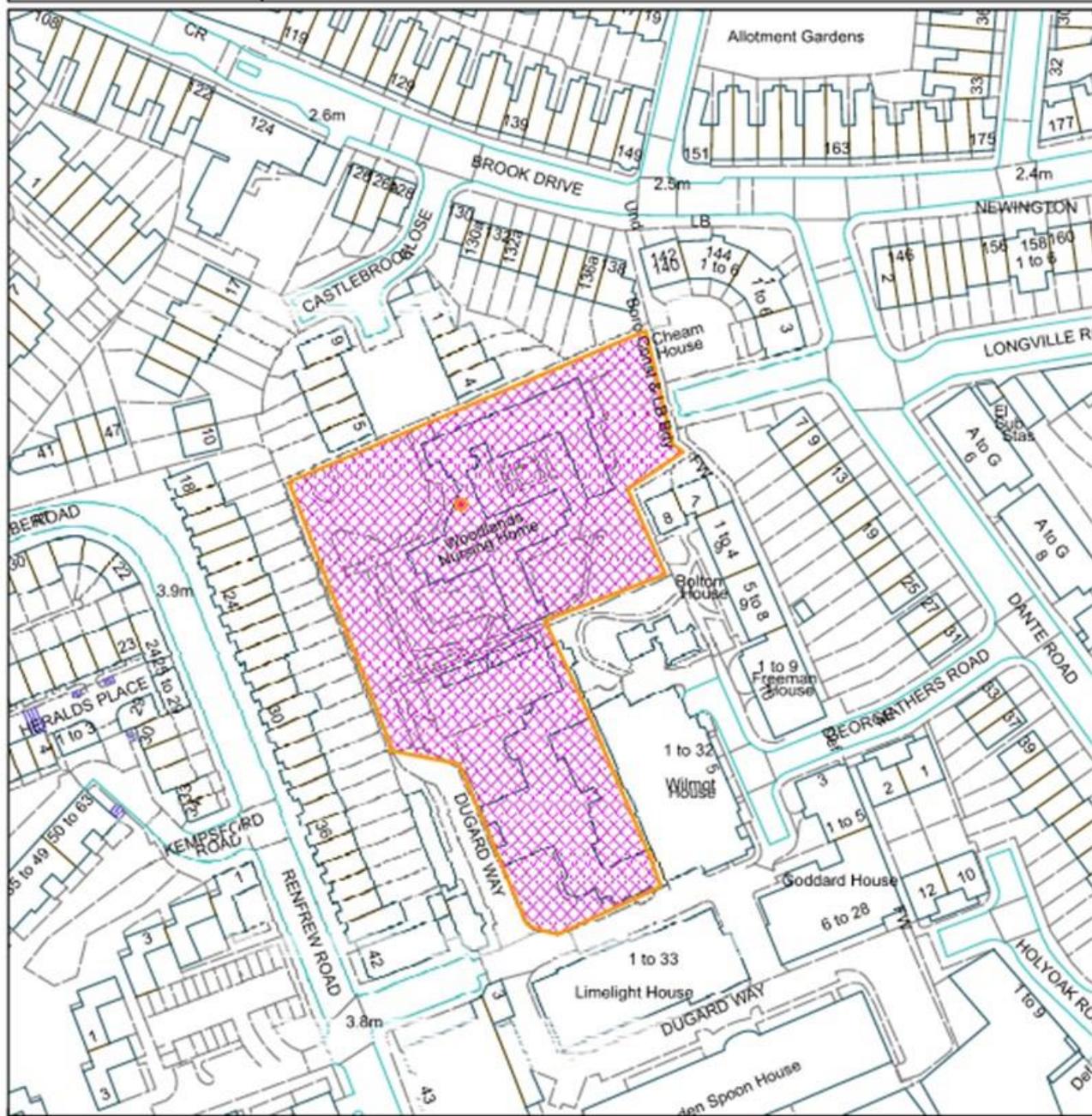


LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number:	21/04356/FUL
Application Address:	Woodlands Nursing Home, 1 Dugard Way, London



Scale: 0 12.5 25 50 Meters

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

L.B. Lambeth LA 100019338

Address: Woodlands Nursing Home 1 Dugard Way LONDON SE11 4TH	
Application Number: 21/04356/FUL	Case Officer: Jeffrey Holt
Ward: Kennington	Date Received: 2 November 2021
Proposal: Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a central residential block ranging in height from three to 14 storeys, and peripheral development of 2-4 storeys in height, to provide residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.	
Applicant: Anthology Kennington Stage Ltd	Agent: TP Bennett
Drawing numbers: Refer to draft decision notice attached in Appendix 1	
Supporting documents: Refer to draft decision notice attached in Appendix 1	

RECOMMENDATION:

1. Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 containing the planning obligations as set out in this report, addendums and/or PAC minutes and subject to referral to the Mayor of London.
2. Agree to delegate authority to the Director of Planning, Transport and Sustainability to:
 - a. Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and
 - b. Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990.
3. In the event that the Committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Director of Planning, Transport and Sustainability, having regard to this report, addendums and/or PAC minutes, to propose planning conditions and to negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 in order to meet the requirement of the Planning Inspector.
4. In the event that the Section 106 Agreement is not completed within six months of the date of the Committee meeting, delegated authority is given to the Director of Planning, Transport and Sustainability to refuse planning permission for failure to enter into a Section 106 agreement providing for the obligations considered necessary to make the development acceptable in planning terms as identified in this report, addendums and/or the PAC minutes.

SITE DESIGNATIONS

Relevant site designations:
Renfrew Road Conservation Area (CA41) Flood Risk Zone 3 Listed Buildings: Water tower and Administrative Block to Former Lambeth Workhouse (Master House) (Grade II)

Locally Listed Buildings: Gate piers to former Lambeth Hospital (adjoining); North and South Lodges (part adjoining) to Lambeth Hospital and North and South Reception buildings to Lambeth Hospital.

Tunnel Safeguarding: LUL Northern Line

Smoke Control Area

Adjacent to:

Former Fire Station and Former Lambeth Magistrates' Court (Grade II)

LAND USE DETAILS

Site area (ha):	0.7ha
------------------------	-------

Non-residential details:			
	Use Description	Use Class	Floorspace (m ²) (Gross Internal Area)
Existing	Residential care home	C2	1,489
	Museum	F1(c)	1,877
Proposed	Residential	C3	13,743
	Museum (retained)	F1(c)	1,877
Total Proposed			m ²

HOUSING DETAILS

	Residential type	No. of bedrooms per unit						Total habitable rooms
		Studio	1	2	3	4	Total	
Existing	Affordable	-	-	-	-	-	-	-
	Private / Market	-	-	-	-	-	-	-
Proposed	Low cost rented (Social Rent / London Affordable Rent)	-	3	4	4	2	13	52
	Intermediate (London Shared Ownership)	-	3	3	1	-	7	20
	Private / Market	26	35	43	2	0	106	234
	Total	26	41	50	7	2	126	306

AFFORDABLE HOUSING

Percentage of affordable housing (based on habitable rooms)	24%
Percentage of affordable housing that is low cost rented (based on units)	65%

Percentage of affordable housing that is intermediate (based on units)	35%
--	-----

LOW COST RENTED HOUSING MIX

	1-bedroom units	2-bedroom units	3-bedroom+ units
Lambeth Local Plan 2020-2035 (2021) Policy H4 target	Not more than 25%	25-60%	Up to 30%
Proposed	23%	30%	46%

PARKING

	Car Parking Spaces (General)	Car Parking Spaces (Disabled)	% EVCP	Bicycle Spaces	
				Short stay	Long stay
Existing	15	0	0	Unknown	Unknown
Proposed	0	5	100%	5	208

ENVIRONMENTAL PERFORMANCE

	Policy target	Proposed	
Energy			
Percentage of on-site carbon savings beyond Part L of Building Regulations (2013)	35%	Total	57%
		Residential	57%
		Non-residential	-
Percentage of on-site carbon savings achieved through energy efficiency measures	Residential - 10% Non-residential - 15%	Total	15%
		Residential	15%
		Non-residential	-
Off-site reduction (%) and/or carbon offset contribution	Shortfall to net-zero carbon target	£278,160 offset contribution	
Unregulated carbon emissions	Major developments should calculate and minimise unregulated carbon emissions	Information submitted Smart meters and low energy lighting installed to all units to reduce energy demand	
Sustainability			
BREEAM score	Excellent	N/A	
Urban Greening Factor (UGF)	0.3 or 0.4	0.38 or 0.45 excl. Cinema Museum	
Biodiversity Net Gain (BNG)	Positive	TBC	

LEGAL SERVICES CLEARANCE

AUDIT TRAIL					
Consultation					
Name / position	Lambeth department	Date Sent	Date Received	Report Clearer	Comments in para:
	Legal Services				Throughout document

EXECUTIVE SUMMARY

- i. Anthology Kennington Stage Ltd applied for full planning permission on 2 November 2021 for the demolition of the former Woodlands Nursing Home and the erection of a central residential block ranging in height from 3 to 14 storeys, and peripheral development of 2-4 storeys in height, to provide 126 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works. The site boundary includes Master's House, but no development is proposed to it or its ancillary buildings.
- ii. The application site is in Kennington and is to the west of Elephant and Castle, near the border with Southwark. Woodlands Nursing Home was purpose built in the mid-1990s but was decommissioned in 2013. It has been vacant since. Master's House is Grade II listed building has been home to the Cinema Museum since 1998. The site sits behind existing development and is accessed by Dugard Way. Surrounding development is mostly residential in the form of houses and blocks of flats two to five storeys in height.
- iii. The site was subject to an earlier application for 29-storey tower and three/four-storey block providing a total of 258 residential units with 50 per cent affordable housing (with the benefit of grant funding). The application was appealed on the basis of non-determination by the Local Planning Authority but was later dismissed for several reasons including excessive density and harm to townscape, lack of 3-bed market or intermediate units, unacceptable loss of daylight and sunlight, overlooking, visual intrusion, and substandard internal living conditions within the new dwellings.
- iv. Following the dismissal of the appeal, the applicant sought to revise the scheme to address the reasons for refusal and submitted this current application. The maximum height was reduced to 14 storeys and more development was placed around the edges of the site. The proposal was amended further to ensure the daylight and sunlight impacts would be no worse than the appeal scheme. This resulted in a reduction in the number of units and an associated reduction in the amount of affordable housing the development could support.
- v. As with the appeal scheme, the proposed residential land use is acceptable and the development would provide 126 new homes. The proposed level of affordable housing is 24 per cent, which was viability tested and found to be maximum reasonable the scheme could support as it no longer benefits from grant funding. The tenure and dwelling size mix are also acceptable.
- vi. The proposed buildings are of high-quality design and would cause no harm to local or strategic views and less than substantial harm to the heritage significance of Master's House (Grade II), the Water Tower (Grade II), Former Lambeth Magistrates Court (Grade II), the Renfrew Road Conservation Area and Walcot Conservation Area. Historic England and the Greater London Authority also found less than substantial harm to heritage assets.
- vii. The proposed homes would meet relevant design standards and provide acceptable living conditions, amenity space and play space. The proposal would affect daylight, sunlight and overlooking conditions for some neighbouring properties but not to an unacceptable degree, having regard to the earlier appeal scheme and the daylight expectations set by the planning inspector.
- viii. The development would be car-free (except for accessible parking), and includes sufficient cycle parking and acceptable servicing arrangements. It would encourage sustainable modes of travel and cause no harm to the transport network.

- ix. The development would have a comprehensive hard and soft landscaping scheme and make an acceptable contribution to urban greening and biodiversity. Existing trees would be removed but this would be compensated by a financial contribution towards new trees as well as new tree planting in the proposed landscaping scheme.
- x. The development would meet policy requirements in terms of carbon emissions and would achieve an on-site saving of 57 per cent against the 2013 Building Regulation Baseline. Zero-carbon would be achieved with an offset payment of £278,160.
- xi. The development would meet technical requirements in respect of fire safety, flood risk, drainage, overheating, Whole Life Carbon, accessibility, air quality, wind conditions, land decontamination, waste and recycling and water use.
- xii. Public consultation was undertaken on three occasions and a cumulative total of 809 objections were received (this includes multiple responses from the same objector). Numerous issues were raised but were chiefly concerned with height, density, impact on townscape and heritage assets, impact on residential amenity and design quality.
- xiii. The proposed development is compliant with the relevant policies of the development plan except for London Plan 2021 Policy HC1 and Lambeth Local Plan 2021 Policies Q20 and Q22 due to the low degree of less than substantial harm to heritage assets. Given the nature and extent of the identified non-compliances with the above policies, it is considered that the development is still in compliance with the development plan as a whole.
- xiv. There would be a number of public benefits that the development would deliver:
- 126 high quality and sustainable homes including 24 per cent affordable housing (by habitable rooms)
 - Optimisation of the development potential of the site and making effective use of land by reusing previously developed land
 - Increased economic activity and supporting jobs during construction
- xv. The development would also secure the following planning obligations in order to comply with policy requirements:
- Affordable housing and early and late stage reviews
 - Parking permit free designation
 - Free 3-year Car Club Membership for each dwelling
 - Free 3-year cycle hire membership for each dwelling
 - Travel Plan and Travel Plan monitoring fee - £6,800
 - Employment and skills - £81,900
 - Carbon offset - £278,160
 - Wayfinding signage - £16,000
 - Cycle docking station - £160,000 (subject to confirmation from GLA)
 - Healthy Route Network Contribution - £100,000
- xvi. The scheme's public benefits are considered to be substantial and would achieve the aims of sustainable development as overall it would deliver improvements to the environmental, economic and social well-being of the area and London. Taking into account the nature and significance of the heritage assets impacted and the extent of the harm identified by officers, and affording great weight to heritage harm, officers consider that the identified public benefits would outweigh the harmful impacts to heritage assets, including cumulative harm. In officers' assessment, therefore, the requirements of the NPPF and the Council's statutory heritage duties would be satisfied.

- xvii. If Members were to agree with Historic England's or the Greater London Authority's assessment of the impacted heritage assets and the extent of heritage harm arising, then in officers' assessment the weight that attaches to the public benefits in this particular case would still be such as to outweigh the harm identified by those bodies and accordingly comply with the NPPF and statutory heritage duties.

- xviii. Officers therefore recommend that the application be approved subject to conditions and a s106 legal agreement as listed in the report. The proposed development is an application of potential strategic importance to London and as such is it is referable to the Mayor of London pursuant to the Town and Country Planning (Mayor of London) Order 2008. The GLA has issued its stage 1 consultation response, and the officer recommendation contained in this report acknowledges the need to refer the application to the Mayor for his final decision (Stage 2 referral).

OFFICER REPORT

Reason for referral to Planning Applications Committee:

The application is reported to the Planning Applications Committee (PAC) in accordance with the Committee's terms of reference. The application is reported to the PAC as it is for the provision of 10 or more dwelling houses and is on a site with an area of 0.5ha or more.

1 THE SITE AND SURROUNDING AREA

1.1 The Application Site

- 1.1.1 The application site is 0.7 hectares and is located to the east and north of Renfrew Road and Dugard Way, in Kennington Ward. The site is bounded by buildings fronting Renfrew Road (west), Castlebrook Close / Brook Drive (north), Dante Road (east) and Kennington Lane (south). The site is part of the wider former Lambeth hospital site, which has been redeveloped over time in a piecemeal manner. The site now contains the former Woodlands Nursing Home (Use Class C2), which ceased operation in 2013. The site also encompasses the Grade II listed Master's House building, which is now occupied by the Cinema Museum (Use Class F1(c)).
- 1.1.2 Woodlands Nursing Home was purpose built in the mid-1990s as a 30-bed nursing home for people over the age of 65 with mental health issues. The building comprises a two / three storey brick, block and render structure with steel roof with associated parking and comprises the northern part of the application site.
- 1.1.3 Master's House occupies the southern part of the application site. It once functioned as the administrative block and chapel to the Lambeth Workhouse, later becoming part of Lambeth Hospital and now the Cinema Museum. The building is a two-storey brick built structure with slate tiled roof.
- 1.1.4 The boundary of the Renfrew Road Conservation Area runs across the site such that Master's House falls within it.
- 1.1.5 There are also two locally listed lodges, which frame the entrance gates into the site from Dugard Way. Only the North Lodge and adjoining Reception Building are included within the application site.
- 1.1.6 There are trees throughout site. None have tree protection orders but those falling within the conservation area benefit from protection requiring prior notice to be given to the Council before any work is undertaken.
- 1.1.7 The site can be accessed by vehicular traffic from Renfrew Road leading onto Dugard Way. Pedestrian only access to the site is provided through a series of pathways leading to George Mathers Road. The site benefits from excellent public transport access (PTAL 6a and 6b). The nearest bus stops to the site are on Kennington Lane and Newington Butts providing for both northbound and southbound services. National Rail and Underground services are provided with walking distance at Elephant Castle and Kennington stations. Cycle Superhighway 7 runs along Kennington Park Road and Newington Butts and there are cycle hire docks nearby.
- 1.1.8 The site is located within Flood Zone 3 (although it benefits from the River Thames tidal flood defences) and is within an area of increased potential for elevated groundwater. The site is in an area of open space deficiency and access to Sites of Importance for Nature Conservation.

1.2 The Surrounding Area

- 1.2.1 The immediate built context is characterised mainly by houses and blocks of flats two to five storeys in height, to the north, west and east. Much of the former Lambeth Hospital site was redeveloped by Bellway in c. 2008 for development of 3-5 storey blocks of flats. Part of the redevelopment also involved the retention, conversion and extension for residential use of the Grade II listed water tower, which stands prominently at nine storeys high.
- 1.2.2 To the southwest, is the Cotton Gardens Estate, which comprises three tall residential buildings. To the east is the Elephant and Castle town centre and tall building cluster.

1.2.3 There are a number of conservation areas located within an approximate 500-metre radius of the application site falling within both Lambeth and Southwark boroughs. These include as follows:

- Lambeth: Walcot (CA9) and Lambeth Walk and China Walk (CA50) to the north and northwest; Kennington (CA8) to the southwest;
- Southwark: West Square, Elliot's Row and St George's Circus located north approximately 200-500 metres away; Walworth located 500m to the east; Pullens Estate approximately 300 metres to the southeast and Kennington Park Road approximately 220 metres to the southwest.

1.2.4 The listed buildings nearest to the site all fall within the Lambeth Renfrew Road Conservation Area:

- Former Fire Station (East side of Renfrew Road) (Grade II);
- Former Lambeth Magistrates' Court (East Side of Renfrew Road) (Grade II);
- K2 Telephone Kiosk (outside former Magistrates' Court (as above) (Grade II); and
- Water Tower (former Lambeth Workhouse and later hospital) (Grade II).

1.2.5 Just outside the application site are the locally listed gate piers that frame the entrance to Dugard Way and the locally listed south lodge building.

1.3 Site photographs

Figure 1 - Aerial photograph of the site as existing



Figure 2 – Photograph of the access road off Dugard Way into the site. The Grade II listed Master's House, containing the Cinema Museum, is to the right. The left is one of the locally listed lodge buildings.



Figure 3 – Photograph taken from within the site facing northeast towards the existing nursing home buildings.



Figure 4 – Photograph taken within the site facing east towards the existing nursing home buildings. The Grade II listed Water Tower is visible behind.



2 PROPOSAL

2.1 Summary of the Proposal

- 2.1.1 Full planning permission is sought for the demolition of the former Woodlands Nursing Home, and associated structures and hardstanding, and for the erection of a central residential block ranging in height from 3 to 14 storeys, and peripheral development of 2-4 storeys in height. The development would provide 126 residential units (of which 24 per cent by habitable room would be affordable), together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.
- 2.1.2 The existing Master's House, which contains the Cinema Museum, will be retained.

2.2 Detail of the Proposal

- 2.2.1 The proposed development contains two main elements: the central tower and the peripheral buildings.

Central tower

- 2.2.2 The central block, known as Block A, would start at three storeys on its eastern side, then rise to four and five storeys before rising to 14 storeys on its western side. It would contain 68 market dwellings (25 x studio, 19 x 1-bed and 24 x 2-bed).
- 2.2.3 On the ground floor would be the entrance lobby, cycle store, refuse store and plant rooms. There would also be three dwellings on the ground floor.
- 2.2.4 The exterior of the building would be characterised by windows set within a grid of buff brick and reconstituted stone banding. The top two floors of the building would have an arch motif in reconstituted stone. Balconies would be inset and enclosed with metal balustrades that also feature the arch motif. Roof terraces would be provided at third, fourth and thirteenth floors.

Peripheral buildings

- 2.2.5 The peripheral buildings would run along the northern and western edges of the site. Although conjoined, the buildings comprise five blocks, each with a separate core. These blocks are known as Blocks B to F. Blocks B and C would be along the northern edge of the site and be between two and four storeys high. They would contain market units. Block D would be in the north-west corner of the site and four storeys high. It would contain both market and intermediate units. Blocks E and F would be on the western edge of the site. Block E would contain market units and Block F would contain low cost rent units. In total the peripheral building would contain 58 dwellings (1 x studio, 22 x 1-bed, 27 x 2-bed, 6 x 3-bed and 2 x 4-bed units).
- 2.2.6 Each of the blocks would have a similar layout of units arranged a central core with separate cycle and refuse stores for each block. However, some units in Block D would have rear deck access. Some of the ground floor units would also have the option of entering the unit directly from the outside, rather than from within the internal corridor.
- 2.2.7 The exterior of these buildings would be red brick with the top floor in standing seam metal. Balconies would be inset or on the corners. Ground floor rear facing units would have their own private rear garden.

Circulation and landscaping

- 2.2.8 The existing vehicle access via Renfrew Road and Dugard Way would be retained. Five Blue Badge parking bays and a loading bay would be provided at the southern end of the site. The existing servicing arrangements for the Cinema Museum would remain unchanged.
- 2.2.9 A paved access way running between the central tower and the peripheral buildings would provide pedestrian access to each of the residential cores as well as a pedestrian connection between Dugard Way and Dante Road. This access way would be wide enough to accommodate refuse vehicles on collection days and fire fighting vehicles. Such vehicles would enter the site from the south, travel through the site then exit on Dante Road. Access for all other vehicles would be restricted using retractable bollards.
- 2.2.10 All other areas of the site would be landscaped with a mixture of trees, low level planting and lawn along with lighting and play equipment.

Figure 5 - Proposed masterplan with storey heights indicated



2.3 Amendments

2.3.1 The scheme has been amended several times.

August 2022

2.3.2 Revised plans and associated documents were received in August 2022 that showed the following changes:

- Cut backs to the massing of Block A, while retaining its maximum height, to reduce the daylight and sunlight impact to neighbouring residential properties, in particular to Wilmott House.
- Reduction in the height and massing of Block B by one storey to reduce the impact on sunlight on properties to the north on Castlebrook Close and Brook Drive
- A reduction in units from 155 to 126

October 2022

2.3.3 Revised plans and associated documents were received in October 2022 that showed the removal of the lift overrun and made other corrections to the plans, such as land levels, in response to consultation feedback.

March 2023

2.3.4 In March 2023, the plans were amended further to show a second staircase in Block A. This is to ensure that all units have access to two staircases.

3 PLANNING PERFORMANCE AGREEMENT

3.1.1 The applicant entered into a Planning Performance Agreement (PPA) with the Council in August 2021. Pre-application discussions were held until submission of the application on 2 November 2021.

4 RELEVANT PLANNING HISTORY

4.1 Subject site

4.1.1 In 2019, an application for planning permission was submitted for the following development (ref: 19/02696/FUL):

4.1.2 Redevelopment of the former Woodlands and Master's House site retaining the Master's House and associated ancillary buildings; demolition of the former care home; the erection of 29 storeys building and peripheral lower development of 3/4 storeys, to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.

4.1.3 The application was appealed on grounds of non-determination. A public inquiry was held and the appeal was dismissed on 7 January 2021 on the following grounds (ref: APP/N5660/W/20/3248960):

- The proposed tower would result in excessive density and harm to the townscape, thereby failing to optimise the housing use of the site, contrary to LP Policy 7.7 and LLP Policy Q26.
- The lack of 3-bed market or intermediate units would not result in a mixed and balanced community contrary to LP Policy 3.8 and LLP Policy H4
- The development would cause significant reduction in daylight and sunlight for neighbouring properties; would result in overlooking and perceived overlooking; and be visually intrusive in the outlook of some residential properties contrary to LP Policy 7.6 and LLP Policy Q2.
- Some units within the development would have substandard internal daylight and suffer from mutual overlooking resulting in poor living conditions contrary to LLP Policy Q2.

