcase shall not exceed 70dB(A).

REASON: To safeguard the amenities of the locality.

NS15- Prior to commencement of the use hereby approved details of the Static Showcase and truck working area including location, time and showcase proceedings shall be submitted to and approved by the Local Planning Authority.

REASON: To safeguard the amenities of the locality.

NS16 – No Rehearsals or Sound checks shall take place other than on the day before the event and on the day of the event and only between the hours of 1030hrs and 1900hrs.



REASON: To safeguard the amenities of the locality.

NS17- A pre-event meeting shall be held with the Local Planning Authority to discuss the noise management of the site including details of the programme of the event, rehearsals and testing should be agreed.

REASON: To safeguard the amenities of the locality.

NS18 - Within 14 days of the Monster Jam event, a compliance report shall be provided to the local planning authority detailing the noise measurements taken during the event and sound checks.

REASON: To control noise levels at the event.

NS19 - No later than 28 days before the Monster Jam event, a letter or information flyer shall be sent to residential premises within 500m of the closest boundary of the site advising of the event including start and finish times of rehearsals and event day, as well as providing a dedicated telephone number for lodging complaints concerning noise. The telephone complaints line shall be staffed for the duration of the sound checks and Monster Jam event. Should complaints regarding noise be received, at any time during an event, the noise control consultant or member of the management team will where possible, visit the area complaint and take any necessary action to ensure compliance with the relevant Noise Levels stated in section 3 and 4 of the Noise Assessment and Noise Management Scheme submitted by Vanguardia Consulting reference VC-101923SCS-DB dated June 2015.

REASON: To safeguard the amenities of the locality.

NS20- The Whitton Road and Rugby Road entrances shall at no time be used by construction vehicles for arrivals and departures and not for the delivery of soil.

REASON: To safeguard the amenities of the locality.

NS21- No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off sites;
2. The frequency and timings of construction vehicles to and from site and the schedule of the vehicles to avoid peak times on A316;
3. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
4. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
5. Details and location where plant and materials will be loaded and unloaded;
6. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;

7. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
8. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
9. Details of any wheel washing facilities;
10. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
11. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
12. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
13. Details of the phasing programming and timing of works;
14. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
15. A construction programme including a 24 hour emergency contact number;
16. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

#### **Standard informatives**

1L13 - Section 106 agreement

1L16 - Adopted Core Strategy 2009 CP 5, 7, 20, Development Management Plan (2011)

DM TP 2, DM OS8, DM DC 5, London Plan (2011) 4.6, 6.1, 6.2, 6.3, 6.4, 6.10

1L19 - Summary of reasons for granting planning permission (as per conclusion)

NS01 Monster Jam Definition

For the purposes of this application The Monster Jam event is as defined under Section 2.0 Event Overview in the submitted Planning Statement dated July 2015 from Turnberry Planning.