

Appendix 4 – Lambeth Precedents A3 size October 2020

Scheme	Planning Reference	Borough	Consent Date	Proposal	Applicant	No Properties that experience alterations in VSC beyond guidance	Overall level of Compliance for VSC	VSC Losses Range	Retained Levels	NSL Losses Range	Number of windows/rooms that breach guidance	References within the Committee Report/Notes
2-7 Stockwell Green	16/02035/FUL	Lambeth	02/05/2019	Demolition of the existing building and erection of a part 2, part 3, part 4 including a lower ground floor and part 6 storey building	Walbury Estates Ltd	11/13	91%	30%-70%	Average VSC for windows that breach guidance 16.6% A large number of windows retain VSC of <20% c. 52	30%-40%	7 windows 0 rooms	
Rising Sun House, 133 Vauxhall Street	16/06169/FUL	Lambeth	23/10/2017	Demolition of existing building and the erection of six storey (plus basement) block providing a total of 15 Class C3 units; associated amenity space and associated refuse storage and cycle parking.	Vauxhall Street Ltd	3/3	75%	21%-50%	A number of windows are located below overhangs and experience very low levels of VSC Average retained level of VSC is 15.6%	All meet BRE	42 Windows	internal (1.5% - well daylight)
South Lambeth Estate	17/05993/OUT	Lambeth	26/09/2019	Full planning permission for the construction of a new building (4 to 6 storeys) on the corner of Dorset Road and Clapham Road to provide 30 residential units	London Borough of Lambeth	23/29	79%	21%-100% (some windows located beneath overhangs)	Retained levels of VSC in the mid to high teens not uncommon for some of the properties along Dorset Road. There are a number of windows within Wimborne House that retain a VSC on the single figures	BRE Compliant Only rooms where layouts known tested	369 Windows (194 of these are below balconies/overhanging obstructions)	Externals Retained VSC of mid to high teens reasonable in an urban location Eves - inherent obstruction Bedrooms - less important Internals pass rate of 90% good for an urban environment. Livingroom's with 1%
Land on Westbury Estate	17/05991/OUT	Lambeth	26/09/2019	Demolition of 89 existing homes (Use Class C3) and no. 438 Wandsworth Road Construction of replacement and new homes in eight new blocks (Use Class C3) between 4 and 8 storeys in height, to provide up to 270 residential units,	London Borough of Lambeth	17/45	82%	20%-70%	There are a number of examples where large impacts are recorded and a VSC in the mid teens is retained	21%-80% reductions Only rooms where layouts known tested	155 Windows 16 rooms	Low density site - reductions inevitable consideration of retained levels good level of DD (66%), large reductions in NSL (c.50% + retaining 50%) Overshadowing 32%-67% losses to 2 gardens
Knights Walk Estate	17/05992/RG3	Lambeth	18/04/2019	Full planning application for the demolition of 18 homes (Use Class C3) and a garage block and the construction of a building to provide 84 residential flats (Use Class C3) comprising a part 4, part 5 storey northern block and a part 5, part 6, part 7 storey southern block,	London Borough of Lambeth	7/31	80%	21%-73% (some windows located beneath balconies)	some low levels of VSC experienced by 1-8 Brutus Court and 1-12 Adam Court in the existing. 42 Renfrew Road retains VSC's in the high teens/early 20's	BRE Compliant Only rooms where layouts known tested	161 Windows	Dense urban environment - impacts unavoidable Central London Context Overshadowing - June assessment used - large alterations to 1 Renfrew Rd and breaches to 2 Renfrew & 18 & 3 Knights Walk
275 Kennington Lane & 145 - 149 Vauxhall Street	18/02597/EIAFUL	Lambeth	21/12/2018	Demolition of existing buildings and redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) ranging from 4-17 storeys	Berkeley Homes (Central London) Ltd	15/47	88%	20%-73%	There are a number of examples where large impacts are recorded and VSC's in the mid teens is retained particularly in Eccles Court, Wylett House and the Kennington Lane properties	21-78%	180 Windows 30 Rooms	Impractical to apply BRE in dense urban areas 18% appropriate in dense urban areas Bedrooms less sensitive
Keybridge House, 80 South Lambeth Road	13/03935/OUT.	Lambeth	09/07/2014	Retention of double basement and erection of a ground plus 18 storey building to provide a mixed use development comprising 125 residential units (Use Class C3); school campus (Use Class D1); residential car parking and servicing at basement level -2; associated means of access; and all associated and ancillary works and structures.	Mount Anvil	1/12	94%				4 windows and rooms	Urban environment with site only partially developed - impacts unavoidable. BRE based on a suburban environment, which should be kept mind when considering central london context.
Rudolf Place	16/03954/FUL	Lambeth	28/06/2018	Demolition of the existing buildings and the redevelopment of the site incorporating the erection of a building comprising part basement, ground, plus 37 storeys and part basement, ground, part 6 storeys for student accommodation comprising 841 bed spaces, 3,583sqm of B1 office accommodation (including 517sqm of plant and back house space at basement level), a 201sqm Class A3 cafe/restaurant, amenity space, a rooftop multi-use games area (MUGA) cycle parking, disabled car parking and associated works.	Downing Students (Miles Lambeth) LP inc.	4/12	77%	21%-70%	A number of properties experience breaches in guidance. Where there are breaches retained levels of VSC are not uncommon particularly within New Bondway and Keybridge House Block A	21%-56%	143 Windows 15 Rooms	Dense Urban environment impacts unavoidable
8 Albert Embankment	19/01305/LB & 19/01304/FUL	Lambeth	10/06/2019	Phased mixed use development including up to 443 residential units and comprising: part redevelopment and restoration, conversion and extension of former Fire Brigade Headquarters building and demolition of the existing extension and re-provision of obelisk to provide a new fire station (Sui Generis), a new London Fire Brigade museum (Class D1), residential units (Class C3), a ten storey hotel (Class C1) with up to 200 bedrooms and a flexible retail/lobby space (Classes A1/A2/A3/A4/C1), and a rooftop restaurant with ancillary bar (Class A3); demolition and redevelopment of the central workshop building to provide buildings of up to twenty-six storeys plus basements, comprising business floorspace (Use Class B1), a gym (Class D2), retail units (Classes A1/A2/A3/A4) and residential units (Class C3); development of land to the rear to provide a eleven storey building plus basement, comprising a flexible commercial unit (Classes A1/A2/A3/A4/D1/D2/ B1) and residential units (Class C3); all together with associated areas of new public realm, hard and soft landscaping, basement and surface parking, servicing, means of access and plant and equipment.	U & I (BAE) Limited & The London Fire Commissioner	13/20	70%	21%-100% (21%-41% without eves)	There are a number of windows that experience large alterations in VSC. Retained levels in the mid teens are not uncommon particularly in: 9 Albert Embankment Parliament House Black Prince Road Whitgift House	21%-67% (some rooms located beneath balconies or eves)	425 windows 71 rooms	DD - 50% considered as an alternative target Low density existing site central London Bedrooms less important VSC in the mid teens has been considered acceptable VSC & DD given the same weighting It is important that retained levels are considered Without eves assessment considered