- 4.1.4 The development was found to cause less than substantial harm of a high magnitude with regard to the Water Tower and less than substantial harm to heritage assets overall, but this harm was considered to be outweighed by the public benefits of the scheme. The benefits were considered to be the provision of new market and affordable housing; regeneration of a brownfield site in a highly sustainable location; the positive impact on the economy; the improvements to the setting of the Master's House; a new pedestrian and cycle route; the car-free status of the development and the retention of the Cinema Museum. Even though the Inspector considered the heritage harm to be outweighed by these benefits, the appeal was nonetheless dismissed for the reasons set out above.
- 4.1.5 Prior to the above application being submitted, the Council issued a screening opinion (ref: 18/04018/EIASCR) in respect of an Environmental Impact Assessment concerning 'proposals for approximately 320 residential units at Woodlands and the Master's House comprised within a single tall building of up to 35 storeys and peripheral lower development. The proposals also included the retention of the existing cinema museum use at Master's House and provides a new access point.' The Council's opinion was that the development would not be EIA development. Officers consider that the same conclusion would apply for the current proposal, which is smaller.
- 4.1.6 In December 2021, an application to determine if prior approval is required for the demolition of the of the former Woodlands Nursing Home was submitted. The application was submitted in accordance with the permitted development rights granted under Schedule 2, Part 11, Class B of the General Permitted Development Order 2015. It received deemed consent on 14 January 2022 (see ref: 22/00146/G31) however no demolition taken place.

Cinema Museum

- 4.1.7 In 1998, planning permission was granted (ref: 97/01751/FUL) for the 'Conversion and change of use from hospital to a cinema museum, with ancillary car parking' at Master's House. This was a conditional permission which restricted the use to that as a cinema museum and for no other use, notwithstanding the terms of the Use Classes Order or any subsequent orders.

4.2 Adjacent to the site

- 4.2.1 In 2008, the Council granted full planning permission (Ref 08/00427/FUL) for the 'Redevelopment of the site involving the construction of 7 residential blocks ranging from 2 - 5 storeys in height to provide 112 residential units an extension of the existing water tower to provide a 4 bed house and 22 car-parking spaces with access onto George Mathers Road'. These buildings stand immediately adjacent to Master's House and in proximity to the eastern extents of the application site.
- 4.2.2 In 2010, the Council granted listed building consent and planning permission (Ref: 09/03934/LB) for the 'Change of use and works to the existing listed 'Old Water Tower' building within the site together with a three storey extension and lift shaft structure to provide a five bedroom residential dwelling and one car parking space, with associated landscaping and access' at the Water Tower which forms part of the former Lambeth Hospital site.

5 CONSULTATIONS

5.1 Consultation by the applicant

- 5.1.1 The applicant initially contacted key stakeholders to alert them to a subsequent public consultation for the emerging proposal. The applicant contacted Lambeth and Southwark councillors, local MPs, the local Assembly Member and the following local groups:

- Stop the Blocks
- Walworth Society
- Cinema Museum
- Vauxhall Society
- Elephant and Castle Partnership
- Kennington Association
- Vauxhall One
- Kennington Park Estate Residents Association

- VGERTA
- Waterloo Action Centre
- We Are Waterloo
- Friends of Kennington Park
- Heart of Kennington Residents Association

5.1.2 The public consultation was conducted by inviting comments to be made on the project webpage (www.kenningtonstage.co.uk). The website was advertised through a letter distributed to just over 6,900 addresses on 9 September 2021 and by email notifications to 14 local political stakeholders and 13 local community groups. In addition, residents of Renfrew Road and the Water Tower were door knocked on either 17 or 20 September to discuss the proposals in person.

5.1.3 44 online feedback forms were completed and 23 direct emails were received. Feedback from the consultation was negative. The most common comments are summarised as follows:

- The development does not address the reasons for dismissing the earlier appeal
- The proposed massing is too dense, overbearing and enclosing
- A tall building would be incongruous in this location
- Harmful impact on the character of the area and heritage assets
- Architecture is not sympathetic to the local area
- Poor living conditions for future residents
- Harmful impact on neighbouring properties due to loss of daylight, sunlight, privacy and outlook
- The development would not provide acceptable amenity space or outdoor playspaces
- Impact on local services
- Excessive number of new homes
- Impact on increased servicing and delivery vehicles
- Potential 'rat run' between Renfrew Road and Dante Road

5.1.4 In response to the pre-application consultation the applicant reduced the height of Block A from 16 to 14 storeys and Blocks E and F, located on the western side next to Renfrew Road, from five to four storeys. This reduced the number of homes from 170 to 155. Further changes were made following submission of the application (see section 2.3)

5.2 Statutory External Consultees

5.2.1 Greater London Authority

Stage 1 Summary comments:

- Principle of development supported
- Affordable housing must be viability tested
- Overall massing strategy is broadly supported
- Less than substantial harm to heritage assets will need to be outweighed by public benefits
- Concerns raised over privacy, amenity space, vehicle access through the site, cycle parking, Urban Greening Factor and trees,
- Further information required on design of Blocks B to F, site entrance design, playspace, energy, circular, economy, Whole Life Cycle Carbon, overheating, flooding, drainage, green infrastructure
- Buildings with a top floor above 30m must have two staircases

Conditions requested:

- Details of playspace
- Overheating assessment
- Retention of original design team
- Wheelchair accessible/adaptable dwellings
- Electric vehicle charging points
- Construction impact on London Underground Lines
- Flood Warning and Evacuation Plan
- Construction Logistics Plan
- On-site plant and machinery to comply with GLA emissions standards
- Air quality and dust management plan
- Pre-demolition audit
- Post-construction Whole Life Carbon assessment

Officer Response:

Land use is discussed in section 8.

Affordable housing is discussed in section 9

Height and massing are discussed in section 10

Heritage impact is discussed in section 12

Privacy and amenity space are discussed in section 13

Privacy for neighbouring properties is discussed in section 14

Vehicle access and cycle parking are discussed in section 15

Urban Greening Factor and trees are discussed in section 16

Further information was submitted by the applicant with regard to design, site entrances, playspace, energy, circular, economy, Whole Life Cycle Carbon, overheating, flooding, drainage, green infrastructure. This information has informed the officer analysis in the relevant section.

The following conditions would be imposed:

- 26 (play space)
- 27 (overheating)
- 52 (accessibility)
- 49 (EV charging)
- 10 (tunnel safeguarding)
- 46 (flood evacuation plan)
- 5 (Construction Environmental Management Plan)
- 51 (machinery emissions)
- 4 (Pre-demolition audit)
- 33 (whole life carbon)

Retention of the architect would be secured by s106 agreement.

Stage 1 summary comments

- Further cycle parking details required, including increased Sheffield Stands
- London Underground must be consulted due to tunnels running beneath the site

Conditions/s106 obligations required:

- Contribution to Healthy Streets
- £16,000 for Legible London signage
- £160,000 for additional cycle hire docking points (subject to confirmation from the GLA)
- Free 3 year cycle hire memberships for residents
- Construction Logistics Plan and engagement with Elephant and Castle development forum

Officer Response:

Transport is discussed in section 15.

The following conditions would be imposed:

- 5 (CEMP)
- 29 (cycle storage)
- 10 (tunnel safeguarding)

5.2.3 London Underground

No objection subject to condition requiring construction details and method statements to ensure that London Underground assets are not affected.

Officer Response:

Condition 10 added.

5.2.4 Historic England

Summary comments:

- No objection to demolition of existing buildings
- Building A would be a “tall building”
- The development would cause “some harm” to the Renfrew Road Conservation Area
- The development would affect the setting of the listed Water Tower
- Overall harm would be ‘less than substantial’
- The Local Planning Authority must determine whether the identified harm has been clearly and convincingly justified and outweighed by public benefits as required by the NPPF

Officer response:

Heritage impact is discussed in section 12.

5.2.5 Historic England (Archaeology)

No objection subject to conditions:

- Stage 1 Written Scheme of Investigation

Officer response: Condition 3 added

5.2.6 Health and Safety Executive (Fire Risk)

5.2.7 No objection

Officer response:

Noted. Fire safety is discussed in section 21.

5.2.8 NATS (formerly National Air Traffic Services)

No objection

5.2.9 Metropolitan Police

No objection subject to conditions:

- Secured by Design Measures
- Secured by Design Certification

Officer response:

Conditions 35 and 36 added

5.2.10 Environment Agency

No objection subject to conditions:

- Height of finished floor level
- Remediation strategy
- Details of piling method
- No drainage of surface water into the ground without consent

Officer response:

The following conditions have been added:

- 11 (flood risk)
- 6, 7 and 8 (land contamination)
- 9 (piling method statement)
- 13 (drainage consent)

5.2.11 Natural England

- The development is unlikely to result in significant impacts on statutory designated nature conservation sites or landscapes
- Encourage the incorporation of green infrastructure into the development

Officer response:

Ecology and biodiversity are discussed in section 18.

5.2.12 London Borough of Southwark

No response

5.3 Internal Consultees

5.3.1 Planning Policy

Summary comments:

- The redundancy of the previous nursing home use should be confirmed
- The site was previously in public ownership and therefore the affordable threshold is 50 per cent
- The application must be viability tested to determine the whether the proposed level of affordable housing and tenure mix is acceptable
- The low-cost rented unit mix should have fewer 3-bed units
- The site is in an area of open space deficiency and open space should be provided on-site or a financial contribution secured sought toward local open space
- Air quality, Urban Greening Factor, construction waste and digital connectivity infrastructure need to be considered

Officer response:

Land use is discussed in section 8.

Affordable housing is discussed in section 9

Open space is discussed in section 16.

Air quality is discussed in section 20.

Urban Greening Factor is discussed in section 16.

Construction waste is discussed in section 17.

Digital connectivity is addressed by condition 20.

5.3.2 Design

Summary comments:

- Site layout and internal dwelling layouts are acceptable
- Some improvements could be made to overlooking relationships between the proposed units and neighbouring units
- The proposed detailing and material palette is supported
- Identified heritage harm as follows
 - Low degree of less than substantial harm to setting of Master's House
 - Low degree of less than substantial harm to setting of the Water Tower
 - Low degree of less than substantial harm to setting of Renfrew Road Conservation Area
 - Low degree of less than substantial harm to setting of Walcot Conservation Area
- Recommended conditions
 - Construction detailing
 - Material samples
 - Property numbers/names should be clearly displayed at the entrances
 - External doors to all bike and bin stores shall be in steel
 - Glazing to all communal entrances shall be clear glass

Officer response:

Overlooking advice has been followed and is discussed in section 14

Heritage impacts are discussed in section 12

The following conditions have been added:

- 16 (construction detailing)
- 17 (privacy screening)
- 18 (materials)
- 28 (waste and recycling storage)
- 53 (property numbers)
- 54 (door glazing)

5.3.3 Transport

No objection subject to the following conditions/s106 obligations

- Parking permit free designation
- Free 3 year car club membership for residents
- Free 3 year cycle hire membership for residents
- Contribution of £100,000 towards Healthy Route Network
- Travel Plan and Travel Plan monitoring fee of £5,300
- Construction Method Statement/Logistics Plan

Officer response:

Condition 5 (CEMP) added.

S106 heads of term added. See section 25.

5.3.4 Travel Plan Officer

Some amendments required.

Officer response:

The s106 legal agreement will require the submission of an updated Travel Plan

5.3.5 Serco (Lambeth Waste contractor)

No objection

5.3.6 Flood Risk

No objection subject to conditions:

- Details of flood risk mitigation measures, surface water drainage and pipework
- Details of management and maintenance plan

Officer response:

Conditions 11 and 12 added.

5.3.7 RSS (environmental health consultant on behalf of Lambeth)

No objection subject to conditions:

- Construction Environmental Management Plan
- Land contamination remediation
- Details of mechanical plant
- Details of noise and vibration attenuation
- Delivery and servicing plan
- Details of lighting
- Wind mitigation

Officer response:

The following conditions have been added:

- 6,7 and 8 (contamination)
- 5 (CEMP)
- 15 (wind mitigation)
- 19 (flue/vents)
- 30 (noise attenuation)
- 31 (amenity space noise)
- 38 (mechanical)
- 39 (delivery and servicing plan)
- 40 (lighting)

5.3.8 Bioregional (sustainability consultant on behalf of Lambeth)

No objection subject to conditions/obligations relating to:

- Details of carbon savings calculations and 'Be Seen' measures
- Confirmation of carbon offset payment
- Details of overheating assessment
- Water saving measures and efficiency calculations
- Updated Whole Life-Cycle Carbon details
- Updated Circular Economy details
- Site maintenance plan for soft landscaping
- Details of improved Urban Greening Factor
- Details of biodiversity net gain

Officer response:

The following conditions have been added:

- 21 (landscaping)
- 22 (horticultural management)
- 27 (overheating)
- 33 (whole life carbon)
- 41 (circular economy)

- 42 (site waste)
- 43 (water efficiency)
- 44 and 45 (carbon calculations)

UGF detailed submitted. See section 16.

'Be Seen' measures and carbon offset secured by s106

5.3.9 Ecology

No objection subject to conditions:

- Refreshed ecological assessment
- Tree works to take place outside of nesting season
- Details of lighting strategy and ecological mitigations
- Protection of any retained trees
- Details of ecological enhancements (e.g. bat and bird boxes)
- Details of green roofs
- Details of landscaping, planting species, maintenance

Officer response:

The following conditions have been added:

- 14 (refreshed ecological assessment)
- 21 (landscaping)
- 22 (horticultural management)
- 23 (vegetation survival)
- 24 (green roof)
- 25 (green roof survival)
- 40 (lighting scheme)
- 55 (ecological mitigation)
- 57 (arboricultural practice)

5.3.10 Arboricultural Officer

No objection. The applicant will need to address the provision of soft landscaping across the site using the Urban Greening Factor formula etc.

Officer response:

Landscaping, trees and Urban Greening Factor are discussed in section 16

5.4 Other Consultees

5.4.1 Victorian Society – Objects to application

- Excessive height would cause harm to significance of nearby heritage assets
- Block A would harm the setting of the listed former Water Tower and Master's House
- The lower blocks would be overbearing to buildings on Renfrew Road and other surrounding development

- Tall buildings are less energy efficient

Officer response:

Heritage is discussed in section 12 and sustainability is discussed in section 17

5.4.2 Stop the Blocks Community Action Group – Objects to application

Summary of objections	Response
Inadequate flood risk assessment carried out	See section 19.
No justification for loss of existing nursing home (C2) use	See section 8.
Overdevelopment	The development addresses the reasons for refusal of the appeal scheme and complies with the development plan overall. See sections 10, 11, 12, 13 and 27.
Insufficient affordable housing and no information on affordability	See section 9.
Poor dwelling mix that favours smaller units	See section 9.
Social rented units are located within one block	Registered Providers of housing prefer that affordable tenures are kept together for ease of management and to reduce service charge costs.
The application is for a tall building and would fail assessment against tall building policy (LLP Q26B)	The building is less than 45m. See section 10.
Poor architectural design: <ul style="list-style-type: none"> • Poor visual relationship with the Water Tower • Poor elevation design to Block A • Perimeters blocks are bulky and diagrammatic • No unifying character • Does not demonstrate design excellence • Has not been reviewed by the Design Review Panel 	See sections 10, 11 and 12.
Layout, orientation, scale, appearance and shape do not have regard to existing buildings or prevailing townscape	See section 10.
Poor amenity and playspace	See section 13.
Overbearing, overlooking and noise impact to Bolton House, the Water Tower and houses on Renfrew Road	See section 14.
Harm to setting of listed Water Tower; Master's House and Renfrew Conservation Area. Heritage harm would not be outweighed by public benefits	See section 12.
Unacceptable harm to daylight and sunlight for neighbouring properties, including impact on gardens	See section 14.

Insufficient Urban Greening Factor. It should not include the Cinema Museum in the calculations	An analysis of UGF with the Cinema Museum excluded is provided. See section 16.
No commitment to implementing ecological enhancements	See section 18. Ecological enhancements would be required by condition.
Inadequate servicing arrangements and capacity for a development of this size	See section 15.
A condition on a permission on a neighbouring site requires the Dugard Way access gates to be closed at certain times, which would limit servicing capacity	There is no condition restricting the operation of the gates.
Vehicles will damage the existing gates on Dugard Way	The proposed servicing arrangement are the same as those accepted in the appeal. See section 15.
Second staircase does not address fire risk as the staircases are adjacent	The development is supported by Fire Strategy prepared by a qualified fire engineer and is considered acceptable by the Health and Safety Executive. See section 21.
Insufficient affordable housing	See section 9.1.
The benefits of the scheme do not outweigh its harms	See section 27.
The retention of the Cinema is not a benefit	It is not considered to be a benefit.

5.4.3 Renfrew Road Town Houses Residents Association – Objects to application

Summary of objections	Response
Harm to amenity of Renfrew Road properties due to overlooking, loss of light and sense of overbearing development	See section 14.3.
Loss of trees	See section 16.4.
Blocks are too close to the boundaries	See section 14.3.
Overdevelopment	See sections 9 (Residential), 10 (Design), 13 (Residential quality) and 14 (Amenity for neighbouring occupiers).

5.4.4 Herald's Place Residents Association – Objects to application

Summary of objections	Response
Excessive bulk and height, out of keeping with townscape	See section 10.
Harm to residential amenity, especially on Renfrew Road due to overlooking and loss of light	See section 14.

Cycle parking should include space for cargo and accessible bikes	See section 15.
The expected number of vehicles trips is underestimated and will cause a conflict with cyclists	See section 15.8.
Harm to setting of Water Tower and other listed buildings and conservation areas	See section 12.
Insufficient family housing and affordable housing	See sections 9.1 and 9.3.
Benefits would not outweigh harms	See section 27.

5.4.5 West Square Residents Association – Objects to application

Summary of objections	Response
Excessive bulk and height, out of keeping with townscape	See sections 10, 11 and 12.
Overdevelopment	See sections 9 (Residential), 10 (Design), 13 (Residential quality) and 14 (Amenity for neighbouring occupiers).
Inappropriate tall building outside of existing Elephant and Castle and Vauxhall clusters	See section 10.
Harm to heritage assets: Renfrew Road, Elliot's Row and West Square Conservation Area	See section 12.

5.4.6 Cleaver Square, Cleaver Street and Bowden Street Residents Association – Objects to application

Summary of objections	Response
Does not address reasons for refusal of the appeal scheme	See section 9 (Residential), 10 (Design), 13 (Residential Quality) and 14 (Amenity for neighbouring occupiers).
Excessive bulk and height, out of keeping with townscape	See section 10.
Inappropriate tall building outside of existing Elephant and Castle and Vauxhall clusters	See section 10.
Loss of daylight and sunlight	See section 14.

Harm to heritage assets: Water Tower and Master's House Listed Buildings	See section 12.
Poorly designed amenity and play spaces	See section 14.

5.5 Public Representations

5.5.1 Consultation on the application took place on three occasions.

First consultation

5.5.2 Consultation letters were sent on 22 November 2021. A further round of letters was sent on 7 December 2021. A site notice was displayed on 19 November 2021 and the application was advertised in the South London Press on the same day. The formal consultation period lasted 39 days (exceeding the 21 day minimum) and ended on 28 December 2021.

Second consultation following reductions to the size of the scheme

5.5.3 A site notice was displayed on 16 September 2022 and the application was advertised in the South London Press on the same day. Consultation letters were also sent on this day. The formal consultation period lasted 21 days and ended on 8 October 2022.

Third consultation following addition of second staircase

5.5.4 Consultation letters were sent on 13 March 2023. A site notice was displayed on 20 March 2023 and the application was advertised in the South London Press on 17 March 2023. The formal consultation period lasted 14 days and ended on 3 April 2023.

5.5.5 At the time of writing this report, a cumulative total of 813 representations were received during the course of the application. 4 were in support and 809 were in objection and 1 was neutral. These were individual responses and include multiple responses from the same person across the three consultation periods.

5.5.6 Response received outside of the formal consultation period were accepted. A summary of the concerns raised is set out below (the summary of support comments are provided separately):

Summary of objections	Response
Land Use	
No justification for loss of nursing home use	See section 8
Excessive density/over development; should not include more than 90 units	See sections 9 (Residential), 10 (Design), 13 (Residential quality) and 14 (Amenity for neighbouring occupiers).
Retention of the Cinema Museum is not a benefit	It is not considered to be a benefit
Residential	
Insufficient affordable housing	See section 9
Insufficient 3-bedroom units; poor dwelling mix	See section 9
Viability assessment is questionable; the assessment does not align with the applicant's company accounts	See section 9

Poor quality amenity space with lack of sunlight	See section 13
Poor quality units with poor daylight and overlooking relationships	See section 13
Insufficient dual aspect units	See section 13
The development should include extra care units	There is no policy requirement for extra care provision on this site
The tenures are grouped together rather than mixed throughout the development	Registered Providers of affordable prefer that tenures are grouped so that the units are easier to manage and service charges can be kept affordable
The accessible dwellings do not meet the relevant standards	The dwellings would be required to be constructed in accordance with the relevant section of Part M of the building regulations. See section 13.
Design and appearance	
Excessive height and massing	See section 10
It is a tall building outside of tall building location such as Elephant and Castle	See section 10
It was not reviewed by the Design Review Panel	The development has been subject to a process of design scrutiny through the pre-application process and has been informed by the Planning Inspector's appeal decision. The development does not meet the thresholds for compulsory design review set out in the London Plan.
It is a backland site not appropriate for high rise development	See section 10
Out of keeping with local low-rise character; out of keeping with existing layout and pattern of development	See section 10
Harm to townscape	See sections 10, 11 and 12
Poor design and architectural quality; bulky, ugly appearance	See section 10
Construction detailing and materials used for the landscaping are not appropriate to the character of Masters House	See section 10
Incongruous materials	See section 10
Ground levels and building heights are incorrect	The drawings were revised to correct ground level and building height errors
Will set a precedent for tall buildings in the local area	Each planning proposal is assessed on its own merits
Will create unsafe spaces that would encourage criminal and anti-social behaviour	See section 22
Heritage	
Harm to setting of conservation areas (e.g. Renfrew Road, Walcot, West Square)	See section 12
Harm to setting of Master's House and Water Tower	See section 12
Neighbouring amenity	

Loss of daylight and sunlight; exceeds BRE criteria for acceptable impact	See section 14
Overshadowing to gardens	See section 14
Loss of privacy to rooms and gardens of surrounding properties	See section 14
Increased noise	See section 14
Visual impact and sense of enclosure	See section 14
Proximity to a new substation would cause noise disturbance	See section 14
Loss of daylight/sunlight and increased noise will affect those with mental health issues	See section 14 Amenity impacts have been assessed according to standard methodologies, in accordance with planning policy
Transport	
Additional traffic would harm local road network particularly Renfrew Road; would bring traffic to streets serving primary schools	See section 15
Poor access for emergency services	See section 15
Impact on public transport infrastructure	See section 15
Poor servicing arrangements with insufficient capacity	See section 15
Insufficient parking; will result in parking stress on the street	See section 15 The area is in a CPZ and future residents would not be able to obtain parking permits
It will create a new vehicle access between Renfrew Road and Dante Road	See section 15 Only refuse and emergency vehicles would exit the site via Dante Road. Access would be controlled.
The pedestrian route through the site would result in conflict with vehicles and cyclists	See section 15 Only refuse and emergency vehicles would access the internal pedestrian route
Environmental Health	
Will create unacceptable wind conditions	See section 20
Will worsen air quality	See section 20
Electromagnetic emissions from the substation	Electromagnetic radiation is governed by guidelines set by the ICNIRP. Substations generate low levels of electromagnetic radiation and there is no minimum separation distance set by national policy.
Sustainability and climate change	
The development would not be sustainable	See section 17
The units would be subject to overheating	See section 17
Trees, green infrastructure, landscaping and ecology	
Loss of trees	See section 16

Insufficient green infrastructure	See section 16
Impact on protected wildlife including bats	See section 18
Loss of open space	See section 16
Poor landscaping design	See section 16
Flooding and drainage	
Flood risk not properly considered	See section 19
Construction impacts	
Harm from dust, noise and other disturbance	See section 24
Impact of construction traffic on local road network	See section 24
Inadequate access for construction traffic	See section 24
Harm to heritage assets (Master's House and Water Tower) from construction work	See section 24
Impact of vibration during construction	See section 24
Impact on the structural integrity of surrounding properties	See section 24. Neighbourly matters are covered by the Party Wall Act 1996
Other	
The building does not meet fire safety requirements; the second staircase is inadequate	See section 21
Impact on GPs and other infrastructure	Funding towards infrastructure is sought through the community infrastructure levy. The earlier appeal scheme was acceptable in this respect. The current proposal is smaller and would place lesser demand on infrastructure.
No public benefits would be delivered	See section 27
It would not provide lasting employment	There is no policy requirement to provide an employment use on this site
Insufficient planning obligations	See section 25

5.5.7 The four representations in support raised the following points:

- Proposed density is appropriate
- The impact on the conservation areas is acceptable
- It would provide much needed residential accommodation

6 POLICIES

6.1 Development Plan

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Lambeth is the London Plan (2021) (hereon referred to as the LP), the Lambeth Local Plan (September 2021) (hereon referred to as the LLP) and South Bank and Waterloo Neighbourhood Development Plan (2019) (hereon referred to as the SoW NDP).
- 6.1.2 The latest version of the National Planning Policy Framework (NPPF) was published in 2021. This document sets out the Government's planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.
- 6.1.3 The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance. A full list of relevant policies and guidance has been set out in Appendix 3 to this report.

