

**Environment Directorate / Development Management**

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Miss Joanna Debs  
Harlequins Rugby Club  
Twickenham Stoop Stadium  
Langhorn Drive  
Twickenham  
TW2 7SX

Letter Printed 2 May 2017

**FOR DECISION DATED**  
2 May 2017

**The Town and Country Planning Act 1990, (as amended)**  
**Decision Notice**

**Application:** 16/4533/FUL  
**Your ref:** Temporary change of use & ass...  
**Our ref:** DC/BRW/16/4533/FUL/FUL  
**Applicant:** Miss Joanna Debs  
**Agent:**

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **29 November 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX**

for

**Temporary change of use and erection of temporary stage and seating structures to permit a concert to be staged at The Twickenham Stoop Stadium on Saturday 3rd June 2017 for up to 20,000 people and use of existing parking spaces at Twickenham Rugby Ground for parking up to 690 cars and Rosebine for parking up to 1000 cars.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 16/4533/FUL

## APPLICANT NAME

Miss Joanna Debs  
Twickenham Stoop Stadium  
Langhorn Drive  
Twickenham  
TW2 7SX

## AGENT NAME

## SITE

Twickenham Stoop Stadium Langhorn Drive Twickenham TW2 7SX

## PROPOSAL

Temporary change of use and erection of temporary stage and seating structures to permit a concert to be staged at The Twickenham Stoop Stadium on Saturday 3rd June 2017 for up to 20,000 people and use of existing parking spaces at Twickenham Rugby Ground for parking up to 690 cars and Rosebine for parking up to 1000 cars.

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# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U22391**      **Approved drawings/documents**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Approved drawings: Stoop site location plan, Twickenham Stadium: North and West Car Parks, A1641-ESG-00-XX-GA-Z-0001 Rev C01, A1641-ESG-00-XX-GA-Z-0003 Rev P01, MPS 2017 RS 100117 Rev 2.1, received 20/02/2017; and Rosebine Car Park Plan, received 05/04/2017

Approved Documents: Noise Management Plan (dated May 2016), received 29/11/2016; Confirmation email from the RFU to confirm the usage of Rosebine car park, received 12/12/2016; Confirmation email from the RFU to confirm the usage of Twickenham Stadium car parks, received 16/01/2017; Twickenham Stoop Stadium Event Travel Plan (dated January 2017), Traffic Management Plan, received 23/01/2017; and Parking Management Strategy - Mitigation Strategy (dated 17/02/2017) received 17/02/2017

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

### **U22412**      **Details of CSP stewards/marshals**

No later than 28 days before the concert, details to show the location and numbers of the proposed CSP stewards/marshals, which are to be placed along the key walking routes to and from the Twickenham Stoop Stadium and at the car parks, shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in strict accordance on the day of the concert.

Reason: To ensure appropriate traffic management measures are put in place, and to support safe and controlled pedestrian movement to, from and around the site, so to safeguard the amenities of the neighbourhood and local residents.

### **U22393**      **Limited period**

This permission is for a limited period of 9 days, expiring on the 7th June 2017, and shall allow a single concert to be staged at The Twickenham Stoop Stadium on Saturday 3rd June 2017 only, after which the use hereby permitted shall be discontinued and all associated works carried out under this permission shall have been removed from the site and the site returned to its former condition.

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 Stoop Stadium and to comply with the terms of the application.

### **U22394**      **Audience numbers**

The concert shall not have an audience of more than 20,000 persons.

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

### **U22395**      **Concert hours**

The concert shall not continue beyond 2200 hours on the day of the concert.

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

### **U22396**      **Parking provision**

The concert shall not take place unless car parking spaces are available to concert goers on the day of the concert, within the confines of the Twickenham Stoop Stadium (at least 60 parking spaces), Rosebine (at least 1000 parking spaces), and Twickenham Rugby Ground North and West Car Parks (at least 690 parking spaces) as shown on the approved drawings.

Reason: To ensure parking and traffic congestion on adjoining highways and surrounding residential streets is not exacerbated and to comply with the terms of the application.

**U22397            Timing of works**

No stage or other temporary structures, required in connection with concert shall be erected more than five days in advance of the concert, and all such structures shall be removed from the site within three days following the concert.

Reason: To safeguard the amenities of the neighbourhood and local residents

**U22398            Restriction of Heavy Commercial Vehicles**

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 2000 hours and 0800 hours the following day.

Reason: To safeguard the amenities of the neighbourhood and local residents

**U22399            Stage and structure dismantling**

No erection or dismantling of the stage and other temporary structures (excluding production load-out and the removal of seating form area in front of stage) shall take place between the times of 2000 hours and 0800 hours the following day.

Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22400            No amplified sounds (setup)**

No amplified sounds shall be played through the speakers external to the stadium throughout the setting up, concert and dismantling days, except for emergency announcements.

Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22401            Sound checks**

No sound checks shall take place other than on the day before the concert and on the day of the concert and no sound rehearsals shall take place except on the day of the concert.

Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22402            Sound check time limit**

On the day before the concert sound checks shall not exceed a total period of 5.5 hours. On the day of the concert rehearsals and sound checks shall not exceed 3.5 hours of which no more than 2 hours shall be sound checks on their own.

Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22403            Sound check time restriction**

On the days that they are permitted, no sound checks or rehearsals shall commence before 10.30 hours, and they shall not continue after 19.00 hours.

Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22404            Noise Management Plan**

Prior to the setting up of the stage and other temporary structures hereby approved, a Noise Management Plan (NMP) shall be submitted to and agreed in writing by the Local Planning Authority. No variation to the NMP may be made without the written

agreement of the Licensing Authority. The concert may take place at the premises except in full compliance with the agreed NMP. The NMP shall consist of the following:

- k) Statement of Intent
- l) Organisational control and chain of command
- m) The proposed music noise limits
- n) The monitoring locations
- o) Music noise times and durations
- p) Sound Check and Rehearsal times and durations including atypical events
- q) Noise Control procedures and MNL monitoring methodology
- r) Complaints Monitoring and community engagement procedure
- s) Compliance Reporting arrangements
- t) Other as agreed

Reason: To control noise levels at the event so to safeguard the amenities of the neighbourhood and local residents.

#### **U22405 Maximum noise levels**

The weighted equivalent continuous noise level (LAeq,T) from amplified music emanating from the venue throughout the duration of the sound checks, sound rehearsals and the concert as measured at the boundary the representative noise sensitive premises over any 15 minute period with concert noise taking place shall not exceed 75dB(A) LAeq,15minutes. The locations of the representative noise sensitive premises are as follows and identified in Appendix A):

- d) MP1 Rosecroft Gardens
- e) MP2 Gladstone Avenue
- f) MP3 Langhorn Drive (Challenge Court)

Reason: To control noise levels at the event so to safeguard the amenities of the neighbourhood and local residents.

#### **U22406 Compliance report**

Within 21 days of the concert, a compliance report shall be provided to the local planning authority detailing the noise measurements taken during sound checks, sound rehearsals and the concert at the representative noise sensitive premises as identified in in Appendix A.

Reason: To control noise levels at the event and to demonstrate compliance with condition U22383 above.

#### **U22407 Information flyer/ letter**

No later than 28 days before the concert, 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 concert day, as well as providing a dedicated telephone number for lodging complaints concerning noise and parking. The telephone complaints line shall be staffed for the duration of the sound checks, rehearsals and concert. Should complaints regarding music noise be received, at any time during the 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 Music Noise Level.

Reason: To safeguard the amenities of the neighbourhood and local residents.

#### **U22408 Travel Survey**

A Travel Survey of staff and concert goers shall be undertaken on the day of any concert (minimum 800 people sample) and the results of the survey shall be submitted to the Local Planning Authority within 2 months of the concert. All survey questions shall be submitted to and agreed in writing by the Local Planning Authority, no later than 28 days before the concert. The Travel Survey shall collect information regarding modal split, trip generation and car occupancy rates.

Reason: To ensure that up-to-date travel data for this type of event is recorded so to further promote the objectives of sustainable transport management for any future events of a similar nature.

**U22409            Lighting or firework restriction**

No concert which will involve lighting or fireworks visible from outside the stadium shall take place unless full details of these matters have been submitted to the Local Planning Authority at least one week in advance and they have been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.  
Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22410            Artificial lighting**

All artificial lighting shall be directional and focused away from the Duke of Northumberland River corridor.  
Reason: In the interests of ecology and habitat preservation and enhancement.

**U22411            Craneford Way access**

For five days in advance of a concert, on the concert day and for three days following a concert, no access shall take place to or from Craneford Way other than for; a) emergency purposes; or b) pedestrians and cyclists on the day of the concert, c) pedestrians and cyclists to residential development; or d) visitors / employees to the Health & Fitness Club.  
Reason: To safeguard the amenities of the neighbourhood and local residents.