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2 Roman Rise	20/01480/FUL	Lambeth		Redevelopment of the site comprising of the demolition of the existing buildings and erection of a part 5, part 7 storey building to provide 31 affordable residential units (Use Class C3), together with associated landscaping works.	Homes for Lambeth	3/7						Bedrooms less sensitive Eaves mentioned as restricting daylight Minimal massing on the site in existing
Oval Gasworks (Kennington)	17/05773/LB	Lambeth	21/08/2018	Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys	Berkeley Homes (Central London) Ltd	20/59	86%	21%-64% Some windows are located beneath balconies and experience larger percentage alterations	There are a number of properties that experience alterations in VSC and NSL that are in excess of 40%. In some instances this is due to low levels of existing daylight. There are however a number of examples where VSC levels in the mid to high teens are retained, which was deemed to be acceptable.	21%-63%	975 Windows 180 rooms	Dense urban context benchmark 18%

Examples of the use of retained daylight levels

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South Lambeth Estate	17/05993/OUT	Lambeth	26/09/2019	Full planning permission for the construction of a new building (4 to 6 storeys) on the corner of Dorset Road and Clapham Road to provide 30 residential units	London Borough of Lambeth	23/29	79%	21%-100% (some windows located beneath overhangs)	Retained levels of VSC in the mid to high teens not uncommon for some of the properties along Dorset Road. There are a number of windows within Wimbrone House that retain a VSC ion the single figures	BRE Compliant Only rooms where layouts known tested	369 Windows (194 of these are below balconies/overhanging obstructions)	Externals Retained VSC of 17-19% reasonable in an urban location Eaves - inherent obstruction Bedrooms - less important Internals pass rate of 90% good for an urban environment. Livingroom's with 1%
Land on Westbury Estate	17/05991/OUT	Lambeth	26/09/2019	Demolition of 89 existing homes (Use Class C3) and no. 438 Wandsworth Road Construction of replacement and new homes in eight new blocks (Use Class C3) between 4 and 8 storeys in height, to provide up to 270 residential units,	London Borough of Lambeth	17/45	82%	20%-70%	There are a number of examples where large impacts are recorded and a VSC in the mid teens is retained	21%-80% reductions Only rooms where layouts known tested	155 Windows 16 rooms	Low density site - reductions inevitable consideration of retained levels good level of DD (66%), large reductions in NSL (c.50% + retaining 50%) Overshadowing 32%-67% losses to 2 gardens
275 Kennington Lane & 145 – 149 Vauxhall Street	18/02597/EIAFUL	Lambeth	21/12/2018	Demolition of existing buildings and redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) ranging from 4-17 storeys	Berkeley Homes (Central London) Ltd	15/47	88%	20%-73%	There are a number of examples where large impacts are recorded and VSC's in the mid teens is retained particularly in Eccles Court, Wylett House and the Kennington Lane properties	21-78%	180 Windows 30 Rooms	Impractical to apply BRE in dense urban areas 18% appropriate in dense urban areas Bedrooms less sensitive
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8 Albert Embankment	19/01305/LB & 19/01304/FUL	Lambeth	10/06/2019	Phased mixed use development including up to 443 residential units and comprising: part redevelopment and restoration, conversion and extension of former Fire Brigade Headquarters building and demolition of the existing extension and re-provision of obelisk to provide a new fire station (Sui Generis), a new London Fire Brigade museum (Class D1), residential units (Class C3), a ten storey hotel (Class C1) with up to 200 bedrooms and a flexible retail/lobby space (Classes A1/A2/A3/A4/C1), and a rooftop restaurant with ancillary bar (Class A3); demolition and redevelopment of the central workshop building to provide buildings of up to twenty-six storeys plus basements, comprising business floorspace (Use Class B1), a gym (Class D2), retail units (Classes A1/A2/A3/A4) and residential units (Class C3); development of land to the rear to provide a eleven storey building plus basement, comprising a flexible commercial unit (Classes A1/A2/A3/A4/D1/D2/ B1) and residential units (Class C3); all together with associated areas of new public realm, hard and soft landscaping, basement and surface parking, servicing, means of access and plant and equipment.	