7 ENVIRONMENTAL IMPACT ASSESSMENT

- 7.1.1 The Council issued a screening opinion (ref: 18/04018/EIASC) in respect of an Environmental Impact Assessment concerning 'proposals for approximately 320 residential units at Woodlands and the Master's House comprised within a single tall building of up to 35 storeys and peripheral lower development. The proposals also include the retention of the existing cinema museum use at Master's House and provides a new access point.' The Council's opinion was that the development would not be EIA development.
- 7.1.2 The current proposed development is not schedule 1 development nor would it be schedule 2 development as it would not be an urban development project with the provision of more than 150 dwellings, nor would it include more than 1 hectare of development. The earlier screening opinion was for a larger residential development that did meet the Schedule 2 thresholds but concluded that it would not have significant environmental effects. Given the proposed development is for a smaller residential development not meeting the Schedule 2 threshold, it would be reasonable to conclude that the proposed development would also not have significant environmental effects and therefore would not be EIA development.

ASSESSMENT

8 LAND USE

8.1 Presumption in favour of sustainable development

- 8.1.1 The NPPF sets the presumption in favour of sustainable development and this is reflected in LLP Policy D2 and the other policies in the plan. LLP Policy D2 states that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in Lambeth.

8.2 Making effective use of land

- 8.2.1 Chapter 11 of the NPPF seeks to promote the effective use of land and para. 119 states:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

- 8.2.2 This is carried forward in various policies in the London Plan. LP Policy GG2 seeks to enable development of brownfield land, among other areas, and prioritise sites which are well connected by public transport.

8.3 Loss of nursing home facility

- 8.3.1 Woodlands nursing home sits within use class C2 (Residential Institutions) and is afforded protection through local and regional planning policies.
- 8.3.2 LLP Policy H8 relates specifically to C2 housing both in respect of enabling and protecting existing provision in the borough. Where a loss of provision is being proposed, it must be demonstrated either:
- B. The loss of existing housing which meets identified specific community needs will be resisted unless it can be demonstrated that:
 - i. the accommodation is no longer needed and the new accommodation will instead meet another identified priority local need; or
 - ii. the existing floorspace will be adequately re-provided to an equivalent or better standard on-site or elsewhere in the borough.
- 8.3.3 For clarity, the provision of housing, in particular affordable housing can constitute an identified priority local need. Paragraph 5.62 of the LLP clarifies that proposals for the loss of housing to meet specific community needs will be assessed having regard to Lambeth's Housing Strategy and associated client group sub-strategies, as well as the advice of the Council and NHS integrated commissioning service for adult health and social care. Paragraph 5.67 adds that proposals for change of use from C2 to C3 accommodation must meet the tests set out in LLP Policy H8(b) and LLP Policy H5 with regards to external amenity space.
- 8.3.4 Woodlands was constructed in the 1990s by Lambeth Healthcare before being transferred to South London and Maudsley NHS Trust (SLaM) in 1999. It formerly provided cross-borough in-patient specialist mental health care treatment for adults as part of SLaM NHS Trust before ceasing use in 2013 and has since then remained vacant. Greenvale in Streatham remains the only active specialist in-patient care facility in the borough following the closure of Knights Hill in West Norwood.
- 8.3.5 The closure of the mental health/dementia unit at Woodlands is a direct consequence of the changes in national health and social care legislation over the last 15 years which in principle sought to move away from delivering care in an institutionalised environment to a model that supports early intervention and prevention within individual communities and/or in a person's home. Maintaining and improving existing capacity for specialist mental health/dementia care in communities remains a key objective despite these changes.
- 8.3.6 Lambeth Clinical Commissioning Group (LCCG) is the body responsible for implementing and delivering specialist mental health care provision in Lambeth. In accordance with the new approach to health and social care, it has already established a range of services and programmes that will provide for specialist mental health care needs for adults in the borough, e.g. 'Memory Service', a 2010 joint commissioning with Southwark CCG (operated by Kings Health Partners and SLaM) which aims to increase early diagnosis of dementia and provide support to those people choosing to remain independent within their community. Further support services include Community Mental Health Teams and the Home Treatment Team. Where acute in-patient specialist care services are still needed, these continue to be funded by LCCG and are provided at existing (local) centres like Greenvale including Guy's and St Thomas' Hospitals and King's College Hospital.
- 8.3.7 During pre-application discussions for the earlier planning application, LCCG confirmed that its decision to close Woodlands (and Knights Hill) as in-patient specialist care facilities was a managed process between SLaM, clients, staff and families which ensured that people were transferred to Greenvale if they needed continued specialist care or moved into other in-patient nursing homes either within Lambeth or in another borough. They indicate that the closure was in-step with national policy and any resulting costs-savings achieved would be re-invested into supporting community-based care provision.

- 8.3.8 Therefore, in respect of the tests under LLP Policy H8B, officers are satisfied that the accommodation is no longer needed and the housing in the new proposal would meet an identified need for market and affordable housing. The development would therefore meet part B(i) of the policy.
- 8.3.9 LP Policy S1F states that proposals that would result in a loss of social infrastructure in an area of defined need as identified in the borough's social infrastructure needs assessment should only be permitted where:
- 1) there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or;
 - 2) the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services
- 8.3.10 Part G of LP Policy S1 states that redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan.
- 8.3.11 LP Policy S2 states that Boroughs should work with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to identify and address social care needs.
- 8.3.12 As discussed above, the LCCG confirmed that the closure of Woodlands was due to a change in their service delivery model. The former care home has been closed for seven years at the time of the earlier planning application. It is not considered that there are realistic proposals for re-provision of a nursing home or similar social infrastructure service that could make use of the unused building or the site. Therefore, the proposals would comply with parts F and G of LP Policy S1 and LP Policy S2.

8.4 Proposed use

- 8.4.1 Policy H1 of the LP sets out the Mayor's approach to increasing housing supply, with a particular focus on accessible brownfield sites. A target of 13,350 new homes per annum over a ten-year period (Table 4.1 of the LP) is proposed within Lambeth. LLP Policy H1 seeks to maximise the supply of additional homes in the borough to meet and exceed Lambeth's housing requirement for the ten-year period.
- 8.4.2 The application proposes 126 new residential units, which would make a contribution to the borough's housing supply and is therefore supported in principle. Housing and tenure mix is discussed later in section 9.

8.5 Retention of Cinema Museum

- 8.5.1 The council granted planning permission in 1998 for Master's House to be used as a Cinema Museum. The permission included a condition that limited the use to a Cinema Museum and for no other use, including those within the same use class (Use Class F1). The Cinema Museum would be retained as part of this development. This is supported by LP Policy HC5 and LLP Policy ED13
- 8.5.2 The Cinema Museum (which has charitable status) has occupied the building since 1998 and until recently, it has been on a rolling one-year lease. This short-term lease has prevented the museum from obtaining proper funding to sustain itself in the longer term. However, in 2022 the museum signed a four-year lease with the applicant with an option to purchase the Master's House building for £1 million at any time during the lease term. The museum is currently seeking to raise this funding.
- 8.5.3 This lease agreement is separate to this planning application and is not required to make the proposed development acceptable in planning terms. It therefore carries no weight in this planning assessment.

8.6 Land Use Summary

- 8.6.1 The proposed change of use from nursing home (C2) to residential (C3) and associated increase in homes is acceptable in principle on compliance with LP policies -GG2, S1, S2, H1 and HC5 and LLP Policy D2, H5, H8 and ED13.r.

9 RESIDENTIAL

9.1 Affordable housing

- 9.1.1 LP Policy H4 requires major developments to provide affordable housing using the threshold approach and it should be provided on site. Off-site and cash-in-lieu provision can be accepted in exceptional circumstances. The threshold approach is set out in LP Policy H5. The threshold of affordable housing on gross residential development is set at 35 per cent (by habitable room) where it is not public sector land or an industrial site. For public sector land, or land was previously in public ownership, the threshold is 50 per cent. Although the site is now privately owned, it was previously owned by the NHS. Therefore, the affordable housing threshold is 50 per cent.
- 9.1.2 LP Policy H5 allows for application to follow the Fast Track route, which waives the requirement for viability assessment at application stage. To follow the Fast Track Route, the following criteria must be met:
- 1) meet or exceed the relevant threshold level of affordable housing on site without public subsidy
 - 2) be consistent with the relevant tenure split
 - 3) meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant
 - 4) demonstrate that they have taken account of the strategic 50 per cent target in LP Policy H4 Delivering affordable housing and have sought grant to increase the level of affordable housing
- 9.1.3 When first submitted, the application proposed 155 units and 40 per cent affordable housing, supported by grant funding. Following the reduction in size of the scheme to address amenity impacts, the number of units was reduced to 126 and the level of affordable housing was reduced to 20 per cent. The reduction was due to the scheme being smaller and having fewer market units to cross subsidise the affordable units as well as the withdrawal of grant funding.
- 9.1.4 As the amount of affordable housing proposed is less than 50 per cent, the development does not meet criterion (1) in Policy H5 and therefore` the development must be viability tested.
- 9.1.5 The application was supported by a financial appraisal prepared by Montagu Evans (ME) for both the original 155 unit scheme and the subsequent 126 unit scheme. The appraisal for the 155 units scheme is disregarded here and the appraisal for 126 unit scheme is treated as the 'starting point' for purposes of discussing the viability negotiation in this report.
- 9.1.6 The submitted appraisal was independently reviewed by Avison Young (AY) on behalf of the council. ME and AY used slightly different approaches in assessing the viability of the scheme. ME calculated the gross development value (GDV) of the scheme (based on the sales value of the development) and the total costs, including build costs, professional fees, planning obligations, finances costs and developer's return. Subtracting the costs from the GDV gives the residual land value (RLV). If the RLV is equal to or greater than the land value of the existing site (benchmark land value or BLV) then the scheme is considered to be viable.
- 9.1.7 AY's approach was slightly different. AY calculated the total profit that the scheme would generate and subtracted the developer's expected return. If the total profit is equal to the expected developer's return then the scheme is considered to be viable. If the total profit is significantly greater than the expected return then the scheme is considered to be able to support additional affordable housing.
- 9.1.8 Both ME's and AY's approaches are valid and in accordance with RICS guidance but for the purposes of comparison, this assessment will focus on the key inputs and outputs used in AY approach.

9.1.9 The table below includes key inputs and outputs from the applicant's and Council's respective reviews. The table focusses only on the viability information relating to the current 126 unit scheme.

Input and Output	Oct 2022 126 unit scheme appraisal by ME	Nov 2022 Review by AY	Dec 2022 Revised appraisal by ME	March 2023 Review by AY	March 2023 Addition of 2 nd staircase	May 2023 Further Review by AY (agreed position)
Gross development value (GDV)	£64,992,112	£67,954,560	£64,867,582	£58,987,270	Further discussions took place. The number of market habitable rooms decreased due to the addition of the second staircase. This resulted in the proportion of affordable housing rising to 21%	£62,705,950
Development cost excluding developer return	£52,738,795	£50,139,666	£54,124,199	£49,574,927		£52,208,370
Expected developer return on GDV	18.85%	17.5%	17.5%	17.5%		17.5%
Benchmark Land Value (BLV)	£4,025,000	£4,025,000	£4,025,000	£3,875,000		£3,875,000
"Excess" profit?	No	Yes £5,920,000	No	Yes £17,250		Yes £205,630
Proposed level of affordable housing	20%	AY advised a general increase in affordable housing	20%	25%		24%

Negotiation summary

9.1.11 The table shows that the initial proposed level of affordable housing for the 126 units scheme was 20 per cent. As explained above, this level of affordable housing was proposed due to the overall reduction in the size of the scheme to address amenity issues and the withdrawal of grant funding. AY reviewed ME's appraisal and advised that the scheme would deliver a surplus and could support additional affordable housing. Following an exchange with ME, AY advised that the scheme could support 25 per cent affordable.

9.1.12 In March 2023, the scheme was revised so that Block A included a second staircase. This required the removal of market tenure habitable rooms. As a result, the proportion of affordable habitable rooms increased slightly to 21 per cent.

9.1.13 Following a further review, AY considered that the scheme could support 24 per cent affordable housing. The applicant agreed to this conclusion and revised the affordable housing offer accordingly.

Discussion of inputs and outputs

The following sections 9.1.14 to 9.1.18 provide a brief explanation of how each input/output in the table varied during the negotiation.

Gross Development Value (GDV)

9.1.14 GDV is a product of sales values and the proportion of market units within a scheme. The table shows that GDV fluctuated as both the expected sales values and the number of market units within the scheme were amended through the respective reviews. Following advice by the GLA on sales values, the GDV was agreed to be £62.7m based on a 24 per cent affordable housing.

Development cost

- 9.1.15 The divergence in development cost was due to differing views on construction costs. Both the applicant and the Council sought advice from quantity surveyors and a final cost of £52.2m was agreed.

Expected developer return

- 9.1.16 The applicant initially proposed a profit of 18.85 per cent, which is higher than the 17.5 per cent that is commonly accepted. The applicant agreed to lower the expected profit to this figure.

Benchmark Land Value (BLV)

- 9.1.17 The BLV was originally agreed in the 2019 application and subsequent appeal. This was based on the existing use value of the site plus a standard 15 per cent premium to reflect the incentive that a landowner would expect to bring the site forward for development. However, the BLV was subsequently reduced to reflect the fact that the premium should not apply to the Cinema Museum.

“Excess profit”

- 9.1.18 AY initially found that there would be significant “excess profit” compared to the developer’s expected return. Following the reviews, this was reduced as the various inputs were agreed and the level of affordable housing was increased. The expected profit of the scheme would now be £205,630 above the expected level that would be equivalent to 17.5 per cent. Although this is still a small surplus, it is small enough for AY to consider that the scheme could not support any more affordable housing.

Conclusion

- 9.1.19 The application has been thoroughly viability tested and it is agreed that 24 per cent is the maximum reasonable amount of affordable housing that the development can support. This consists of 13 low-cost rent units and 7 intermediate units as follows:

Low-cost rent

- 3 x 1-bed (London Affordable Rent)
- 4 x 2-bed (London Affordable Rent)
- 4 x 3-bed (Social Rent)
- 2 x 4-bed (Social Rent)

Intermediate

- 3 x 1-bed (Shared Ownership)
- 3 x 2-bed (Shared Ownership)
- 1 x 3-bed (Shared Ownership)

- 9.1.20 The low-cost rent units would be let at rates in accordance with the principles of the Lambeth Tenancy Strategy June 2020. One and two bedroom units would be let at London Affordable Rent rates, which are set by the Mayor. The three and four bedroom units would be let at Target Rents (also known as Social Rent), set by the Government.

- 9.1.21 The shared ownership housing would initially be marketed to households on the following incomes:

- Up to £55,000 for 1-bedroom dwellings
- Up to £70,000 for 2-bedroom dwellings

- Up to £90,000 for 3-bedroom dwellings (the maximum permitted under Shared Ownership rules)

9.2 Review Mechanisms

9.2.1 LP Policy H5 states that applications following the Viability Tested Route will be subject to:

- an Early Stage Viability Review, to be triggered if an agreed level of progress on implementation is not made within two years of the permission being granted (or a period agreed by the borough).
- a Late Stage Viability Review which is triggered when 75 per cent of the units in a scheme are sold or let (or a period agreed by the borough)

9.2.2 The affordable housing cap would be set at 50 per cent by habitable room, in accordance with the Mayor's Affordable Housing and Viability SPG 2017.

9.3 Dwelling Mix

9.3.1 LLP Policy H2B states that affordable housing should comply with the preferred dwelling size mix set out in LLP policy H4. Policy H4 states that the low cost rented element of residential development should reflect the preferred borough-wide housing mix set out below:

- 1-bedroom units: Not more than 25%
- 2-bedroom units: 25-60%
- 3-bedroom units: Up to 30%

9.3.2 The proposed low cost rented unit mix is as follows:

- 3 x 1-bedroom units 23%
- 4 x 2-bedroom units 36%
- 6 x 3 or more-bedroom units (4 x 3-bed and 2 x 4-bed) 46%

9.3.3 The proposed mix does not accord with the preferred mix sought by LLP Policy H4 because it proposes too many 3/4-bedroom units. To meet the target mix, the number of 3/4-bedroom units should be no more than 4. However, it should be noted that the appeal scheme also included a higher proportion of larger units. In determining the appeal, the Inspector noted that the provision of larger units, particularly the family sized 3-bed units, at the expense of 1-bed units, does accord with the Council's intention to prioritise the future provision of larger units. The Inspector also noted that to be compliant with the preferred mix, only three units would have had to change in dwelling size. For these reasons, and in the context of the accepted acute shortage of affordable housing in London, the Inspector did not find harm arising from that deviation from the preferred mix.

9.3.4 This current application presents a comparable situation and therefore it would be reasonable to reach the same conclusion: the acute shortage of affordable housing remains; the development proposes a higher proportion of family units and for it to comply with the preferred mix, only two units would need to change to smaller units. Therefore, although there is some conflict with Policy H4, no harm is considered to arise from the small overprovision of family sized units compared to the preferred mix.

9.3.5 For market and intermediate housing, a balanced mix of units sizes, including family sized accommodation should be provided. LLP paragraph 5.28 provides some flexibility on this, acknowledging that rigid application of these requirements may not be appropriate in all cases. When considering the mix of dwelling sizes appropriate to a development, the Council will have regard to individual site circumstances including location, site constraints, viability and the achievement of mixed and balanced communities. In all cases proposals will be expected to demonstrate that the provision of family-sized units has been considered. The proposed market and intermediate mix is as follows:

- 64 x 1-bedroom units 57%
- 46 x 2-bedroom units 40%

- 3 x 3-bedroom units 3%

9.3.6 Although a low proportion of market and intermediate 3-bed units are proposed, the LLP does not prescribe a preferred mix but only requires the applicant to consider the provision of family-sized units. The applicant has considered such provision and included three 3-bed units. Given the site's highly accessible central London location and the finely balanced viability position, this level of provision is considered reasonable and compliant with LLP Policy H4. This would also address the Inspector's concerns raised in the appeal scheme, which included no 3-bed private or intermediate units.

10 DESIGN AND APPEARANCE

10.1 Context

10.1.1 The NPPF attaches great importance to the design of the built environment, stating that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. This is carried through by the LP under Policies D3, D4 and D8, and by the LLP under policies Q5, Q6, Q6, Q8 and Q9.

10.2 Layout

10.2.1 The development would be laid out as two buildings: a central tower and a peripheral building. Between the buildings would be a pedestrian route leading from Dugard Way to Dante Road. The residential entrances would face onto this pedestrian route and they would be in convenient locations that would be legible to residents and visitors. As the entrances would face inward onto this pedestrian spine, the rear of the buildings would face outwards towards the edge of site. In this way the layout reflects the pattern of established development by having the rear elevations of development, which have a more private character, backing onto each other.

10.2.2 The proposed site layout is a logical response to the shape of the site, the points of access and general pattern of development in the area.

Figure 6 - Illustrative landscape masterplan



10.3 Height and Massing

10.3.1 The peripheral building would be an L-shaped building ranging in height from two storeys to four storeys (maximum height of 14.22m above ground level). Most of the length of the building would be four storeys in height but would be connected by recessed two- or three-storey linking sections.

These sections would break down the building's horizontal mass into individual blocks to give it a more residential character and human scale.

- 10.3.2 The maximum height of the peripheral block is one storey higher than the terraced properties on Renfrew Road and two storeys higher than the houses on Castlebrook Close. The height of the building is of a similar scale to the more recent blocks of flats on Dugard Way and George Mathers Road, which are four- and five-storeys in height. The proposed height of the peripheral building is considered appropriate in this context and its placement along the northern and western edges of the site would act as a suitable transition to the lower scaled development neighbouring the site.
- 10.3.3 The central building, Block A, would rise to a maximum of 14-storeys or 43.87m to 44.95m above ground level (depending on where the measurement is taken as the ground level varies across the site). The Appeal Scheme also included a centrally located building, but it rose to a height of 29 storeys. The appeal was dismissed partly on grounds that the building would be “an incongruous and unacceptable individual townscape feature that would have substantial adverse and harmful effect on its near surroundings”.
- 10.3.4 The current proposal is for a building that is significantly smaller than Appeal Scheme, being approximately half its height. Unlike the appeal scheme, the building would not be comparable to the height of the towers in the Elephant and Castle tall building cluster and therefore its location away from the cluster would not appear incongruous. The building would have a much reduced impact on the townscape and heritage assets (see sections 11 and 12). It would be placed in the centre of the site away from the neighbouring terrace development but would be closer to the northern edge of the of Cinema Museum, the Water Tower and Bolton House, which is a three-storey residential block to the east. The building would step down from 14 storeys to 5-, 4- and then 3-storeys towards Bolton House, to soften the transition to that building. The Cinema Museum and the Water Tower are both heritage assets and the impact on these buildings is discussed in Section 12.
- 10.3.5 The proposed height and massing of the proposal is much reduced compared to the appeal scheme and is considered to have an acceptable impact on the townscape.
- 10.3.6 As the proposed development is below 45m in height, it is not considered to be a ‘tall building’ for the purposes of LLP Policy Q26. As such, no assessment against LLP Policy Q26 is required.

Figure 7 - 3D massing model of the proposed development. The retained Master's House building is in dark blue



10.4 Architectural approach, materials and detailed design

- 10.4.1 The applicant has worked closely with Lambeth officers on the architectural approach and detailed design. The overall approach is for the buildings to be predominantly in brickwork in red and buff colours to match the existing context with brick and stone detailing for additional interest; the

windows to be tall and in a regular pattern; and for the design to be human scaled at the base of the buildings.

- 10.4.2 The peripheral building (containing Blocks C to F) reaches a maximum height of four storeys but the top storey would have metal finish so that it reads as a rooftop, separate to the main body of the building, which would be in red brickwork. This would help reduce the visual impression of height and mass of these buildings. The front facing corners of the building would be angled to further reduce the impression of mass. The windows on each block of the building would be grouped in mirrored sets to give the individual blocks 'townhouse' proportions. This townhouse character would be strengthened by having each block have its own entrance and associated refuse and cycle storage. At ground floor, corbelled brickwork and other variations would add visual interest that can be appreciated at a human scale.
- 10.4.3 The central building (Block A) would be in lighter colour brick and its architectural treatment is split into three sections: a base, middle and top. The bottom two storeys of the building would form the base and be identified by two storey vertical bays with reconstituted stone banding. The middle section would be a grid of buff brickwork with dark brick banding at every other floor. The top of building would have double height arched bays to 'cap' the building. This arch motif is taken from the arches present on the nearby Water Tower. This arch would also be seen over the main entrance to Block A and at a smaller scale in the design of the balcony railings.
- 10.4.4 The proposed architectural approach is high quality, responds appropriately to local context and would contribute to local distinctiveness. Should permission be granted, conditions would be imposed controlling the construction detailing and materials and an obligation would be secured requiring the ongoing involvement of the original design team to monitor the design quality through to completion.