**U22392            Approved travel documents**

The proposal shall be implemented in strict accordance with the approved Twickenham Stoop Stadium Event Travel Plan, Traffic Management Plan; and Parking Management Strategy - Mitigation Strategy.  
Reason: To ensure appropriate traffic management measures are put in place, in particular to discourage on street parking and promote sustainable travel options, and to support safe and controlled pedestrian movement to, from and around the site, so to safeguard the amenities of the neighbourhood and local residents.

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**DETAILED INFORMATIVES**

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**U14275            Composite Informative**

**Reason for granting:**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

The use of the stadium as a music venue would allow additional revenue raised which would go directly to support the game of rugby and the stadium itself, and so would support the long term aspirations for this site to remain in sports use.

The appraisal of rail capacity it has confirmed that appropriate capacity can be delivered for both events and would not result in a significant adverse impact upon the transport network or place an undue burden on the local transport infrastructure. It is considered that there would be sufficient capacity within the proposed car parks to accommodate vehicles travelling to the stadium without causing a significant impact upon parking conditions within the nearby locality. Further of measures will be put in place to mitigate the potential for on street parking.

Through appropriate mitigation and conditions, it is considered that the proposed use would not have a detrimental impact on the amenity of surrounding residential occupiers and is therefore considered acceptable.

**Principal Policies:**

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework (2012)

National Planning Policy Guidance (2014)

London Plan (Adopted March 2016 - Consolidated with alterations since 2011): 2.1 - London in its Global, European and United Kingdom Context), 4.6 - Support for and enhancement of arts, culture, sport and entertainment, 5.12 - Flood risk management, 6.3 Assessing effects of development on transport capacity, 6.13 Parking, 7.4 Local character, 7.6 Architecture, 7.17 Metropolitan open land.

Core Strategy (2009): CP4 - Biodiversity, CP5 - Sustainable Travel, CP7 - Maintaining and Improving the Local Environment, CP10 - Open Land and Parks, CP12 - River Crane Corridor, CP20 - Visitors and Tourism

Development Management Plan (2011): DM SD 6 - Flood Risk, DM SO 2 - Metropolitan Open Land, DM OS 5 - Biodiversity and New Development, DM OS 8 - Sport and Recreation Facilities; DM TP 2 - Transport and New Development, DM TP 8 - Off Street Parking - Retention and New Provision, DM HD 1 - Conservation areas, DM DC 1 - Design Quality, DM DC 5 - Neighborliness, Sunlighting and Daylighting.

Local Plan - Publication version for public consultation (December 2016): LP1 - Local Character and Design Quality, LP3 - Designated Heritage Assets, LP8 - Amenity and Living Conditions, LP15 - Biodiversity, LP21- Flood Risk and Sustainable Drainage, LP45 - Parking Standards and Servicing. Site Allocation: SA10 the Stoop (Harlequins Rugby Football Club), Twickenham.

**Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on



construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

#### **U14276 NPPF APPROVAL - Para. 186 and 187**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was acceptable as submitted, and approved without delay.
- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.
- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

#### **U14277 Definition**

"The Concert": Means a single live music event to be staged at The Twickenham Stoop Stadium on Saturday 3rd June 2017.

#### **U14278 Definition**

"Setting-up days": Means the five days in advance of the concert where the stage or other temporary structures shall be constructed.

#### **U14284 Community engagement**

The applicant (Harlequins FC) is reminded that local residents should be given the opportunity to discuss any issues, concerns or questions regarding the event management arrangements of the concerts, via community drop in sessions and a hotline contact number. Any feedback should be monitored and further changes and/or actions should be implemented as part of the event management arrangements for future concerts. A log of all the issues, concerns or questions raised by the local residents shall be shared with Council within 7 days after the respective concert and drop in sessions. Information of the community drop in sessions and how any local residents can contact the Harlequins FC shall be set out in the letter or information flyer required by condition U22339.

**U14280          Definition**

"Appendix A": Means the map attached to this decision notice which identifies the Noise Monitoring Locations as required by the Music Noise Level Control Limits condition.

**U14281          Definition**

Twickenham Stoop Stadium": Means the land shown for the purpose of identification only outlined in red on approved drawing 'Stoop site location plan'.

**U14282          Definition**

"Rosebine": Means the land shown for the purpose of identification only outlined in red on approved drawing 'Rosebine Car Park Plan'.

**U14283          Definition**

"Twickenham Rugby Ground": Means the land shown for the purpose of identification only outlined in red on approved drawing 'Twickenham Stadium: North and West Car Parks'.

**U14279          Definition**

"Dismantling days": Means the three days following the concert where the stage or other temporary structures shall be deconstructed and removed from the site.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
16/4533/FUL

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