U & I (8AE) Limited & The London Fire Commissioner	13/20	70%	21%-100% (21%-41% without eves)	There are a number of windows that experience large alterations in VSC. Retained levels in the mid teens are not uncommon particularly in: 9 Albert Embankment Parliament House Black Prince Road Whitgift House	21%-67% (some rooms located beneath balconies or eves)	425 windows 71 rooms	DD - 50% considered as an alternative target Low density existing site central London Bedrooms less important VSC in the mid teens has been considered acceptable VSC & DD given the same weighting It is important that retained levels are considered Without eves assesment considered

Examples where Projecting Roof Eaves have been acknowledged

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Examples of the use of alternative daylight targets

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Examples of the acknowledgement of bedrooms being less important

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Examples of Assessment of Internal Daylight

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Rising Sun House, 133 Vauxhall Street	16/06169/FUL	Lambeth	23/10/2017	23/10/2017	Demolition of existing building and the erection of six storey (plus basement) block providing a total of 15 Class C3 units; associated amenity space and associated refuse storage and cycle parking.	Vauxhall Street Ltd					1.5% ADF - well daylit
80 South Lambeth Road	17/05311/EIAFUL	Lambeth	09/07/2014	01/11/2017	Retention of double basement and erection of a ground plus 18 storey building to provide a mixed use development comprising 125 residential units (Use Class C3); school campus (Use Class D1); residential car parking and servicing at basement level -2; associated means of access; and all associated and ancillary works and structures.	Mount Anvil	83%		The remaining 48 rooms are mostly LKD's 34 retain an ADF of >1%. 2 rooms achieve values of 0.55% & 0.61%		Overall daylight amenity good for a dense urban environment
Knights Walk Estate	17/05992/RG3	Lambeth	18/04/2019	11/12/2017	Full planning application for the demolition of 18 homes (Use Class C3) and a garage block and the construction of a building to provide 84 residential flats (Use Class C3) comprising a part 4, part 5 storey northern block and a part 5, part 6, part 7 storey southern block,	London Borough of Lambeth	89%			6 bedrooms achieve ADF's of between 0.2%-0.4%	Acknowledges that in a dense urban environment lower levels of DL unavoidable
130-138 Newington Butts	12/00054/FUL	Lambeth	28/08/2014	26/08/2014	Demolition of existing building and redevelopment of the site comprising a part-five storey, part-six storey building	Dolphin Square	80%		8 LKD's achieve ADF's between 1.1% and 1.3%	2 bedrooms achieve 0.6% ADF	not unreasonable to expect small no. failures within high density urban development. Balconies a trade off against daylight
340a Clapham Road	16/06668/FUL	Lambeth	21.06.2017	25/11/2016	Redevelopment of the site involving demolition of existing building and erection of a building up to 9-storeys in height plus basement level to provide offices (Use Class B1) at lower ground and ground floor, a cafe (Use Class A1) at ground floor and 62 residential units (Use Class C3) at upper floor levels, together with provision of cycle parking, refuse storage and amenity space.	Totsbridge Ltd	88%	15 main living rooms and 7 bedrooms	LKDs as low as 1.01% ADF	Bedrooms as low as 0.5% ADF	On balance the levels of daylight that would be provided to the flats is considered acceptable.