Figure 8 - Proposed material palette for each building

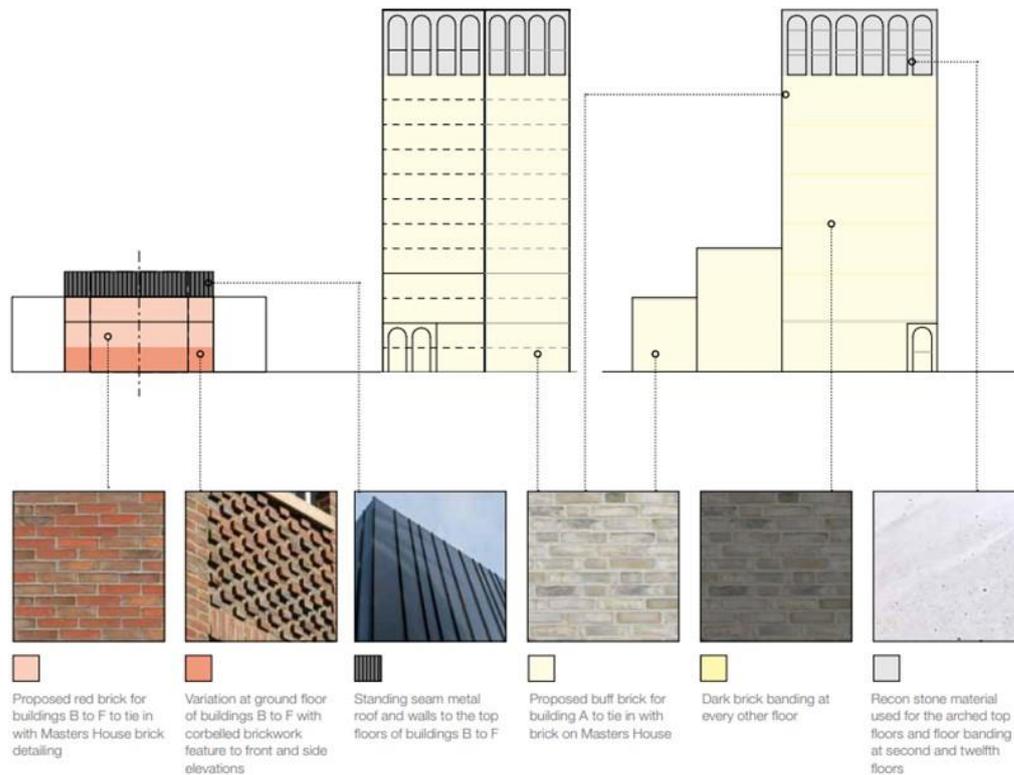


Figure 9 - Illustrative view of Block A showing façade treatment and stepping down of mass



10.5 Summary

- 10.5.1 The proposed development would be laid out in a logical way, be of an acceptable height and massing and be of a high quality design that is visually interesting and well detailed. It therefore is considered to comply with LP Policies D3, D4 and D8 and by the LLP under policies Q5, Q6, Q6, Q8 and Q9.

11 STRATEGIC AND LOCAL VIEWS

11.1 Strategic Views

- 11.1.1 LP Policy HC3 states that Strategic Views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. LP Policy HC4 states that development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements and preserve the ability of the viewer to recognise their features. LLP Policy Q25 Part A states “The council will resist harm to the significance of strategic views (Panoramas, Linear Views, River Prospects and Townscape Views defined in the Mayor’s London View Management Framework SPG (2012) and listed in Annex 6) and secure improvements within them in accordance with LP Policy HC4.
- 11.1.2 The site falls within the view corridor of the LVMF 27 “Townscape View: Parliament Square to Palace of Westminster” however the development would be hidden by the Palace of Westminster and other intervening development.
- 11.1.3 The applicant also tested the following other strategic views:
- LVMF 4 “London Panorama: Primrose Hill”
 - LVMF 17 “River Prospect: Golden Jubilee/Hungerford Footbridges”
 - LVMF 20 “Victoria Embankment between Waterloo and Westminster Bridges”
- 11.1.4 In views 17 and 20, the development would be completely hidden by existing development. In view 4, the development would almost completely hidden but glimpsed views may be possible. In any case, the development would be understood as distant, contextual development forming part of the existing backdrop.
- 11.1.5 The proposed development would cause no harm to any strategic view, in compliance with LP Policy HC3, and HC4 and LLP Policy Q25.

11.2 Local Views

- 11.2.1 Policy Q25 of the LLP sets out the views of local interest, which the Council seeks to protect from harm.
- 11.2.2 The development would fall within the viewing corridor View xiii (a) “View E from Victoria Tower Gardens”. This view from across the Thames from within Victoria Tower Gardens, immediately south of the Palace of Westminster and looking across to Lambeth Palace. In this view the development would be completely hidden by existing development.
- 11.2.3 There would be no harm to any local view, in compliance with LLP Policy Q25.

12 HERITAGE AND CONSERVATION

12.1 Introduction

- 12.1.1 The beginning of the Agenda Pack contains a summary of the legislative and national policy context for the assessment of the impact of a development proposal on the historic environment and its heritage assets. This is in addition to Lambeth Local Plan and London Plan policies. The assessment that follows has been made within this context.
- 12.1.2 The first step is for the decision-maker to consider each of the designated heritage assets, which would be affected by the proposed development in turn and assess whether the proposed development would result in any harm to the significance of such an asset.
- 12.1.3 The assessment of the nature and extent of harm to a designated heritage asset is a matter for the planning judgement of the decision-maker, looking at the facts of a particular case and taking into account the importance of the asset in question. Proposals that are in themselves minor could conceivably cause substantial harm, depending on the specific context, or when viewed against the cumulative backdrop of earlier changes affecting the asset or its setting. Even minimal harm to the value of a designated heritage asset should be placed within the category of less than substantial harm.
- 12.1.4 As noted in the beginning of the Agenda Pack, the NPPF (paragraph 200) states that any harm to, or loss of, the significance of a designated heritage asset requires “*clear and convincing justification*”. The NPPF expands on this by providing (paragraph 201) that planning permission should be refused where substantial harm or total loss of a designated heritage asset will occur, unless this is necessary to achieve substantial public benefits that outweigh that harm or loss, or unless all the four tests set out in paragraph 201 are satisfied in a case where the nature of the asset prevents all reasonable uses of the site. Where less than substantial harm arises, paragraph 202 of the NPPF directs the decision-maker to weigh this against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 12.1.5 In terms of what constitutes a public benefit, this can be anything that delivers economic, social or environmental objectives, which are the three overarching objectives of the planning system according to the NPPF. The Planning Practice Guidance advises that “*public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit*”. The degree of weight to attach to any particular public benefit is a matter for the decision-maker, having regard to factors such as the nature and extent of the benefit and the likelihood of the benefit being enjoyed. Different benefits may attract different amounts of weight.
- 12.1.6 The decision-maker is directed therefore by the NPPF to balance any harm to the significance of a designated heritage asset against the public benefits that flow from the proposal by considering in the case of less than substantial harm whether this harm is outweighed by the public benefits of the proposal, or in the case of substantial harm whether the tests in paragraph 201 of the NPPF are met. Importantly, these balancing exercises are not simple unweighted exercises in which the decision-maker is free to give the harm whatever degree of weight they wish.
- 12.1.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker to have “*special regard*” to the desirability of preserving a listed building or its setting. In *Barnwell Manor* the Court of Appeal identified that the decision-maker needed to give

“considerable importance and weight” to any finding of likely harm to a listed building or its setting in order properly to perform the section 66 duty. In the case of conservation areas, the parallel duty under section 72 of the same Act is to pay *“special attention”* to the desirability of preserving or enhancing the character or appearance of the conservation area. The courts have held that ‘preserving’ in this context means ‘doing no harm’.

- 12.1.8 The NPPF at paragraph 199 provides that *“great weight”* should be given to the *“conservation”* of a designated heritage asset, and that *“the more important the asset, the greater the weight should be”*.
- 12.1.9 The High Court in *Field Forge* explained that *“it does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering”*. In *Bramshill*, the Court of Appeal (endorsing the Court’s earlier decision in *Palmer*) observed that *“the imperative of giving “considerable weight” to harm to the setting of a listed building does not mean that the weight to be given to the desirability of preserving it or its setting is “uniform”. That will depend on the “extent of the assessed harm and the heritage value of the asset in question”. These are questions for the decision-maker, heeding the basic principles in the case law.”*
- 12.1.10 It is important also to note that as the Court of Appeal stated in *Bramshill* (which concerned a listed building) *“one must not forget that the balancing exercise under the policies in [...] the NPPF is not the whole decision-making process on an application for planning permission, only part of it. The whole process must be carried out within the parameters set by the statutory scheme, including those under section 38(6) of the Planning and Compulsory Purchase Act 2004 [...] and section 70(2) of the 1990 Act, as well as the duty under section 66(1) of the Listed Buildings Act. In that broader balancing exercise, every element of harm and benefit must be given due weight by the decision-maker as material considerations, and the decision made in accordance with the development plan unless material considerations indicate otherwise...”*.
- 12.1.11 Where the significance of more than one designated heritage asset would be harmed by the proposed development, the decision-maker needs to account for the individual harms and to consider the level of harm arising when the assets are considered cumulatively.
- 12.1.12 As regards non-designated heritage assets, these are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. For the most part, non-designated heritage assets will have been included on the Council’s Local List, but it is not necessary for an asset to be included on the Local List in order for it to be treated as a non-designated heritage asset.
- 12.1.13 If there is harm to the significance of a non-designated heritage asset, paragraph 203 of the NPPF requires the decision-maker to arrive at a balanced judgement, having regard to the scale of any harm or loss and the significance of the asset.
- 12.1.14 What follows is an officer assessment of the extent of harm which would result from the proposed development to any designated and non-designated heritage assets that have been identified as potentially affected by the proposed development.

12.2 Context

- 12.2.1 The application site contains Master’s House, which is a Grade II listed building that now houses the Cinema Museum. The site also contains the locally listed north lodge building, which sits next to the vehicle entrance to the site on Dugard Way. The southern half of the application site also falls within the Renfrew Road conservation area. The border of the conservation area runs between the Cinema Museum and the nursing home buildings.
- 12.2.2 There are a number of conservation areas located within an approximate 500-metre radius of the application site falling within both Lambeth and Southwark boroughs. These include as follows:

- Lambeth: Walcot (CA9) and Lambeth Walk and China Walk (CA50) to the north and northwest; Kennington (CA8) to the southwest;
- Southwark: West Square, Elliot's Row and St George's Circus located north approximately 200-500 metres away; Walworth Road located 500m to the east; Pullens Estate approximately 300 metres to the southeast and Kennington Park Road approximately 220 metres to the southwest.

12.2.3 The listed buildings nearest to the site all fall within the Lambeth Renfrew Road Conservation Area:

- Former Fire Station (East side of Renfrew Road) (Grade II);
- Former Lambeth Magistrates' Court (East Side of Renfrew Road) (Grade II);
- K2 Telephone Kiosk (outside former Magistrates' Court (as above) (Grade II); and
- Water Tower (former Lambeth Workhouse and later hospital) (Grade II).

12.2.4 Just outside the application site area the locally listed gate piers that frame the entrance to Dugard Way and the locally listed south lodge building.

12.2.5 The impact on heritage assets is discussed below.

12.3 Listed Buildings

12.3.1 LLP Policy Q20 states that development affecting listed buildings will be supported where it:

- i. would conserve and not harm the significance/special interest;
- ii. would not harm the significance/setting (including views to and from);
- iii. would not diminish its ability to remain viable in use in the long term; and
- iv. is justified and supported by a robust Heritage Statement.

12.3.2 The application is supported by a robust heritage statement that provides an exhaustive assessment of all local statutory listed buildings.

Master's House (Cinema Museum) – Grade II

12.3.3 Master's House is the former administrative block to the Lambeth Workhouse, which was erected in 1870-1871 as a workhouse for the destitute (including at one stage, a young Charlie Chaplin). It was part of a wider complex of six buildings but was subject to extensive demolition in the 1930s when it was converted into a hospital. Master's House, the nearby Water Tower and gateway/entrance buildings are all that remain of the original workhouse.

12.3.4 Master's House is Grade II listed and is noted for the architectural quality of the exterior, which is virtually intact and highly ornate; the decorative chapel; and its rarity in London as the principal building of a Victorian Metropolitan Workhouse, of which only few examples survive. The building is also noted for its historic interest as one of the earliest metropolitan workhouses to be rebuilt following the Metropolitan Poor Act (1867) and for its connection to Charlie Chaplin. Master's House also has group value with the nearby water tower and the courthouse and fire station buildings in Renfrew, which together form a good ensemble of Victorian public/institutional buildings.

12.3.5 The proposed development would be visible in the setting of Master's House. The series of views below show the kinetic experience of approaching Master's House from Dugard Way. The first three views are the existing condition and the subsequent three views show the proposal. In the first view, the top four storeys of Building A are visible behind Master's House and Block F is visible at ground level to the left. They are a noticeable backdrop presence. As the viewer approaches the Master's House that presence diminishes significantly. For the planning appeal for the earlier, much larger scheme, site the Inspector stated, (para. 37) that, due to proximity and height, a 'moderate magnitude' of less than substantial harm resulted. Although for this new application, the proximity is the same, the proposal is for a significantly lower scheme and therefore the impact of height would

be much reduced. Consequently, officers consider the development would cause a low degree of less than substantial harm to the setting of this listed building.

- 12.3.6 In their comments, Historic England have said that the proposed development would cause “some harm to the Renfrew Road conservation area and its component listed buildings”, which includes Master’s House. Historic England have identified this harm to be less than substantial harm. The GLA have also identified less than substantial harm to this asset.

Figures 10a to 10c - Existing views of Master's House showing the kinetic experience of approaching the building



10a



10b



10c

Figures 11a to 11c - Proposed views of Master's House showing the kinetic experience of approaching the building



11a



11b



11c

Water Tower – Grade II

- 12.3.7 The Water Tower was part of the former Lambeth Workhouse complex. It is Grade II listed due to its special architectural interest as an imposing and distinctive water tower in the Venetian Gothic style, constituting a rare feature in inner London. It also has historic interest due to its associations with the former workhouse and has group value with Master's House and the Victorian buildings on Renfrew Road.
- 12.3.8 The Water Tower was converted into a dwelling in the early 2010s (see planning ref: 09/03933/FUL) and this also involved the construction of a three-storey extension, lift shaft structure and partial recladding. These interventions were done in a contemporary style.
- 12.3.9 The proposed development would be visible in the background to the tower. Below are three existing and proposed views which show the kinetic experience of walking west while looking towards the tower. Currently, the water tower is appreciated in silhouette against the sky. Block A would be of a comparable height to the tower due to the effect of perspective. Block A would intrude and disrupt the silhouette of the tower but it would crowd rather than dominate the water tower. The tower would retain a degree of primacy in the first view. In the other views, the effect is lessened by foreground development. In the appeal for the much larger building on this site the Inspector stated, that, due to proximity and height, a 'moderate magnitude' of less than substantial harm resulted. Although for the proposed development, the proximity is the same, the proposal is a significantly lower scheme and therefore the impact of height would be much reduced. Consequently, officers consider the development would cause a low degree of less than substantial harm to the setting of this listed building.
- 12.3.10 Historic England consider that the "imposing scale and landmark qualities" of the Water Tower would be affected by the proposed development and conclude that that it would cause "some harm". Historic England have confirmed that this would be less than substantial harm. The GLA have also identified less than substantial harm.

Figures 12a to c - Existing views showing the kinetic experience as one moves west along George Mathers Road



12a



12b



12c

Figure 13a to 13c - Existing views showing the kinetic experience as one moves west along George Mathers Road



13a



13b



13c

Former Lambeth Magistrates Court – Grade II

- 12.3.11 The Former Lambeth Magistrates Court was built in 1869 and is now occupied by the Jamyang Buddhist Centre. The building has architectural interest due to ornate design and construction as well as historic interest as one of the earliest surviving examples of a Criminal Magistrates Court in London.
- 12.3.12 In the photograph below, the former Magistrates court is visible in the centre of the image. Below that is an image with Block A shown behind it. Block A would be visible in the background to this listed building. Regarding the appeal scheme, the Inspector considered the much taller central tower to cause a minor magnitude of less than substantial harm. The proposed scheme, being much reduced, the visual incursion would be modest and would not be dominant or distracting. The viewer is also likely to be moving as Renfrew Road so the view would be a kinetic experience, which would also reduce the effect. Officers consider that there would be no harm to the setting of this listed building.
- 12.3.13 Historic England (HE) have commented that the proposed development would cause “some harm to the Renfrew Road Conservation Area and its component listed buildings”. The listed buildings HE refer to in their comments include the Former Magistrate’s Court. It is implied in their comments that this harm would be less than substantial harm. The GLA have identified a “degree of harm” as they consider the proposed development would distract from the highly articulated and ornamented roofline of this building.

Figure 14 - Existing view of the Former Lambeth Magistrates Court



Figure 15 – Proposed view of the Former Lambeth Magistrates Court. The former Court Tavern public house is visible on the far left



K2 Telephone Kiosk outside the Former Magistrate's Court

12.3.14 This telephone kiosk in the classic K2 style and the proposed development would be visible in its setting (the kiosk is visible in the image above, behind the van). It has interest due to its artistic and functional design. However, the singular nature of the telephone kiosk, in which its special interest is derived, would not be affected by the presence of the proposed development in its setting.

Former Fire Station – Grade II

12.3.15 The Grade II listed former Fire Station is on Renfrew Road to the east of the former Magistrate's court. The former Fire Station was built in two stages, first in 1868 then in 1896. The building is of architectural interest due to its detailed and ornate design and construction. It also has rarity value as it is a rare example of fire station in 1868 in London. It also has group value with the neighbouring former magistrate's court.

12.3.16 The proposed development would be visible in the setting of the former Fire Station when standing on Renfrew Road and looking towards the site, as shown in the image above. However, when standing on Renfrew Road and facing toward the fire station, the development would not be in the field of view and would not affect the ability to appreciate the special interest of the building. As such, it is considered there would be no harm to this asset.

Imperial War Museum – Grade II

12.3.17 The Imperial War Museum is an imposing Grade II listed building built in 1812-1814 originally as a hospital but was converted then converted into a museum in 1936. It has both architectural and historic interest.

12.3.18 The proposed development would be glimpsed in the background of the museum with visibility varying throughout the seasons (see red outline in the image below).

Figure 16 – Proposed view from Imperial War museum gardens. The proposal is outlined in red in the centre of the image



12.3.19 In views from a point further into the ground of the museum, the proposed development would be visible above the established roofline in the distance (see below).

Figure 17 – Proposed view from further into the Imperial War Museum grounds. The development is visible above the roofline in the centre of the image



12.3.20 As the proposed development would only be visible at a distance and as part of existing varied backdrop, there would be no harm to the setting of the Imperial War Museum.

Metropolitan Tabernacle – Grade II

12.3.21 The Metropolitan Tabernacle is a Baptist church that was originally built between 1859 and 1861 however only the front portico and a façade from 1898 have been retained following redevelopment in the 1959. It is located at the centre of Elephant and Castle. The building has architectural significance from the dramatic principal elevation of the building and historic significance due to the association with Charles Spurgeon, an influential Baptist pastor.

12.3.22 The proposed development may be a visible element of the listed building's setting, however it would be experienced over a significant separating distance and will largely be obscured by interposing built form. The development would not be visible in conjunction with the primary façade, and thus would have no effect on the ability to appreciate the building's special architectural and historical significance. There would be no harm. Neither HE or the GLA commented on this asset.

12.4 Conservation Areas

12.4.1 LLP Policy Q22 permits development proposals where they preserve or enhance the character or appearance of conservation areas by:

- i. respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;
- ii. protecting the setting (including views in and out of the area).

Renfrew Road Conservation Area

12.4.2 The Renfrew Road Conservation Area Statement (2007) summarises the special interest of the conservation area as follows:

“The Renfrew Road conservation area contains an impressive collection of historically important and architecturally interesting civic and institutional buildings dating from the mid-late 19th Century”

12.4.3 The Statement identifies Master’s House as a positive contributor to the conservation area. In reference to development outside of the conservation area, the Statement refers to the former nursing home buildings as making a negative contribution to the conservation area, noting that it is of “no architectural or historic interest”. The Statement also considers the post-war terrace housing on the east side of Renfrew Road to contrast with the Victorian character of the conservation due to the contrasting material, form and style, and as a result strikes up a fragmented relationship with the historic buildings further south on Renfrew Road, within the conservation area. Similarly, the Statement considers Gilmour Section House, the large interwar building on the west side of Renfrew Road to have a form and character that does not contribute to the Victorian character of the conservation area.

12.4.4 The existing nursing home buildings are identified as negative contributors to the conservation area. Their removal would result in an improvement, but the impact of the replacement buildings must also be considered.

12.4.5 The proposed development would be visible from within the conservation area and within its setting while looking into the conservation area. The lower height of the peripheral building and its location behind existing development means that it would not be highly visible from the public realm in the conservation area. Therefore, the taller Block A would be the part of the development most visible from within and outside the conservation area. From Renfrew Road, Block A would be seen transiently above the ridge line of existing development. Views eastward toward the site are already characterised by tall and large developments in the background at Elephant and Castle. Modern development is an established feature in the setting of this conservation area. The view of Block A would be transient. This can be seen in the Figure 15, which shows Block A behind the former Magistrate’s Court. As discussed earlier, it was concluded that the development would not cause harm to the setting of the Magistrate’s Court. Similarly, it is considered that the visibility of Block A from Renfrew Road would not be harmful.

12.4.6 However, Block A would also be visible in the settings of Master’s House and the Water Tower (see Figures 10a-c and

Figures 11a-c), which are both positive contributors to the conservation area. As discussed earlier, it was concluded that the proposed development would cause a low degree of less than substantial harm to these buildings. Given the importance of these buildings to the conservation area, it would be logical to conclude that there would be a similar level of harm to the conservation area.

- 12.4.7 For the appeal scheme, the Inspector considered that there would be moderate level of less than substantial harm due to height and proximity of the 29-storey tower that was proposed. The current proposal is for a much reduced scheme and given the above discussion, it is considered that the proposed development would cause a low degree of less than substantial harm to the Renfrew Road conservation area.
- 12.4.8 Historic England have commented that the proposed development would “visually distract from the more modest scale listed buildings within the Renfrew Road Conservation Area, which as previously set out were designed to have a commanding townscape presence” and conclude that the proposal would cause “some harm” to the conservation area. The GLA have identified less than substantial harm to this conservation area.

Elliott's Row Conservation Area

- 12.4.9 Elliott's Row Conservation Area is to the north of the application site, within the LB Southwark. This conservation area contains a cohesive townscape comprising development from throughout the 19th and early 20th Centuries. It is characterised by well defined street with high quality and architecturally interesting frontage development.
- 12.4.10 The Inspector for the earlier appeal considered the appeal scheme to cause harm to the setting of this conservation area due to the way the 29-storey tower would rise well above the height of existing development and in particular, the way the tower would terminate the view down Hayles Street. He considered that there would be a moderate level of less than substantial harm.
- 12.4.11 The proposed development would be approximately half the height of the appeal scheme and therefore its effect would be much reduced. The image below shows the proposal in the view down Hayles Street. Block A would still be visible but the effect would be tempered by its reduced height, calm and recessive design and the sympathetic buff brick that would be used. The residential character of this view would remain.
- 12.4.12 Elsewhere in the conservation area the view of Block A would be transient and kinetic, coming in and out of view as one moves around the historic townscape. The streets of the conservation area would continue to be well-defined and characterised by high quality and architecturally interesting frontage development. Consequently, it is considered that there would be no harm to its significance.
- 12.4.13 The GLA have identified less than substantial harm due to the “significant transition from the scale, massing and materiality contributing to the low-rise character of the conservation areas within multiple views and therefore the increased scale and prominence would impact their setting”.

Figure 18 - Proposed view down Hayles Street



West Square Conservation Area

- 12.4.14 West Square Conservation Area is in LB Southwark and is immediately to the west of the Elliott's Road Conservation Area. It contains a number of notable terraces of good quality late Georgian and mid-19th century houses, with a number of significant public buildings. West Square is at the heart of the conservation area is one of the earliest surviving Georgian Squares in south London. The Imperial War Museum, with its surrounding parkland, is the centrepiece of the conservation area.
- 12.4.15 As the West Square Conservation Area is adjacent to the Elliott's Road Conservation Area, the Inspector for the appeal scheme reached the same conclusion on harm, that is, that there would be moderate level of less than substantial harm due to the height of the 29-storey tower. The Inspector referred to the impact on Hayles Street in his assessment as it runs between these two conservation areas.
- 12.4.16 The impact of the current scheme on Hayles Street is discussed earlier. The effect would be much reduced compared to the appeal scheme due to the proposal's height, architectural design and materials. There would be no harm in this view.
- 12.4.17 From West Square itself, the development would be completed hidden by existing development. From the grounds of the Imperial War Museum, the development would be seen only in the far distance as part the urban backdrop (See Figure 17). From other points in the conservation area, the proposed development would be glimpsed and viewed only fleetingly as one moves around the conservation area. The significance of the conservation area would be unharmed.
- 12.4.18 As with Elliott's Row, the GLA have identified less than substantial harm due to the "significant transition from the scale, massing and materiality contributing to the low-rise character of the conservation areas within multiple views and therefore the increased scale and prominence would impact their setting".

Walcot Conservation Area

- 12.4.19 Walcot Conservation Area is to the north-west of the application site and further away than the Elliott's Row and West Square conservation areas. It is characterised by smart terraced housing dating from the late 19th Century onwards and includes two squares: Walcot Square and St Mary's Gardens. The appeal Inspector noted that from within these squares, the existing tall buildings of the Elephant and Castle tall building cluster are visible above the roofs of the terraced houses, detracting from the historic character of the conservation area. The appeal scheme would have been much closer than these existing tall buildings and would have detracted further from the historic character. The Inspector concluded that there would be a less than substantial harm of minor magnitude.
- 12.4.20 Figure 19 shows the proposed development in a view from Walcot Square. The proposed development would be much reduced in size and therefore have a smaller effect. However, it would

still be clearly visible and would hide the Water Tower in this view. Consequently, it would have an adverse effect.

- 12.4.21 Figure 20 shows the proposed development from St Mary's Garden. It would be visible above the roof line of the terraced housing but in front of the much larger UNCLE building and amongst other tall building development. Consequently, there would be adverse effect in this view.
- 12.4.22 Elsewhere in the conservation area, the proposed development is likely to be glimpsed in transient views as one moves throughout the conservation area and the ability to appreciate the smart terraced housing would mostly be retained. However, due to the adverse effect on Walcot Square identified above and the importance of Walcot Square as a positive contributor to the conservation area, it is considered that there would be a low degree of less than substantial harm to the conservation area.
- 12.4.23 The GLA have also identified less than substantial harm due to the "significant transition from the scale, massing and materiality contributing to the low-rise character of the conservation areas within multiple views and therefore the increased scale and prominence would impact their setting".

Figure 19 - Proposed view from Walcot Square



Figure 20 - Proposed view from St Mary's Garden



Other Conservation Areas

12.4.24 The following conservation areas are within 500m of the site but due to the distance from the site and the presence of intervening development, there would be no significant effect and no harm on their settings:

- Kennington
- Lambeth & China Walk
- St George's Circus (Southwark)
- Walworth Road (Southwark)
- Pullens Estate (Southwark)
- Kennington Park Road (Southwark)

12.5 Non-designated heritage assets – Locally Listed Buildings

12.5.1 LLP Policy Q23 states the Council will resist the destruction of assets on the local heritage list (or harm to their settings) and expect applicants to retain, preserve, protect, safeguard and, where

desirable, enhance them when developing proposals that affect them. Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset (NDHA) should be taken into account in determining the application. In weighing, applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

North and South Lodge and Reception Buildings and Gate Piers

- 12.5.2 These buildings frame the entrance gates from Dugard Way. Symmetrical single storey lodges flanking the entrance gates with two storey buildings beyond to North (left) and South (right). Only the north lodge and reception buildings fall within the site boundary. Adjacent to the lodge buildings are a pair of gate piers that frame the entrance into Dugard Way. These fall just outside the application boundary. These buildings and gate piers were all part of the original workhouse but the piers have been rebuilt. They are all locally listed and have group value with one another and with Masters House and the Water Tower.
- 12.5.3 No development is proposed to these buildings. The development would be seen in their setting when the development is viewed from Dugard Way (see image below) however this would not impact the ability to appreciate their architectural detail or the visual relationship with Master's House. There would be no harm.
- 12.5.4 The GLA have commented that the "blank brick façade of the lower buildings (Buildings B to F) and loss of vegetation [would] also alter the setting of the Master's House and the locally listed lodge and reception buildings" and thereby cause less than substantial harm.

Figure 21 - Photograph of existing locally listed gate piers and lodge buildings



Figure 22 - Photograph of the north lodge building, which falls within the application site



42 Renfrew Road (former Court Tavern Public House).

12.5.5 This is a prominent three storey property that turns the corner of Dugard Way. It dates from the development of the street in the 1860s/1870s and is built of stock brick with red and blue brick detailing and an attractive glazed tile pub frontage. The right flank and boundary to rear wall yard have a consistent character and are clearly visible from Dugard Way and the hospital estate. It is a positive contributor to the conservation area.

12.5.6 When this building is viewed from Renfrew Road, Block A would be seen above its roof line (see Figure 15). As with the nearby Magistrate’s Court building, the visual incursion would be modest and would not be dominant or distracting. The viewer is also likely to be moving as Renfrew Road so the view would be a kinetic experience, which would also reduce the effect. Officers consider that there would be no harm to the setting of this locally listed building.

12.6 Non-designated heritage assets – Archaeology

12.6.1 Archaeological assets are non-designated heritage assets and Policy HC1 of the LP states that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. This is reflected in LLP Policy Q23.

12.6.2 The site is not in an area of Archaeological Interest. The development of the site as a workhouse would have impacted on any earlier period of archaeology if present. However, there remains potential for archaeological interest and Historic England have advised that a condition should be imposed requiring an initial evaluation to clarify the nature and extent of surviving remains followed by a full investigation if necessary.

12.6.3 A condition to this effect has been recommended, and subject to this condition there would be no harm to archaeological interest.

12.7 Impact on Heritage Assets Summary

12.7.1 The impact of the development on heritage assets has been assessed and the results are summarised in the table below.

12.7.2 Table 1 – Summary of harm to heritage assets

Asset	Designation	HE	GLA	Lambeth
Master’s House	Grade II listed building	“some harm”	Less than substantial harm	Low degree of less than substantial harm

Water Tower	Grade II listed building	"some harm"	Less than substantial harm	Low degree of less than substantial harm
Former Lambeth Magistrate's Court	Grade II listed building	"some harm"	"degree" of less than substantial harm	No harm
Former Fire Station	Grade II listed building	-	-	No harm
Imperial War Museum	Grade II listed building	"negligible"	No harm	No harm
Metropolitan Tabernacle	Grade II listed building	-	-	No harm
Renfrew Road	Conservation Area	"some harm"	Less than substantial harm	Low degree of less than substantial harm
Elliott's Row	Conservation Area	-	Less than substantial harm	No harm
West Square	Conservation Area	-	Less than substantial harm	No harm
Walcot	Conservation Area	-	Less than substantial harm	Low degree of less than substantial harm
Lambeth Walk and China Walk	Conservation Area	-	-	No harm
Kennington	Conservation Area	-	-	No harm
St George's Circus	Conservation Area	-	-	No harm
Pullens Estate	Conservation Area	-	-	No harm
Kennington Park Road	Conservation Area	-	-	No harm
North and South Lodge and Reception Buildings	Non-designated heritage asset	-	Less than substantial harm	No harm
Gate Piers	Non-designated heritage asset	-	Less than substantial harm	No harm
42 Renfrew Road	Non-designated heritage asset	-	-	No harm
Archaeology	Non-designated heritage asset	No harm subject to conditions	-	No harm subject to conditions

12.8 Heritage Summary

12.8.1 Officers consider that the proposed development would cause a low degree of less than substantial harm to the following heritage assets:

- Master's House
- Water Tower
- Renfrew Road Conservation Area
- Walcot Conservation Area

12.8.2 As seen in the table above, Historic England have identified “some harm” to following assets, and this harm would be less than substantial harm:

- Master’s House
- Water Tower
- Former Lambeth Magistrate’s Court
- Renfrew Road Conservation Area

12.8.3 This differs to officer advice by describing the harm as “some harm” and identifying harm to the Former Lambeth Magistrate’s Court where officers found no harm.

12.8.4 The GLA found less than substantial harm to the following assets:

- Master’s House
- Water Tower
- Former Lambeth Magistrate’s Court
- Renfrew Road Conservation Area
- Elliott’s Row Conservation Area
- West Square Conservation Area
- Walcot Conservation Area

12.8.5 This differs to officer advice by identifying harm to the Former Lambeth Magistrate’s Court, Renfrew Road CA, Elliott’s CA, West Square CA and Walcot CA where officers found no harm.

Conclusion regarding Heritage Harm

12.8.6 Officers have identified that the proposal would cause less than substantial harm to the significance of four designated heritage assets, by causing harm to their settings. Taking the individual instances of harm to significance cumulatively, in officers’ assessment the resulting harm is a low degree of less than substantial harm. If the analysis put forward by the GLA and HE as regards individual assets were to be accepted, officers acknowledge that the degree of harm, when looked at cumulatively, would be greater than in the officers’ assessment. However, officers consider that the level of harm looked at cumulatively would overall be a low degree of less than substantial harm in this instance, and so it would not cross over into the category of substantial harm. When considering the application of the tests contained in the NPPF (addressed in the planning balance section of this report, see section 27). Members will need to have considered where, in the light of the differing views, they place the level of harm to the identified assets discussed in this section of the report.

12.9 Development plan policy regarding heritage assets

12.9.1 LP Policy HC1 states that development proposals should conserve the significance of heritage assets and avoid harm. LLP Policies Q19, Q20, Q22 and Q23 all support development that conserves the significance of designated heritage assets. The issue of compliance with the development plan is addressed in the planning balance section (section 27), which also places the identified harm to heritage assets in the overall planning balance.

13 RESIDENTIAL QUALITY

13.1.1 LP Policy D6 states that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. LLP Policy H5 states that new residential development should accord with the principle of good design. The Mayor’s Housing SPG also has minimum standards that set a baseline for quality and design that new homes should aim to meet including for particular needs for older people, children, amenity space and wheelchair housing as well as in relation to the liveability and operation of the site, and interaction with surrounding development.

13.2 Size and Layout

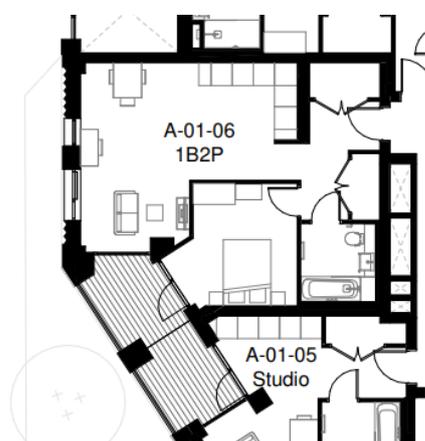
13.2.1 Table 3.1 in the LP sets out the minimum gross internal floor areas and storage for new dwellings. These standards are the same as those set out in the Nationally Described Space Standards (March 2015). All proposed units would meet these internal space standards and would have logical layouts that maximise the usable area.

- 13.2.2 All dwellings would meet or exceed the standards. Some dwellings would have additional space to accommodate a work from home space that would receive good daylight and could accommodate a desk.

13.3 Aspect

- 13.3.1 LP Policy D6 states that residential development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet requirements to optimise site capacity and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating. LLP Policy H5 expects residential development to provide dual aspect accommodation, unless exceptional circumstances are demonstrated.
- 13.3.2 117 (93 per cent) of the proposed 126 units would be dual aspect. This is a very high proportion and is strongly supported. Four of the single aspect units consist of two south facing 1-bedroom flats on the first and second floors of Block A, a west facing studio unit on the third floor of Block D and a 2-bedroom flat also on the third floor of Block D. Five of the flats would be west facing 1-bedroom units on the ground to fourth floors of Black A. Although these units are single aspect, they would be placed on a corner and would benefit from a side aspect over their balcony (see Figure 23).

Figure 23 - Single aspect corner dwelling



- 13.3.3 These units are single aspect to minimise overlooking to neighbouring properties, minimise building bulk or because an alternative aspect is limited by a corridor. There would no single aspect north facing dwellings, single aspect family dwellings or single aspect affordable dwellings.
- 13.3.4 The development is considered to be compliant with Policies D6 and H6.

13.4 Accessibility

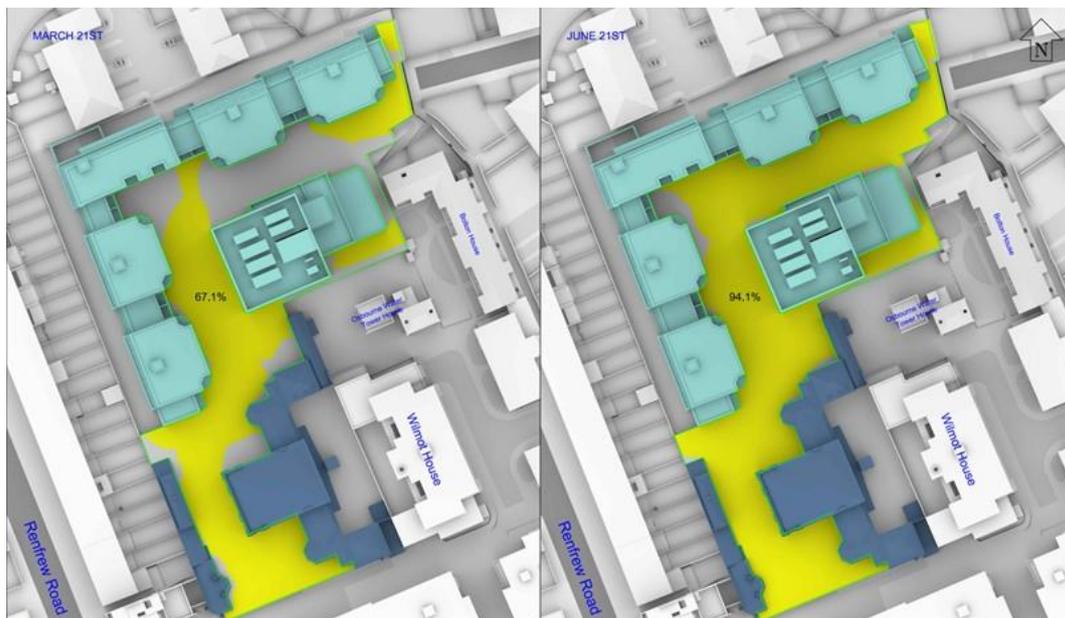
- 13.4.1 LP Policy D5 requires development proposals to achieve the highest standards of accessible and inclusive design. LP Policy D5 requires at least 10 per cent of dwellings to be 'wheelchair user dwellings' compliant with Building Regulations M4(3) and all other dwellings to be 'accessible and adaptable dwellings compliant with Building Regulations M4(2). LLP Policy Q1 seeks improvements to existing accessibility provision and to secure developments that are compliant with current best practice.
- 13.4.2 All internal and external areas of the development would have level access. The development would include 13 wheelchair user M4(3) dwellings spread across the development across each tenure. All other dwellings would be accessible and adaptable M4(2) dwellings. A condition would be imposed ensuring the dwellings are built according to these standards, in compliance with LP Policy D5 and LLP Policy Q1.

13.5 Amenity Space

- 13.5.1 LP Policy D6 requires the provision of private outdoor space for each dwelling. A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

- 13.5.2 LLP Policy H5B states that for flatted developments, 10sqm of amenity space per flat either should be provided as a balcony/terrace/private garden or consolidated with communal amenity space. For development of 10 or more residential units a further 50sqm of communal amenity space should be provided. LLP Policy Q2 supports amenity space that is practical in layout, free from excessive noise or disturbance, pollution or odour, oppressive enclosure, unacceptable loss of privacy, wind/downdraught and overshadowing.
- 13.5.3 126 units would require a total of 1,310sqm of amenity space. The proposed development would provide 2,130sqm of amenity space. Of this, 1,418sqm would be as private amenity space in the form of ground floor gardens, balconies and roof terraces. An additional 602sqm would be provided as communal green space and 110sqm would be as a communal roof terrace.
- 13.5.4 Figure 24 below shows the area of the site that would receive two hours of sunlight on the 21st of March and the 21st June. A good amount of the ground floor external space would receive two hours of sunlight and in summer, when outside spaces are most likely to be used, almost all the space would receive two hours of sunlight. The image does not show the fifth floor roof terrace to Block A, which would receive ample sunlight throughout the year due to its elevated position.
- 13.5.5 The proposed development would provide substantial amount of amenity space, far exceeding the minimum requirement, and this space would be of acceptable quality in compliance with LP Policy D6 and LLP Policy H5.

Figure 24 - Area that would receive more than two hours of sunlight on the 21st of March (left) and the 21st of June (right)

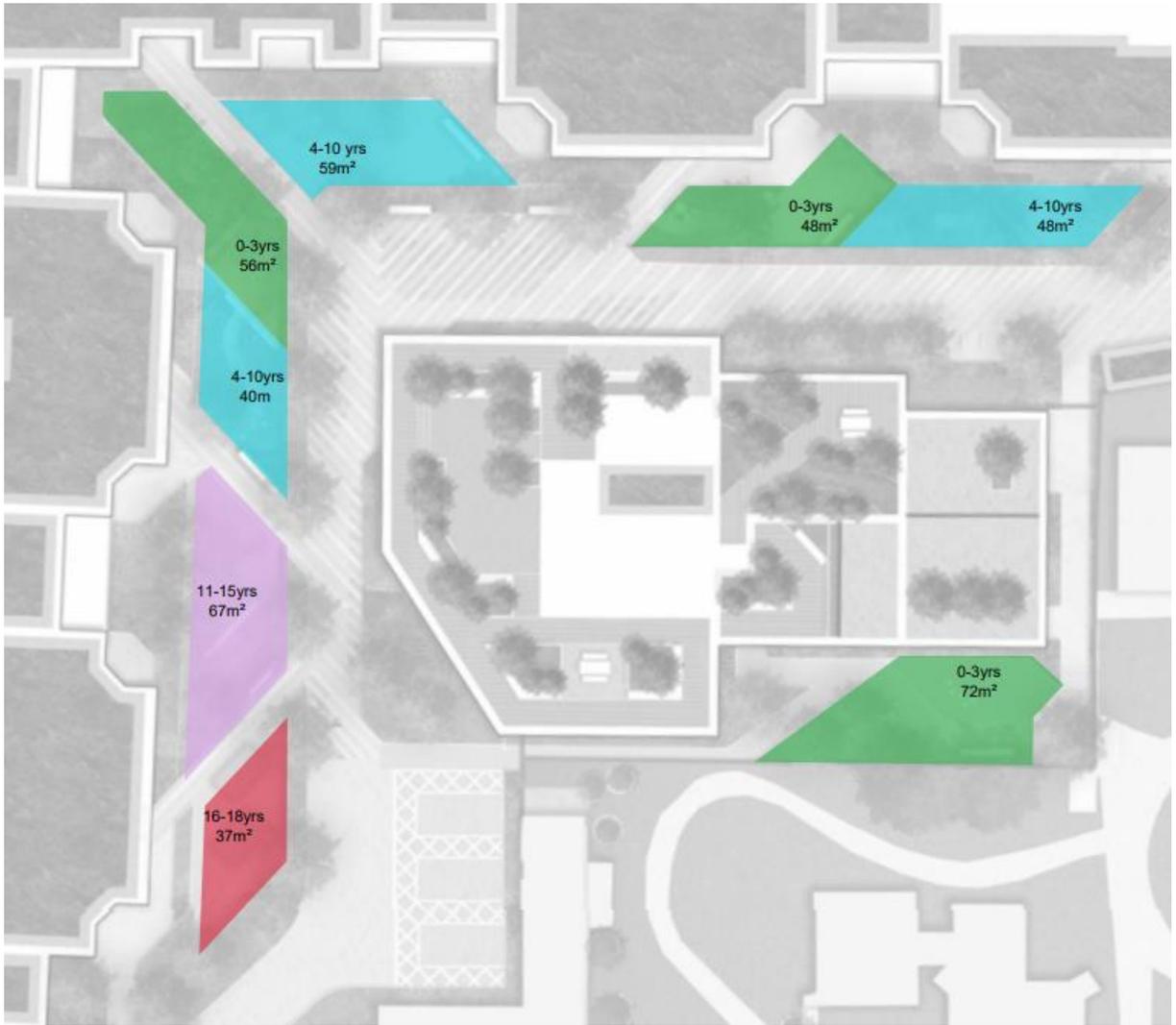


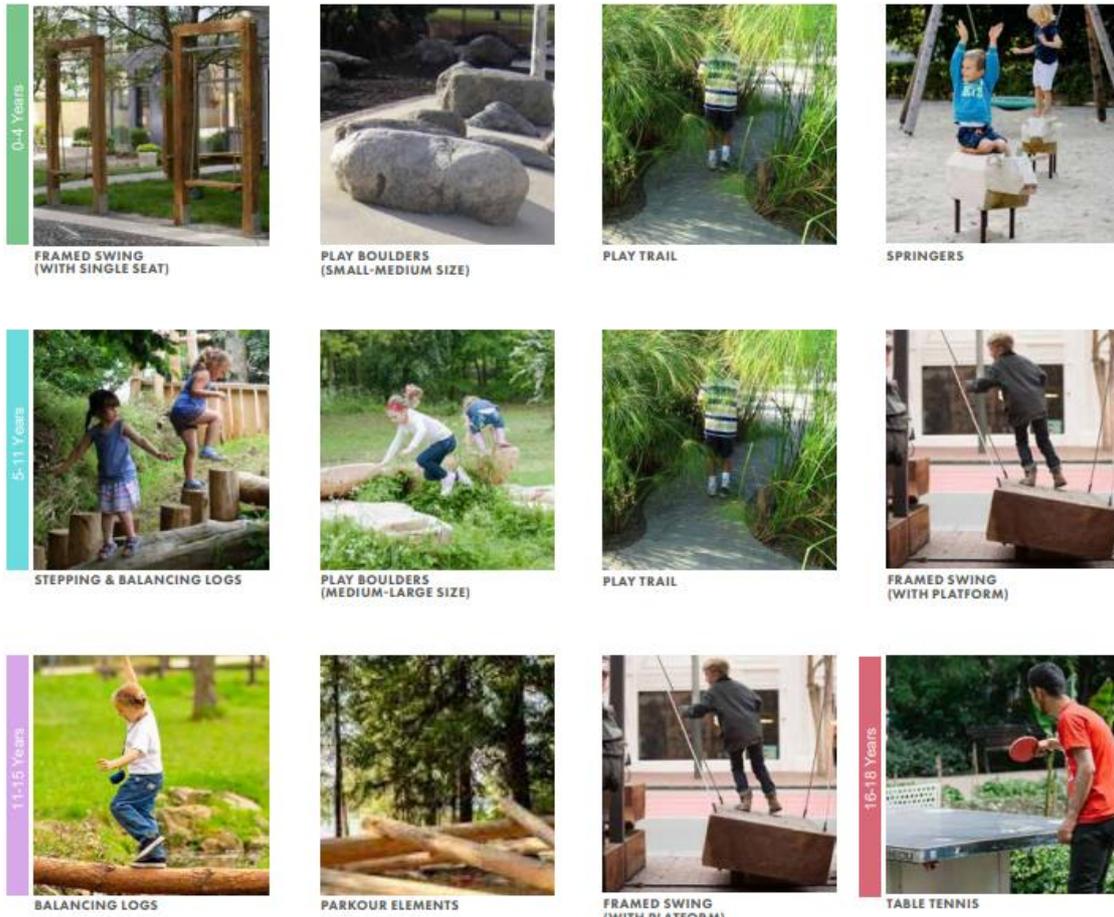
13.6 Playspace

- 13.6.1 LP Policy S4 states that residential development should incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child. This is reflected in LLP Policy H5 which adds that play areas should be inclusive and accessible to all residents of the development irrespective of tenure.
- 13.6.2 The proposed development would require 301sqm of playspace split across the following age groups:
- 0 to 4 years: 129sqm
 - 5 to 11 years: 100sqm
 - 12 to 15 years: 47sqm
 - 16 to 17 years: 25sqm
- 13.6.3 The proposed development would provide a total of 393sqm of playspace. This would mainly be provided through the central spine of the site as well as a “secret garden” play area to the rear of

Block A (See Figure 25). The play areas would have a variety of play equipment suited to different aged children.

Figure 25 - Proposed play areas by age. Example play equipment shown below.





13.6.4 The proposed development would provide a quantum of playspace in excess of the minimum requirement and should permission be granted, condition 25 will require the details of the play equipment to be submitted for approval

13.7 Privacy

13.7.1 LLP Policy Q2 supports development where acceptable standards of privacy are provided without a diminution of design quality.

13.7.2 The proposed arrangement of dwellings seeks to minimise overlooking between dwellings. Owing to the constraints of the site, which is an infill site within an established urban area and the need to optimise the delivery of housing and ensure viability, the building layout includes separation distances within the development between windows that would vary from 10m to over 25m, meaning careful design mitigation is necessary to ensure satisfactory privacy for new residents. A selection of key relationships are discussed here.

13.7.3 In reference to the Appeal Scheme, the Inspector considered that there would be a number of harmful relationships between the proposed units. In determining the appeal, the Inspector concluded the following:

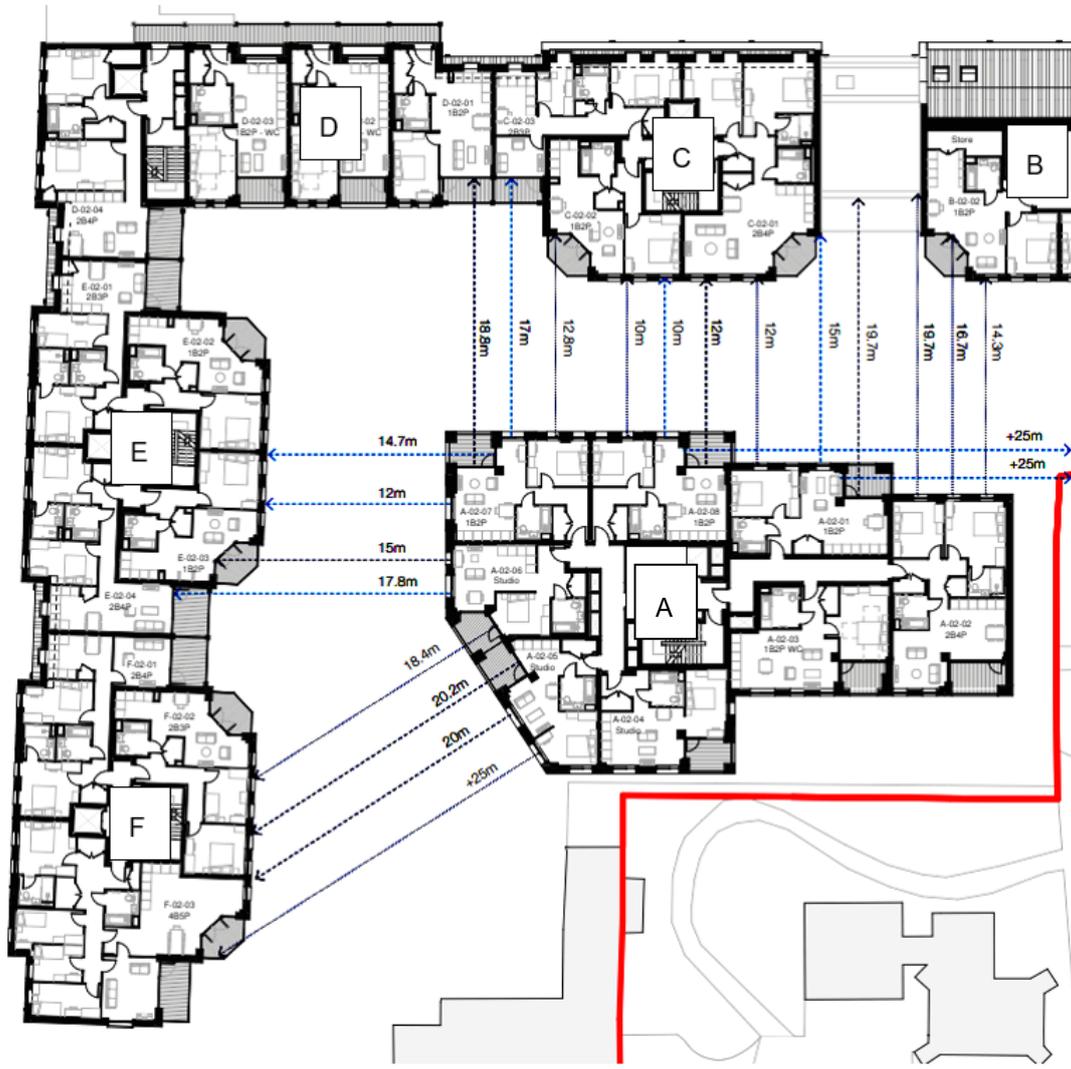
- Overlooking between two living rooms 14m apart would be unduly harmful
- Overlooking between a bedroom and living room 14m apart would not be unduly harmful
- Overlooking between two living rooms 15.5m apart where there is also an overhanging balcony would not be unduly harmful

13.7.4 The proposed development has been designed with these conclusions in mind.

13.7.5 Figure 26 shows the separation distances between Block A (the central building) and Blocks C to F (the peripheral building) on a typical floor. Starting from the bottom left, the plan shows separation distances between Block A and Block F. These are more than 18m.

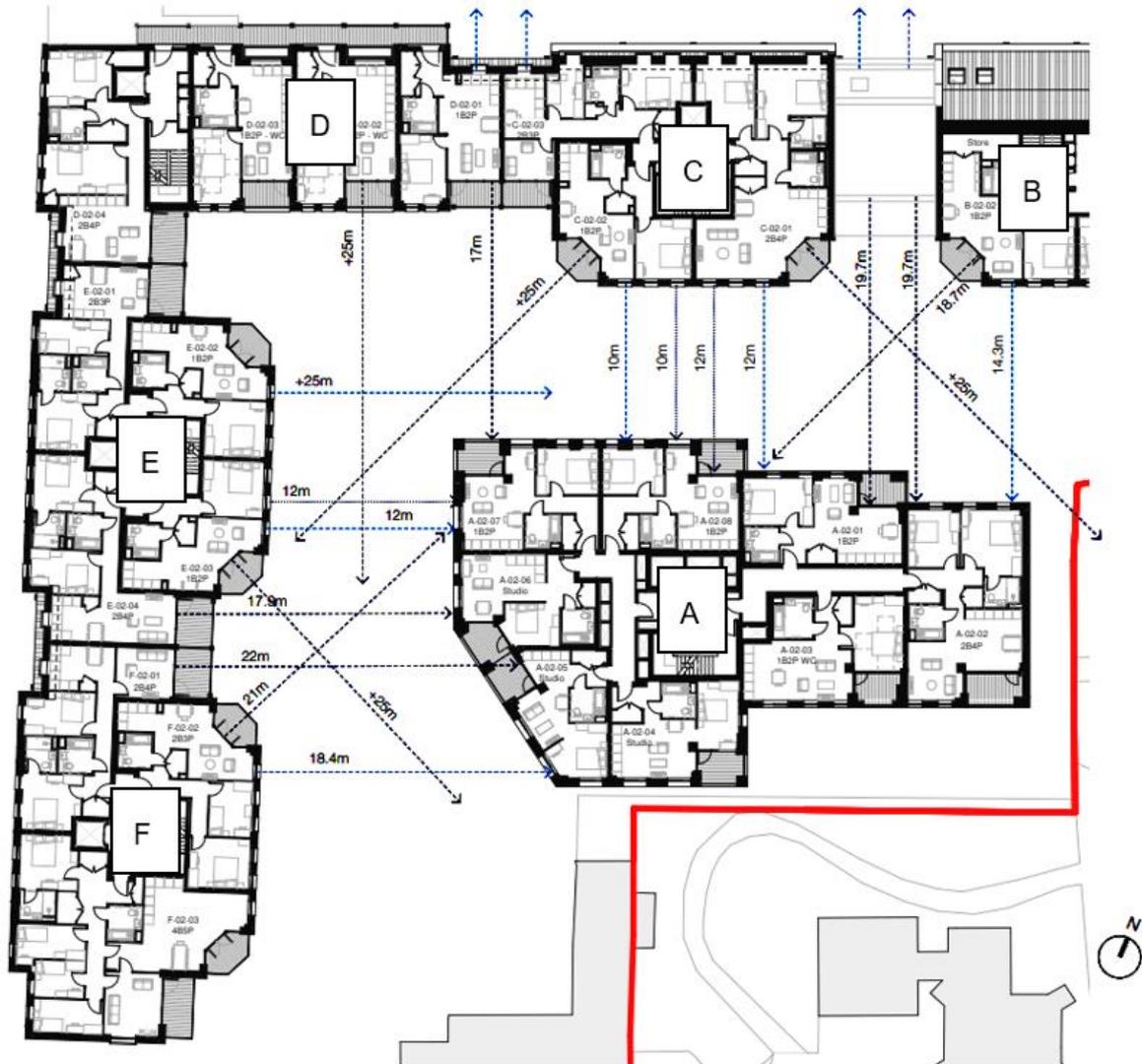
- 13.7.6 The next set of measurements show that the distance between Block A and Block E would vary between 12m and 17.8m. Where the distance is 12m, the distance is between a secondary window of a living room in Block A to a bedroom in Block E. The living room window is a secondary window because the main aspect of this room is toward the north-west (toward the top of the plan) to another living room 18.8m away. The bedroom in Block E would have windows that purposely have narrow opening and higher cills in order to reduce the perception of overlooking. The 14.7m separation is between a balcony entrance door and another set of narrowed bedroom windows. The 15m separation shown would be between a living room and the oblique angled balcony door of the flat opposite. The oblique angle the 'living room-to-living room' relationship would help reduce harmful overlooking.
- 13.7.7 Continuing clockwise, the separation distances shown are between Block A and Blocks C and D. They vary between 10m and 18.8m. The 10m separation is between a bedroom, another bedroom and secondary living room window. As mentioned above, the bedroom windows would have narrow opening and higher cill height to reduce overlooking. The living room window would be secondary window the main aspect of the neighbouring 1-bedroom unit being at an oblique angle. Again, this would reduce overlooking between the dwellings. The 12.8m separation distance shown has a similar relationship; it is between a bedroom and the angled balcony.
- 13.7.8 The set of distances in the top-right of the plan show the separation between Block A and Block C and B. They vary between 12m and 16.7m. The 12m distance is between a living room in Block C and a living room and bedroom in Block A. The living in room in Block C has an angled main aspect that faces away from Block A. The living room in in Block A is set behind a balcony and the bedroom, like the other bedrooms, has narrower windows with raised cills. These measures help to reduce overlooking. Between Block A and Block B, the distances vary between 14.3m and 16.7m. These distances are between bedrooms and either the angled balcony or the secondary living room in Block B.

Figure 26 - Separation distances between Block A (the central building) and Blocks C to F (the peripheral building) on a typical floor



13.7.9 Figure 27 below shows the separation distances as measured from Blocks B to F to Block A. It can be seen that use of angled corner windows and balconies creates diagonal views with longer views (18m to 25m)

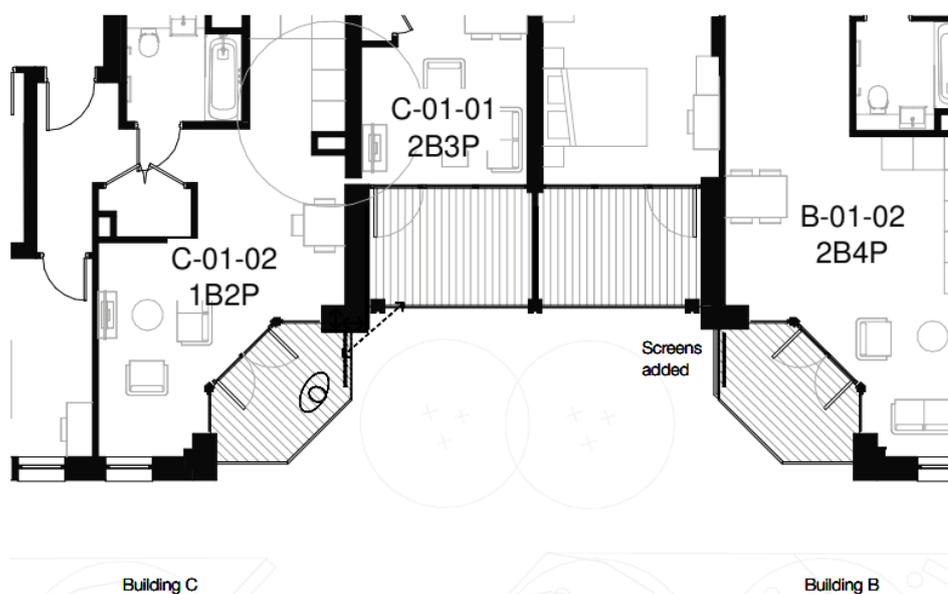
Figure 27 - Separation distances as measured from Blocks B to F



13.7.10 At ground floor, all units with a ground floor frontage would have a 2m planted buffer to reduce the sense of overlooking from the communal amenity area.

13.7.11 Where the balconies of dwellings are side by side they will have a full height privacy screen between the balconies. Where a balcony would sit close to an angled balcony, privacy would be provided by a brickwork column as well as a privacy screen (see Figure 28).

Figure 28 - Detail showing relationship between adjacent balconies



13.7.12 The proposed development would result in some close relationships between units and in some cases they would not meet the criteria set by the Inspector in the earlier appeal. However, these are limited to two pinch points between Block A and Blocks C and E (which all contain market tenure units). In these tighter locations, the design includes mitigation measures to reduce overlooking and the perception of overlooking. Separation distances elsewhere are 18m or more. It is considered that development achieves an acceptable level of privacy within the development, having regard to LLP Policy Q2.

13.8 Daylight and sunlight

13.8.1 The supporting text to LLP Policy Q2 states the council will use established industry standards when assessing scheme including the BRE's 'Site Layout Planning for Daylight and Sunlight'. This document was superseded in June 2022 by an updated version of this document with the same title. The June 2022 guidance sets out a new method for assessing daylight and sunlight within new schemes. For daylight, the earlier method of Average Daylight Factor (ADF) has been replaced by Climate Based Daylight Modelling (CBDM). This takes into account additional factors that affect daylight such as orientation, time of day, time of year and weather conditions. However, given the appeal decisions assessment was based on the ADF method and the current application was submitted in November 2021, the council's daylight and sunlight consultant considers it appropriate to discuss daylight results using ADF alongside the new CBDM method.

13.8.2 Of the 311 habitable rooms in the development, 240 (77 per cent) would achieve the suggested CBDM values for their relevant room uses as set out in the BRE guidelines.

13.8.3 In terms of ADF, 269 (86.5 per cent) would meet the target ADF for the given predominant room use.

13.8.4 Each block is considered in turn here.

13.8.5

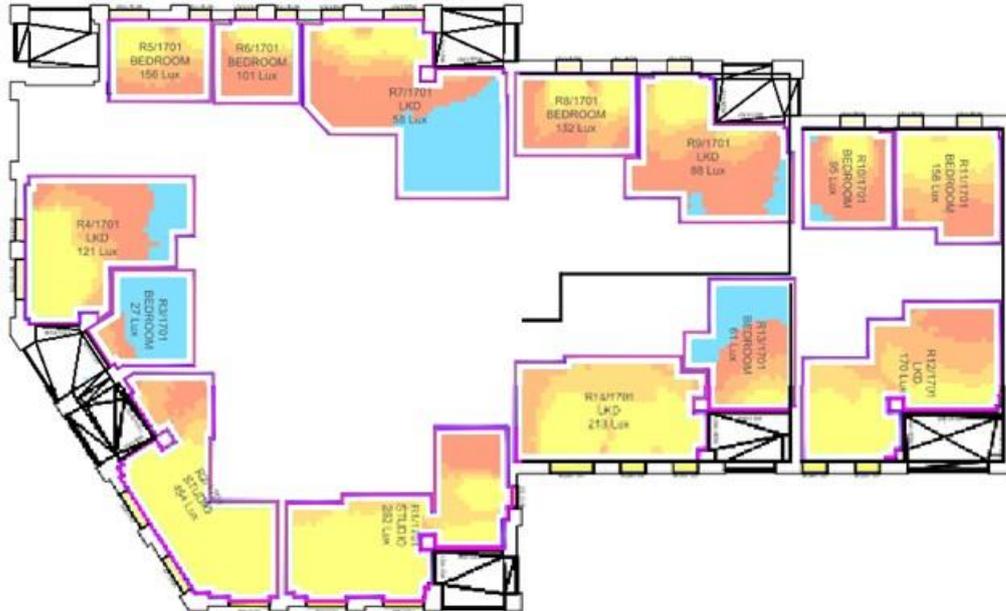
Block A

13.8.6 There would be 141 habitable rooms in Block A. Of these 123 (87 per cent) would achieve the suggested CBDM values for their relevant room uses. The remaining 18 rooms would consist of 10 living/kitchen/diners (LKDs), 7 bedrooms and a studio.

- 13.8.7 The studio would achieve a median illuminance level of 147 lux, which is below the 200 lux suggested for a multi-use room however, this is only fractionally less than the suggested value for a living room (150 lux), which would be a reasonable level of daylight.
- 13.8.8 Of the 7 bedrooms that do not meet the recommended BRE values, 2 achieve a median illuminance level of 89 lux or above which is close to the 100 lux suggested. The remaining 5 rooms would achieve a median illuminance level of between 27-63 lux. These bedrooms are located between the ground and the 2nd floor and are all served by internal balconies. It has been a conscious design decision to locate bedrooms in these areas in order to maximise the daylight availability to the LKDs within the flat. The balcony overhangs also restrict the receipt of daylight to these bedrooms but these must be provided to meet private amenity space requirements.
- 13.8.9 Of the 10 LKD's that do not meet the recommended BRE values, 2 would achieve a median illuminance level of around 170 lux. This would be below the 200 lux suggested within the BRE guidance but would in in excess of the 150 lux suggested for a living room.
- 13.8.10 The remaining 8 LKDs would achieve a median illuminance level of between 50 and 128 lux. It is worth noting that 6 of the 8 LKDs are north facing and are also served by balconies meaning these rooms have restricted access to daylight. CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result it is harder for north facing rooms to meet the suggested values, particularly when some windows are also overhung by balconies.
- 13.8.11 The other 2 LKDs face west and are located on the ground and 1st floor. As they are on the lowest floors, they are likely to achieve less daylight due to surrounding obstructions.

Figure 29 - Ground floor plan (top) and first floor plan (bottom) showing illuminance levels. Yellow



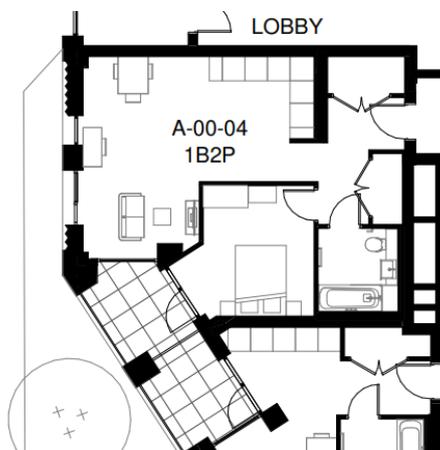


Daylight Illuminance
(achieved for 50% over daylight hours)



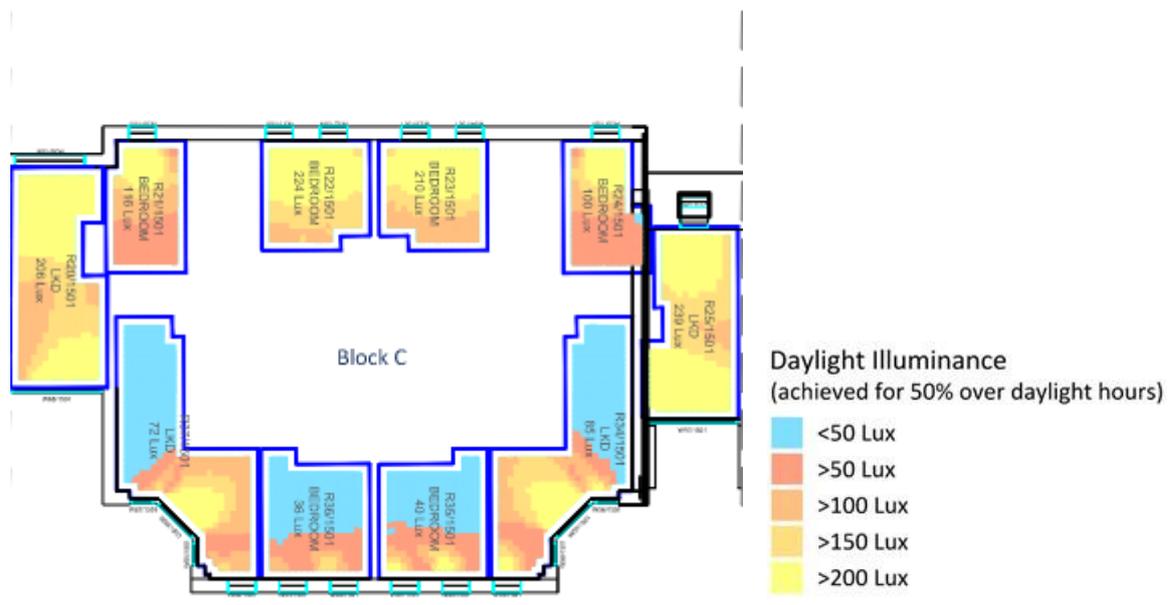
13.8.12 When considering ADF levels, all but 11 rooms would meet the target value (7 LKDs and 4 bedrooms). Of the 7 LKDs, all but would achieve an ADF of 1.5 per cent or above, which is in line with the suggested value for a living room. The remaining LKD would achieve 1.2 per cent. The 4 bedrooms would achieve ADFs of between 0.1, 0.3, 0.7 and 0.9 per cent respectively. The target for bedroom is 1 per cent.

13.8.13 Two bedrooms that would receive 0.1 and 0.3 ADF are on the ground and first floors and both would be set behind an angled balcony. These factors contribute to the low levels of daylight these rooms would receive. Both of their LKD areas would achieve the ADF targets for living rooms. These units would be private market units.



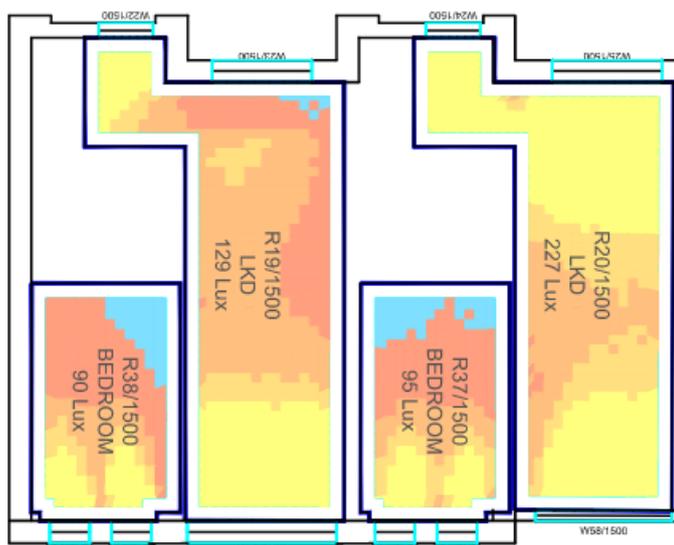
- 13.8.14 There are 87 habitable rooms in Blocks B, C and D. Of these 87 rooms, 57 (66 per cent) would achieve the suggested CBDM values. The remaining 30 rooms include 17 LKDs and 13 bedrooms.
- 13.8.15 Of the 13 bedrooms, 5 would achieve a median illuminance value of at least 78 lux which.. The remaining 8 rooms would achieve a median illuminance value of between 30 and 72 lux. The reason these rooms would achieve lower levels of lux is that they would be located in the areas that are particularly constrained i.e. they are located on the corner of blocks or face directly onto Block A. This position is particularly constrained from an internal daylight perspective and therefore the bedrooms have been placed here purposely instead of the LKDs.
- 13.8.16 Of the 17 LKDs, 7 would achieve a median illuminance level of between 163 and 199 lux, which would be above the 150 lux suggested for a living room and therefore they would have a reasonable level of daylight. One further LKD would achieve 148 lux, which is fractionally below this level.
- 13.8.17 The remaining 9 LKDs would achieve a median illuminance level of between 61 to 129 lux. It is worth noting that these LKD's are all large rooms typically with galley kitchens to the rear. They would also be served by balconies, which restrict the receipt of daylight to the rooms below. With large rooms served by balconies it is difficult for daylight to penetrate to the rear of the room. However, the majority of the seating/living areas at the front of the rooms would achieve good levels of daylight illuminance (in excess of 100 – 200 lux). This is intentional and can be seen in the example shown in Figure 30. The blue areas, which would receive less daylight, are kept to the rear, where the galley kitchen would be.

Figure 30 - Daylight illuminance levels for ground floor of Block C



- 13.8.18 There would be two affordable rented units in Block D. The daylight levels for these units are shown in Figure 31 below. The LKD on the far right would comply with the suggested values. The two bedrooms would be marginally under. The LKD on the left would have a median lux of 129, falling short of the target of 200. This is due to the depth of the room and the presence of a balcony above.

Figure 31 - Daylight levels for two affordable rented units in Block D



13.8.19 When considering ADF for the 30 rooms across Block B, C and D that would not meet the CBDM target values, 6 would meet the ADF target for their room use. Of the remaining 24 rooms 14 would be LKDs and 10 would be bedrooms.

13.8.20 The 14 LKDs would achieve ADF levels between 0.3 to 1.9 per cent with 4 achieving and ADF between 1.7 to 1.9 per cent, which is in excess of the 1.5 per cent suggested for living rooms. The rooms which would achieve the lowest are LKDs with a deep floor plan and recessed galley kitchens, as discussed above. An example is shown in Figure 30.

13.8.21 Of the 10 bedrooms that would meet the ADF target, 6 would achieve an ADF of 0.8 per cent or above, close to the 1 per cent target. The four bedrooms not achieving this would be in Block C and immediately opposite Block A, which provides some obstruction.

Blocks E and F

13.8.22 There would be 83 habitable rooms in Blocks E and F. Of these 60 (72 per cent) would meet the suggested CBDM values for their room use. The remaining 23 rooms would consist of 15 LKDs, 6 bedrooms, 1 kitchen/diner and 1 living room.

13.8.23 Of the 15 LKD's, 2 would achieve a median illuminance level of 175 and 193 lux, which would be below the 200 lux suggested within the BRE but above the 150 lux suggested for a living room. The remaining 13 LKDs would achieve a median illuminance level of between 71 to 134 lux. These rooms are all large deep LKD's that are served by balconies. As discussed above, the combination of these two factors would restrict the penetration of daylight to the rear of the room. However, the majority of seating and living areas at the front of the rooms would achieve good levels of daylight.

13.8.24 All 6 bedrooms would achieve a median illuminance level of between 77 to 99 lux which is below the 100 lux suggested.

13.8.25 The remaining 2 rooms, a living room and a kitchen/dining room, are both located in Block F. These rooms would both achieve a median illuminance level of between 105 lux and 126 lux.

13.8.26 When considering ADF for the rooms that do not achieve the CBDM values across Blocks E and F, 5 would meet the suggested ADF values for their relevant room use. The remaining 18 rooms consist of 13 LKDs, 4 bedrooms and a kitchen/dining room.

13.8.27 Of the 13 LKDs, nine would achieve more than 1 per cent. The four that would not are LKDs with the recessed galley kitchen layout discussed above. An example is shown in Figure 30.

13.8.28 The 4 bedrooms would achieve an ADF of 0.8 to 0.9 per cent which is just below the 1 per cent target. The kitchen/diner would achieve 1.7 per cent ADF, which is above the target for a living room.

13.8.29 Block F would contain all but two of the affordable rented units. This block would not face toward Block A or any other block within the development. As such, they would have marginally better daylight compared to the units in Blocks B to E.

Internal daylight conclusion

13.8.30 The development would achieve and overall compliance rate with the suggested CBDM values of 77 per cent, which is considered reasonable for an inner London location. Where rooms would not meet the targets, it typically due to the presence of a balcony above, the depth of the room or an obstruction caused by another block. The units would be laid out so that the LKDs, for which daylight is most important, would be in locations that would receive the most daylight. The affordable rented units would benefit from comparable daylight conditions to those of the market and intermediate units, and in some cases, daylight would be marginally better. The development is considered to be compliant with LLP Policy Q2.

13.9 Noise and vibration

13.9.1 LP Policy D14 seeks to mitigate and minimise the potential adverse impacts of noise on developments and LLP Policy Q2 seeks reduce the adverse impact of noise.

13.9.2 The site is potentially exposed to noise from nearby traffic and to vibration from underground train activity. The submitted acoustic assessment concludes that the proposed dwellings would be adequately protected from noise through sound insulation, double glazed windows and acoustics ventilators. Regarding vibration, the assessment concludes that vibration levels are such that there would be a low probability of disturbance and complaint from residents.

13.9.3 Mechanical plant (including substations) would be subject to acoustic testing and noise limits prior to their operation.

13.9.4 The Council's environmental health consultant has no objection to the proposed development subject to conditions securing details of the following:

- Details of mechanical plant
- Acoustics assessment of mechanical plant
- Details of noise and vibration attenuation
- Details of measures to ensure amenity spaces have acceptable noise conditions

13.9.5 Subject to these conditions, the development is compliant with LP Policy D14 and LLP Policy Q2

13.10 Conclusion

13.10.1 The proposed dwellings would provide acceptable living conditions for future occupiers in accordance with LP Policy D6, D14 and S4 and LLP Policies H5 and Q2.

14 AMENITY FOR NEIGHBOURING OCCUPIERS

14.1.1 LLP Policy Q2 supports development that has acceptable impacts on daylight and sunlight, privacy, outlook and noise for neighbouring properties. LP Policy D6 states that new development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context. LP Policy D14 requires developments to avoid significant adverse noise impacts on health and quality of life.

14.2 Daylight, Sunlight and Overshadowing

14.2.1 The Planning Policy Guidance (PPG) includes guidance on making effective use of land, including planning for higher density development. The PPG¹ states: "*Where a planning application is submitted, local planning authorities will need to consider whether the proposed development would*

¹ NPPG Paragraph: 006 Reference ID: 66-006-20190722

have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers”.

- 14.2.2 The PPG² also acknowledges that wider planning considerations are relevant in considering appropriate levels of daylight and sunlight. This guidance notes that all developments should maintain acceptable living standards. However, this guidance notes that assessing what are appropriate levels of sunlight and daylight will depend to some extent on the context for the development as well as its detailed design and, for example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate. Lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings. In such situations good design will be necessary to help make the best use of the site and maintain acceptable living standards.
- 14.2.3 LP Policy D6 states “*The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space*”. LP Policy D9C requires development proposals for tall buildings to address impacts on daylight, sunlight, and privacy among other considerations. LLP Policy Q2 states that development will be supported if: (iv) it would not have an unacceptable impact on levels of daylight and sunlight on the host building or adjoining property including their gardens or outdoor spaces. Paragraph 10.2 of the LLP states “*Sustainable development should protect the amenity of existing/future occupants, neighbours and the visual amenity of the community as a whole*”.
- 14.2.4 The beginning of the Agenda Pack contains broad contextual overview of the assessment framework within which BRE sunlight and daylight studies are undertaken. This includes an explanation of the key terms and targets contained within the BRE guidance. The following assessment has been made in the context of this information.

Background and evolution of the proposal

- 14.2.5 One of the reasons for the dismissal of the appeal was the impact on daylight and sunlight conditions for neighbouring properties, particularly those on Brook Drive, Castlebrook Close, Renfrew Road George Mathers Road and Dante Road. These properties would have experienced significant reductions in daylight to their habitable rooms and in some cases, significant reductions to sunlight to gardens.

Alternative daylight targets

- 14.2.6 In his assessment of the appeal, the Inspector accepted that although the appeal scheme would have caused unacceptable impacts, achieving full compliance with the BRE guidelines would be unrealistic. In terms of Vertical Sky Component (VSC), the guidance advises that if a proposed development would reduce VSC to below 27 per cent, and if the reduction is less than 0.8 times its value before development (i.e. more than 20 per cent), then occupants of a room daylit by that window would be likely to notice the reduction in daylight. The Inspector accepted that retaining 27 per cent VSC is unrealistic and considered that in dense urban contexts 18 per cent VSC for living rooms and 16 per cent VSC for bedrooms would be acceptable alternative targets.
- 14.2.7 Applying the BRE guidance with regard to context and other material considerations is in accordance with the para. 10.5 of the LLP. LP Policy D6(D) states that “*The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context...*”. It is therefore considered appropriate to apply these alternative targets in the assessment of this current application.
- 14.2.8 The Inspector did not set out specific alternative targets for Daylight Distribution (‘No Sky Line’ or NSL) or overshadowing to outdoor areas but the principle of having regard to local context still applies.

Evolution of the proposed development

² NPPG Paragraph: 007 Reference ID: 66-007-20190722

- 14.2.9 The application when first submitted proposed 155 units with the height of Block A being 5, 10 and 14 storeys (see Figure 32).
- 14.2.10 Following review of the daylight and sunlight impacts it was found that compared to the appeal scheme, the new proposal would have a much reduced impact. However, for properties closest to the site such as Wilmot House, Bolton House those on Castlebrook Close and Brook Drive there would remain some significant adverse impacts. It was found that the height and massing of Block A was having the greatest effect on daylight conditions and the design of Block B was affecting the sunlight to gardens to the north. Officers requested that the scheme be revised to reduce its impact.

Figure 32 - Masterplan and storey heights of the as first proposed



- 14.2.11 The applicant agreed to test alternatives but highlighted that reductions in the size and massing of the development would reduce the number of residential units, which in turn, would reduce the amount of affordable housing the development could support. This is because there would be fewer market units to cross subsidise the affordable units.
- 14.2.12 The applicant presented daylight results for alternatives with Block A at 5, 8, 10, 12 and 14 storeys. The results showed that as expected, the impact on the nearest properties (Wilmot House and Bolton House) would be reduced at 5 storeys and 8 storeys, but above 8 storeys, the increase in height becomes less of a factor. This means that the lowest eight floors of Block A would cause the most daylight impact to neighbouring properties.
- 14.2.13 Some of these alternative proposals were also viability tested so that the impact on affordable housing could be understood. The viability testing undertaken was more approximate and did not go into the required level of detail for a full viability test but it provided a helpful assessment of the impact a reduced scheme would have on affordable housing. The testing revealed the following
- 5-storeys would provide 91 units and up to 14 per cent affordable housing
 - 12-storeys would provide 129 units and up to 29 per cent affordable housing
 - 14-storeys would provide 143 units and up to 32 per cent affordable housing
- 14.2.14 It is important to note that these results assumed relatively lower proportions of low cost rent housing (roughly 40 to 50 per cent). If the policy requirement of 70 per cent low cost rent was applied, the amount of affordable housing would be lower still.
- 14.2.15 Officers noted the results and accepted that there would be a degree of trade-off between amenity impact and the amount of affordable housing. Officers advised the applicant to revise the scheme so that it would have acceptable daylight and sunlight impacts, understanding that this would result in a lower level of affordable housing and number of units overall. It was also noted that for all except the 5-storey alternative, the daylight impacts on Wilmot House and Bolton House and the sunlight impacts on 4 Castlebrook Close would be worse than those of the appeal scheme. Officers then requested that the scheme's massing be revised to ensure that no property would experience an impact greater than that of the appeal scheme.
- 14.2.16 The applicant revised the scheme further. The height of Block A was kept at 14-storeys because as explained above, it was the lower floors that were the main factor in causing the impact and less so the height of the building above the eighth floor. However, the overall bulk of Block A was also significantly reduced. Originally, it stepped up at 5, 10 and 14-storeys but it was reduced so that it stepped up at 3, 4/5 and 10 storeys. The south-west corner of the building was also chamfered (see Figure 33 and Figure 34).

Figure 33 - Massing of Block A as originally proposed but with the reduction of its lowest section to 3-storeys. The storey heights were 3, 10 and 14.



Figure 34 - Massing of Block A to address daylight impacts. Note the storey heights are now 3, 4/5 then 14.



14.2.17 In addition, the height of block B was reduced by one floor and the massing of the roof was greatly reduced. This was to reduce the impact on 4 Castlebrook Close.

Figure 35 - Comparison of previous and new massing to Block B. The earlier massing is shown ghosted.



14.2.18 These amendments were formalised into a revised submission, which was received in August 2022. In arriving at this proposal, officers have had to balance amenity impact with the number of residential units and level of affordable housing. A larger development would deliver more affordable housing but would worsen daylight and sunlight impacts. However, as explained, officers advised the applicant to reduce the size of the scheme in order to reduce its impacts to a level that could be

accepted, understanding that this would result in a lower level of affordable housing. As discussed in section 9, this revised proposal is able to support 24 per cent affordable housing with a tenure split of 65:35 low cost rent to intermediate.

14.2.19 The daylight and sunlight impacts of the current scheme are discussed below.

Daylight

14.2.20 The submitted daylight, sunlight and overshadowing assessment was independently reviewed on behalf of the local planning authority. Daylight impacts have been considered in terms of VSC and NSL.

14.2.21 In terms of VSC, 88 per cent of windows tested would meet the default BRE target criteria. However, if the alternatives targets set by the Inspector (18 per cent VSC for living rooms and 16 per cent VSC for bedrooms as discussed above) are applied then 98 per cent of windows tested would pass. The remaining windows would be within 1 Castlebrook Close, 5 George Mathers Road (Wilmot House) and 9 George Mathers Road (Bolton House).

14.2.22 In terms of daylight distribution (NSL), 97 per cent of rooms tested would meet the BRE criteria. The 13 rooms that would not pass are in 134A, 136, 136A and 138 Brook Drive, 5 George Mathers Road (Wilmot House) and 9 George Mathers Road (Bolton House).

14.2.23 These properties are discussed in more detail below. When discussing relative reductions in VSC or NSL, the follow descriptors are used:

- Minor Adverse: Reductions in VSC or NSL of >20% to 30%
- Moderate Adverse: Reductions in VSC or NSL of >30% to 40%
- Major Adverse: Reductions in VSC or NSL of greater than 40%

1 Castlebrook Close

Figure 36 - Aerial image of 1 Castlebrook Close (Google)



14.2.24 1 Castlebrook Close is to the north of the application site. It has a forward projection that has two side facing windows which face towards the application site. These windows currently have a VSC of 22.03% and 19.63%. They would both experience reductions of almost 30 per cent, leaving them with retained VSC of 15.9% and the 13.84% respectively. It can be considered that whilst such reductions would ordinarily be noticeable, such reductions are considered 'minor'. It is also considered that there will be some inherent sensitivity to these windows given that to one side (east), the two-storey elevation of Nos. 1-4 Castlebrook Close runs perpendicular to these particular windows, restricting direct skylight from that direction. It is not known whether these are living rooms or bedroom but the rooms would not meet either the 16 per cent or 18 per cent target for bedrooms and living rooms respectively.

14.2.25 This property meets BRE criteria in terms of daylight distribution.

Brook Drive (134A, 136, 136A, 138 Brook Drive)

Figure 37 - Aerial image of properties on Brook Drive (Google)



14.2.26 These properties are to the north of the application site. In terms of VSC, 136, 136A and 138 would have windows that would not meet BRE criteria due to the percentage reduction being greater than 20 per cent. These are listed in the table below.

Table 1 – VSC results not meeting BRE criteria for 134A, 136, 136A, 138 Brook Drive

Property No.	Room Ref.	Window Ref.	Existing VSC	Proposed VSC	Reduction %	Reduction Adversity
Living/kitchen/dining (including living/dining rooms only)						
136	R1/820	W2/820	27.77	21.82	21.4%	Minor
136A	R1/810	W1/810	31.57	25.03	20.7%	Minor
138	R1/800	W2/800*	30.80	24.15	21.6%	Minor
138	R2/800	W3/800	31.63	24.72	21.9%	Minor
Bedrooms						
136	R1/821	W2/821	29.51	23.40	20.7%	Minor
136	R2/821	W1/821	29.69	23.42	21.1%	Minor
136A	R1/811	W1/811	29.43	22.79	22.6%	Minor
136A	R2/811	W2/811	29.68	23.18	21.9%	Minor
138	R1/801	W2/801	28.49	21.64	24.0%	Minor
138	R1/801	W3/801	28.44	21.61	24.0%	Minor
138	R3/801	W1/801**	26.12	19.29	26.2%	Minor

*W2/800 considered main window (room also served by secondary window meeting target)

**W1/801 - room also served by front window W4/801 meeting target

14.2.27 However, when applying the alternative criteria, all windows would have retained levels of VSC well above their respective target (18 for living rooms and 16 for bedrooms).

14.2.28 In terms of daylight distribution, there are four room with reductions not meeting BRE criteria. These are the ground floor living areas of 134A, 136, 136A and 138 Brook Drive.

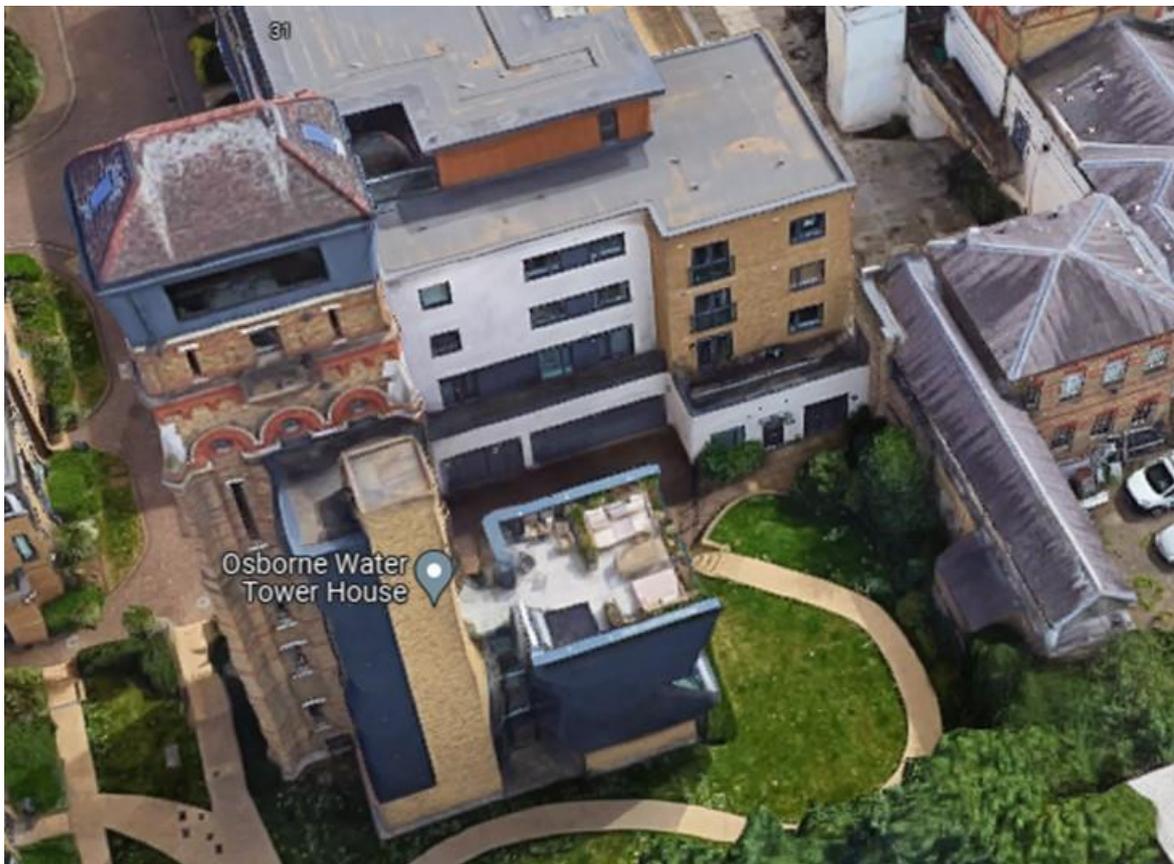
Table 2 - Daylight Distribution results not meeting BRE criteria for 134A, 136 and 138 Brook Drive

Property No.	Room Ref.	Existing (%) NSL	Proposed (%) NSL	% reduction range
Living rooms				
134A	R1/830	88.7	63.2	28.8%
136	R1/820	97.9	66.8	31.8%
136A	R1/810	97.0	63.9	34.1%
138	R2/800	98.3	55.3	43.8%

14.2.29 These reductions can be described as ‘moderate’, with one ‘minor’ and one ‘major’ adverse reduction. Three of the rooms would retain approximately two-thirds of the room able to receive direct sunlight and the room at 138 Brook Drive would retain just over half the room as able to receive direct sunlight.

5 George Mathers Road (Wilmot House)

Figure 38 - Aerial image of Wilmot House (Google)



14.2.30 Wilmot House is to the south of application site and has windows which face north towards the proposed development. 17 windows would not meet BRE criteria for VSC. However, three of these windows serve dual-aspect living/kitchen/dining rooms, each having a main window which faces east/north-east and experiencing no reduction. These rooms would therefore remain well lit by these main windows. Therefore, excluding these windows, there would be 14 remaining windows that would not meet default BRE criteria. These are shown in the table below.

Table 3 - VSC results not meeting BRE criteria for Wilmot House

Floor	Room Ref.	Window Ref.	Existing VSC	Proposed VSC	Reduction %	Reduction Adversity
Living/kitchen/dining						
Ground	R1/260	W1/260	19.45	9.69	50.2%	Major
1 st	R2/261	W20/261	29.39	19.15	34.8%	Moderate
2 nd	R2/262	W17/262	33.62	23.15	31.1%	Moderate
3 rd	R2/263	W20/263	35.86	25.69	28.4%	Minor
Bedrooms						
Ground	R3/260	W3/260	23.80	13.42	43.6%	Major
1 st	R1/261	W19/261	26.95	16.03	40.5%	Major
1 st	R7/261	W21/261	21.52	14.13	34.3%	Moderate
1 st	R8/261	W22/261	23.02	16.06	30.2%	Moderate
2 nd	R1/262	W16/262	35.39	23.88	32.5%	Moderate
2 nd	R7/262	W18/262	26.11	17.60	32.6%	Moderate
2 nd	R8/262	W19/262	28.37	20.25	28.6%	Minor
3 rd	R1/263	W19/263	37.33	26.02	30.3%	Moderate
3 rd	R7/263	W21/263	29.81	21.58	27.6%	Minor
3 rd	R8/263	W22/263	31.18	23.09	26.0%	Minor

14.2.31 The table shows that four living room windows and 10 bedrooms windows would not meet default BRE criteria. The table below summarises the degree of reduction floor by floor.

Table 4 - Summary of VSC reductions by floor in Wilmot House

Floor	Windows applicable	Reduction range
Ground	W1 & W3/260	43.6% to 50.2%
1 st floor	W19, W20, W21 & W22/261	30.2% to 40.5%
2 nd floor	W16, W17, W18 & W19/262	28.6% to 32.6%
3 rd floor	W19, W20, W21 & W22/263	26.0% to 30.3%

14.2.32 VSC reductions are either minor or moderate except for the ground floor living room and bedroom and the 1st floor bedroom. These windows are close to the projecting wing of the Cinema Museum, which sits immediately to the side and runs perpendicular to the window elevation, thus restricting direct skylight from that direction to these particular lower level windows. The BRE Guide recognises that 'a larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both side of it....' (BRE Guide para. 2.2.14). Given this inherent restriction, of this existing projecting wing to one side of these particular windows, it is evident that the inherent sensitivity of this arrangement, is resulting in greater impact from the scheme.

14.2.33 In addition, for these particular 14 windows, there is also some degree of inherent sensitivity due to the context and close proximity of 6 George Mathers Road (The Water Tower). Such sensitivity will vary pending the window under consideration. This also adds further to the sensitivity of the three windows already considered limited by the Cinema Museum two-storey projecting wing.

14.2.34 With regard to the alternative VSC targets, only one living room window and two bedroom windows would remain non-compliant. The living room window is on the ground floor and would have a retained value of 9.69%, significantly below the alternative target of 18. However, given the existing VSC value for this window is 19.45%, even a 20 per cent reduction (which would then meet BRE Guide default target criteria) would result in a VSC of 15.56%, thus still below the Alternative Target VSC. The inherent sensitivity of this window does need to be recognised when considering the impact from the application scheme proposal. It should also be noted that a VSC of 9.69% would be higher the 7.8% that would have resulted from the appeal scheme. All other windows would also perform better than the appeal scheme.

14.2.35 The two bedrooms windows that would not meet the alternative targets are on the ground and first floor and would have retained VSCs of 13.42% and 14.13% respectively. These windows are adjacent to the projecting wing of the Cinema Museum and similar to the ground floor living room, have inherent sensitivities that need to be recognised when considering the impact.

14.2.36 In terms of daylight distribution, there would be three rooms that would not meet BRE criteria.

Table 5 - Daylight distribution results not meeting BRE criteria for Wilmot House

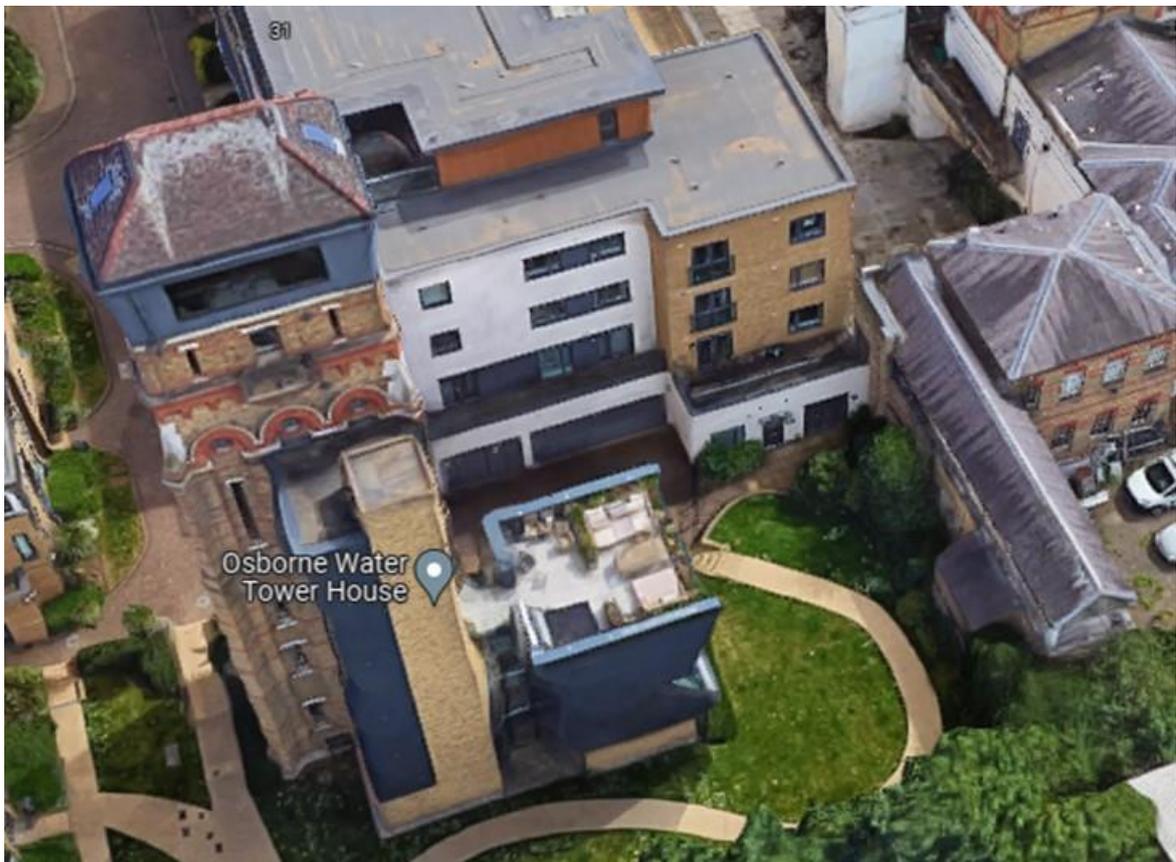
Floor	Room refs.	Existing (%) NSL	Proposed (%) NSL	% reduction range
Living/kitchen/dining room				
Ground	R1/260	92.8	41.2	55.6%
Bedrooms				
Ground	R3/260	97.8	77.5	20.8%
1 st floor	R1/261	91.5	69.6	24.0%

14.2.37 These reductions are summarised as ‘major’ to the ground floor living room and ‘minor’ to the bedrooms. These three rooms are the same rooms with the VSC results below the alternative target, discussed above. Again, these rooms are inherently sensitive to reductions in daylight due to the two-storey projection of the Cinema Museum.

14.2.38 Assisted by the smaller room size, the two bedrooms would still have a good retained daylight distribution. For the isolated ground floor living/kitchen/dining room, given the larger room area (in comparison to the bedrooms) and the given inherent sensitivity to daylight reduction due in part being at ground floor immediately adjacent to the two-storey projecting wing, the impact is more significant.

6 George Mathers Road (The Water Tower)

Figure 39 - Aerial image of the Water Tower (Google)



14.2.39 There are two isolated windows with reductions not meeting BRE Guide default target criteria; one on the first floor and one on the second floor. Both these windows are substantial glazed windows within the new build extension to the main water tower. They would experience minor adverse reductions in VSC. However, their retained VSCs would be 23.04% and 26.19% respectively, which are well above the alternative targets 18 for living rooms.

14.2.40 In terms of daylight distribution this property is compliant with the BRE criteria.

9 George Mathers Road (Bolton House)

Figure 40 - Aerial image of Bolton House (Google)



14.2.41 Bolton House is to the east of the site and would have windows facing toward the proposed development. 22 windows would not meet default BRE criteria. Of these windows, four are secondary windows serving living/kitchen/dining rooms at 2nd floor level that are also served by another primary window. Therefore, excluding these windows, there would be 18 windows not meeting default BRE criteria. The VSC results for these windows are in the table below.

Table 6 - VSC results not meeting BRE criteria in Bolton House

Floor	Room Ref.	Window Ref.	Existing VSC	Proposed VSC	Reduction %	Reduction Adversity
Living/kitchen/dining						
Ground	R1/200	W1/200	19.51	12.47	36.1%	Moderate
Ground	R5/200	W5/200	25.46	15.92	37.5%	Moderate
Ground	R6/200	W6/200	23.52	14.79	37.1%	Moderate
2 nd	R1/202*	W3/202	28.23	18.49	34.5%	Moderate
2 nd	R2/202*	W4/202	28.60	19.25	32.7%	Moderate
2 nd	R3/202*	W9/202	21.13	14.99	29.1%	Minor
2 nd	R4/202*	W10/202	21.00	15.68	25.3%	Minor
Bedrooms						
Ground	R2/200	W2/200	25.13	15.53	38.2%	Moderate
Ground	R4/200	W4/200	26.59	16.68	37.3%	Moderate
Ground	R7/200	W7/200	21.11	13.25	37.2%	Moderate
Ground	R9/200	W9/200	18.68	13.50	27.7%	Minor
1 st	R1/201	W1/201	22.69	14.69	35.3%	Moderate
1 st	R2/201	W2/201	28.48	18.39	35.4%	Moderate
1 st	R3/201	W3/201	29.02	18.98	34.6%	Moderate
1 st	R4/201	W4/201	27.39	17.83	34.9%	Moderate
1 st	R5/201	W5/201	25.21	16.47	34.7%	Moderate
1 st	R6/201	W6/201	22.81	14.96	34.4%	Moderate
1 st	R7/201	W7/201	20.76	15.57	25.0%	Minor

*excludes secondary windows to these rooms not meeting BRE Guide target

14.2.42 The table shows 7 living room windows and 11 bedroom windows would not meet BRE criteria. The table below summarises the degree of reduction on a floor-by-floor basis.

Table 7 - Summary VSC reductions by floor at Bolton House

Floor	Windows applicable	Reduction range
Ground	W1, W2, W4, W5, W6, W7 & W9 /200	27.7% to 38.2%
1 st floor	W1, W2, W3, W4, W5, W6 & W7 / 201	25.0% to 35.4%
2 nd floor	W3, W4, W9 & W10/ 202	25.3% to 34.5%

14.2.43 The reductions are typically 'moderate' with some 'minor' reductions. Whilst the impact from the scheme will vary according to the particular window under consideration, it is evident within the analysis that there is also some degree of inherent sensitivity due to the context and close proximity of the Water Tower, especially for those windows directly opposite. For windows directly opposite the Osborne 'Water Tower' House, there will be a greater reliance of daylight from either side of the Water Tower; the existing massing to the north side of the Water Tower is minimal and so such windows will be more sensitive to the application proposed massing within that area. It is reasonable that some degree of flexibility in review should be applied given such background.

14.2.44 When assessed against the alternative VSC targets, five living room windows and six bedroom windows would remain non-compliant. Of the five living room windows, three serve ground floor living areas and would have retained VSCs of 12.47%, 14.79% and 15.92% respectively. Although the reductions they would experience would be 'moderate' and they have inherent sensitivity due to the presence of the Water Tower. The other two living areas are at second floor with retained values of 14.99% and 15.98% respectively. These rooms are also served by additional secondary windows

in close proximity and therefore the impact could be considered as generally lessened. They are also inherently sensitive due to the presence of the Water Tower.

14.2.45 For the six bedrooms that would not meet the alternative targets, the retained VSCs would range from 13.25% to 15.57%. These relate to three ground floor and three first floor bedrooms. It is considered that for the first floor bedrooms the retained VSC is relatively close to 16 (14.69% to 15.57%) and that they are large full height windows. The retained values for the three ground floor bedroom windows range from 13.25% to 15.53%. Similar, to the living rooms discussed above, these windows do have some inherent sensitivity due to close proximity of existing Water Tower and the projecting wing of 7 and 8 George Mathers Road, which does need to be recognised when considering the impact.

14.2.46 Compared to the appeal scheme, all except two window would achieve better results. Window W1/200, which is a ground floor living room window, would have a retained VSC of 12.47% compared to the 14.9% it would have retained with the appeal scheme. This window is in the inside corner of the block and is one of the windows that have inherent sensitivity due to the adjacent projecting wing of the block. Window W2/200, which the adjacent ground floor bedroom window, would have a retain VSC of 15.53%, marginally less than the 15.6% it would have retained in the appeal scheme.

14.2.47 In terms of daylight distribution, all rooms meet BRE criteria except for three isolated rooms. These are one living room and two bedrooms. The results for these rooms are shown in the table below.

Table 8 - Daylight Distribution results not meeting BRE criteria in Bolton House

Floor	Room refs.	Existing (%) NSL	Proposed (%) NSL	% reduction range
Living/kitchen/dining room				
Ground	R1/200	97.7	76.9	21.3%
Bedrooms				
Ground	R9/200	88.6	61.2	30.9%
1 st floor	R1/201	98.6	77.3	21.5%

14.2.48 The table shows that two of the reduction are very close to the 20 per cent required for BRE compliance. The third reduction is a 'moderate' reduction of just over 30 per cent.

14.2.49 In terms of retained levels, the living room will retain direct daylight to just over three-quarters of the room area. For the bedrooms it would be over 60 per cent of the room area. As background, the room with the larger reduction (bedroom R9/200) is directly opposite the Water Tower, which does convey that there is some inherent sensitivity, especially for rooms directly opposite the nearby tower.

14.2.50 Compared to the appeal scheme, all windows would achieve better results.

Renfrew Road (21 to 35 incl.)

Figure 41 - Aerial image of Renfrew Road properties (Google)



14.2.51 The terraced properties on Renfrew Road are to the west of the application site and their rear windows would face the proposed development.

14.2.52 For VSC, officers have considered 'mid-windows' serving a room or where windows are of differing size, the main window as being applicable for primarily consideration. On this basis, there are 15 windows at ground floor (assumed to relate to main living areas) and 8 main windows at first floor (assumed to relate to bedrooms), with reductions not meeting BRE Guide default target criteria. All windows at second floor would meet BRE criteria.

14.2.53 The table below shows the windows that would not meet BRE criteria for VSC.

Table 9 – VSC results not meeting BRE criteria in Renfrew Road

Property No.	Room Ref.	Window Ref.	Existing VSC	Proposed VSC	Reduction %	Reduction Adversity
Ground						
21	R1/550	W2/550	33.48	25.55	23.7%	Minor
22	R1/540*	W2/540	33.88	23.81	29.7%	Minor
23	R1/530	W1/530	33.60	22.82	32.1%	Moderate
24	R1/520	W1/520	33.92	22.14	34.7%	Moderate
25	R1/510	W1/510	33.41	20.34	39.1%	Moderate
26	R1/500	W1/500	33.40	20.22	39.5%	Moderate
27	R1/490*	W1/490	33.72	20.27	39.9%	Moderate
28	R1/480*	W2/480	30.88	21.25	31.2%	Moderate
29	R1/470*	W2/470	32.19	21.51	33.2%	Moderate
30	R1/460	W1/460	32.96	20.04	39.2%	Moderate
31	R1/450*	W2/450	30.93	22.37	27.7%	Minor
32	R1/440*	W2/440	33.30	24.08	27.7%	Minor
33	R1/430*	W2/430	33.23	24.78	25.4%	Minor
34	R1/420*	W2/420	32.97	25.46	22.8%	Minor
35	R1/410*	W2/410	31.24	24.90	20.3%	Minor
1 st floor						
25	R1/511**	W2/511	35.51	26.89	24.3%	Minor
26	R1/501**	W2/501	35.44	26.22	26.0%	Minor
27	R1/491**	W2/491	35.44	25.66	27.6%	Minor
28	R1/481**	W2/481	35.25	25.64	27.3%	Minor
29	R1/471**	W2/471	35.12	25.46	27.5%	Minor
30	R1/461**	W2/461	34.87	25.71	26.3%	Minor
31	R1/451**	W2/451	34.67	26.25	24.3%	Minor
32	R1/441**	W2/441	34.60	26.76	22.7%	Minor

*representing mid-window considered for the room (effectively the average)

**main window only considered for the room

14.2.54 The table shows that reductions range from 'minor' to 'moderate'. The moderate reductions relate to ground floor living areas to 23 to 30 incl. Renfrew Road.

14.2.55 When compared to the alternative targets, all windows would comply with most well above the alternative target of 18 VSC for living rooms and 16 VSC for bedrooms.

14.2.56 In terms of daylight distribution, all except three rooms would meet default BRE criteria. These are shown in the table below.

Table 10 - Daylight distribution results not meeting BRE criteria in Renfrew Road

Property No.	Room Ref.	Existing (%) NSL	Proposed (%) NSL	% reduction range
Ground floor				
24	R1/520	100.0	69.2	30.8%
26	R1/500	100.0	66.1	33.9%
30	R1/460	99.2	41.3	58.4%

14.2.57 There would be two 'moderate' reductions and one 'major' reduction. For two rooms the retained values would be roughly two-thirds of the room. For the remaining room, just over 40 per cent of the room would have access to direct skylight. The greater reduction and lower retained level is resulting, in part, due to the room having a rear extension thus a deeper single-aspect room is resulting (there appears no rooflight provision to the room). The resulting single-aspect room depth is anticipated to be circa 5 metres or slightly greater and the BRE Guide recognises that for rooms lit from one side only and greater than 5 metres deep, that a greater impact may be unavoidable.

Summary of daylight impacts

14.2.58 The proposed development would cause some noticeable impacts to daylight to a number of neighbouring properties.

14.2.59 In terms of VSC, 88 per cent of windows tested would meet the default BRE target criteria. This compares favourably to the 69 per cent that the appeal scheme would have achieved.

14.2.60 The following properties have windows that would not meet the default BRE target criteria for VSC: 1 Castlebrook Close, 134A, 136, 136A, 138 Brook Drive, George Mathers Road; 5 (Wilmot House), 6 (Osborne House), 8 & 9 (Bolton House) and 21-35 Renfrew Road.

14.2.61 If the alternative targets set by the Inspector (18 per cent VSC for living rooms and 16 per cent VSC for bedrooms as discussed above) are applied, then 98 per cent of windows tested would pass. There would be very few windows that would fall outside of these criteria. The remaining windows would be within 1 Castlebrook Close, 5 George Mathers Road (Wilmot House) and 9 George Mathers Road (Bolton House). For all of these isolated instances there is some inherent sensitivity to these rooms which, in part, does need to be recognised when considering the impacts.

14.2.62 In terms of daylight distribution (NSL), 97 per cent of rooms tested would meet the BRE criteria. This exceeds the 95 per cent that the appeal scheme would have achieved.

14.2.63 The 13 rooms that would not pass BRE criteria for daylight distribution are in 134A, 136, 136A and 138 Brook Drive, 5 George Mathers Road (Wilmot House) and 9 George Mathers Road (Bolton House). For all of these instances either there is some degree of inherent sensitivity to these rooms which, in part, does need to be recognised when considering the impact from the application scheme proposal or that the retained daylight distribution value can still be considered reasonable for the given urban context.

14.2.64 All except two windows would achieve better VSC and daylight distribution results compared to the appeal scheme. These two windows are in Bolton House and they would have retained VSC values lower than that of the appeal scheme. One window serves a living area and would retain 12.47% VSC compared to 14.9% under the appeal scheme. The other window serves a bedroom and would retain 15.53% VSC compared to 15.6% VSC under the appeal scheme.

14.2.65 Overall, the proposed development shows a clear improvement over the appeal scheme and would achieve very close to full compliance with the alternative targets for VSC and the default BRE criteria for daylight distribution.

Sunlight

14.2.66 The impact on sunlight reaching neighbouring habitable rooms has been assessed, with a focus on living rooms and conservatories.

14.2.67 With regard to Annual Probable Sunlight Hours (APSH), the BRE criteria is that a room should retain at least 25 per cent. It was found that for all rooms would meet this except one open plan living/kitchen/dining room in 7 George Mathers Road. This room only marginally fell short with a value of 24 per cent.

14.2.68 For Winter Probable Sunlight Hours (WPSH), the BRE criteria is 5 per cent. All except three rooms would meet this. One front window in 3 Castlebrook Close would achieve 4 per cent and two front windows in 4 Castlebrook Close would achieve 2 and 4 per cent respectively.

14.2.69 The transgressions to such isolated windows for winter sun would still result in some winter sunlight hours in the proposed scenario. They would also exceed the criteria for annual sunlight (more than 30 in each case). As such, these isolated impacts are considered acceptable.

14.2.70 Overall, 98 per cent of rooms tested would meet BRE sunlight criteria.

Table 11 – Aerial image of 3 Castlebrook Close (second from right) and 4 Castlebrook Close (far right)



Overshadowing

14.2.71 Surrounding amenity spaces were tested for overshadowing. The BRE criteria is that an external amenity area (such as a garden) should have at least 50 per cent of its area receiving two hours of sunlight on the 21st of March (Spring equinox). Out of the 68 amenity areas tested, 64 would meet the BRE criteria. The four areas that would not are shown in the table below.

Table 12 - Gardens not meeting BRE criteria for overshadowing

Property - Amenity / rear garden	2 hour ability to receive sunlight at 21 March equinox (BRE Guide)		
	Existing area with 2 hour ability	Proposed area with 2 hour ability	Reduction
1 Castlebrook Close	1.7%	0.7%	no meaningful value for review
4 Castlebrook Close	72.7%	26.0%	64%
7 George Mathers Road	20.1%	1.2%	94%
8 George Mathers Road	20.1%	0%	100%

1 Castlebrook Close

14.2.72 1 Castlebrook Close has a very small rear amenity area and it already receives a very low amount of sunlight. There would be a reduction in the proposed scenario but the levels are so small that percentage reduction would not be meaningful. the existing levels of sunlight area. It is noted that No. 1 Castlebrook Close has a front garden that appears suitable for amenity use which readily meets BRE Guide target criteria for sunlight availability. It is considered there is no material impact to sunlight availability to amenity for this property.

4 Castlebrook Close

14.2.73 This rear garden amenity area is to the immediate north of the application site. Currently, there is limited massing on the application site. Given the orientation of this rear garden relative to the application site and the proposed increase in massing, there would be a noticeable loss with a retained level of 26 per cent. However, this is due in part to the inherent sensitivity of the orientation and context of this garden to the application site.

14.2.74 Compared to the appeal scheme, the proposed scheme compares favourably as the appeal scheme would have resulted in a retained level of only 11.5 per cent.

14.2.75 It is also worth noting that during the summer solstice (21st June) 95 per cent of this garden would receive at least two hours of sunlight.

Figure 42 – Properties on Castlebrook Close. 1 Castlebrook Close is at the bottom. 4 Castlebrook Close is at the top



7 and 8 George Mathers Road

14.2.76 These rear gardens are also adjacent to the application site. The gardens sit to the north of these properties and consequently there is a significant degree of 'self-shadowing' already present. Currently around 20 per cent of the garden has the ability to receive 2 hours or more of sunlight on the 21st March. The garden as existing is not considered adequately sunlit for the year. Given this inherent restriction for the given context and orientation of the amenity to the site proposal, it is inevitable that there would be an adverse effect on the current limited sunlight availability.

Figure 43 - 7 (left) and 8 (right) George Mathers Road



Overshadowing summary

- 14.2.77 In summary, there are three amenity areas that would be adversely affected, which represents around 5 per cent of all amenity areas applicable for consideration. The remaining amenity areas meeting BRE Guide default target criteria where reductions are applicable. This is a significant improvement to the appeal scheme which had 12 amenity areas adversely affected.
- 14.2.78 Whilst it is appreciated that there will be harm to these three amenity areas in terms of sunlight loss, it should also be recognised that this, in part, is due to the inherent sensitivity of these amenity areas given their orientation and context with site.

Conclusion on daylight, sunlight and overshadowing

- 14.2.79 The proposed development has been designed in response to the reasons for dismissal of the appeal scheme. It has been designed to comply with the alternative targets for VSC and would achieve 98 per cent compliance. In terms of daylight distribution, it would achieve 97 per cent compliance with the BRE criteria, in terms of sunlight it would achieve 98 per cent compliance and in terms of overshadowing it would achieve 95 per cent compliance. The isolated instances of non-compliance are caused in part by inherent sensitivities resulting from nearby obstructions or site orientation.
- 14.2.80 This is a marked improvement over the appeal scheme. With the exception of the VSC results of two windows, the daylight, sunlight and overshadowing results for all neighbouring properties would be better than those of the appeal scheme.
- 14.2.81 Given the context of the site and other considerations discussed in the analysis, it is considered that on balance the overall the impact is satisfactory and the impacts on neighbours are not unacceptable, thereby complying with LLP Policy Q2.

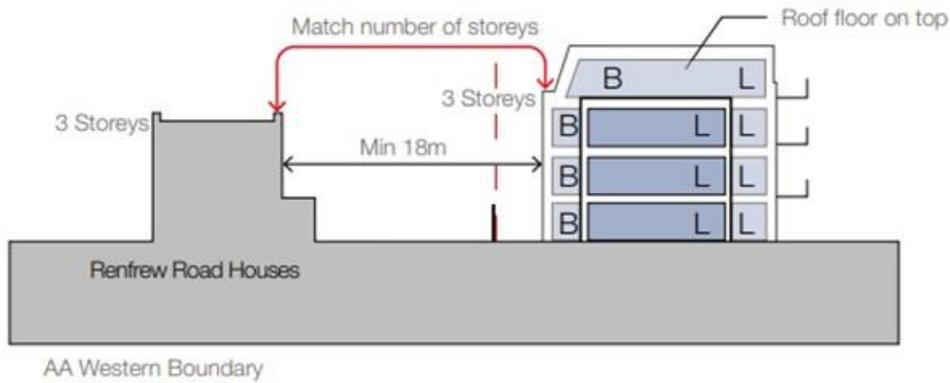
14.3 Privacy and outlook

- 14.3.1 LLP Policy Q2 states that development proposals will be supported if: “(iii) *adequate outlooks are provided avoiding wherever possible any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking)*”.
- 14.3.2 The application site is bordered by residential development on all sides. The appeal scheme was dismissed partly on grounds of overlooking to properties on Renfrew Road, Castlebrook Close, Brook Drive, 8 George Mathers Road and the Water Tower. The impact of the currently proposed scheme is discussed here.
- 14.3.3 To the west are the terraced houses of Renfrew Road, which back onto the application site. In the appeal, the Inspector considered that these properties would have suffered undue overlooking, and perceived overlooking, due to the presence of balconies and living rooms facing towards them. The development has been designed with this sensitive relationship in mind. Blocks D, E and F would be located opposite these terrace houses and no living rooms or balconies are proposed on the rear elevation facing Renfrew Road. Overlooking at ground floor level would be mitigated by the existing boundary treatment. At first floor level, the rear windows of these Blocks would be at least 18m away from the first-floor rear facing windows at Renfrew Road (see Figure 44). All of the windows that would face these terrace properties are bedroom windows or kitchen windows. All living room windows and balconies would face into the site and not towards the Renfrew Road properties. This relationship is replicated on the second floor.
- 14.3.4 On the third floor, the rooms are set back slightly within a mansard style roof. All except one of the rear facing rooms would be bedrooms. The exception would be the living area to a studio flat. As these rooms are on the third floor (i.e. fourth storey), they would not look directly towards a room in the properties on Renfrew Road as they are only three-storeys tall. Also, there would be no rear facing balconies.

Figure 44 – First floor plan showing relationship with Renfrew Road properties. Rear facing windows are either bedroom or kitchen windows at least 18m away. The primary aspect to the living areas are to the east.

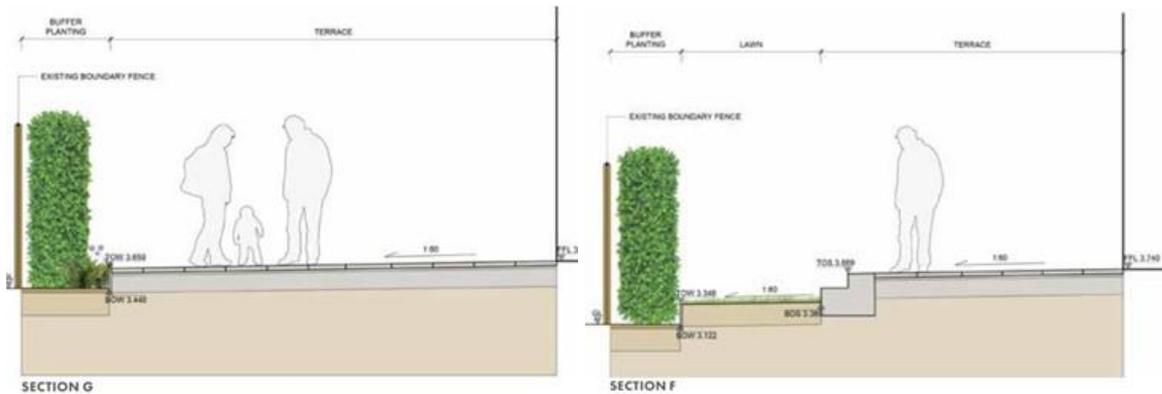


Figure 45 - Section diagram showing typical relationship with Renfrew Road properties



14.3.5 These west facing properties would have private gardens on the ground floor which would be screened by the existing boundary fence as well as proposed hedge planting (see Figure 46).

Figure 46 - Section showing typical relationship between west facing gardens and the rear boundary with properties on Renfrew Road



14.3.6 To the north of the site are houses on Castlebrook Close. These houses are perpendicular to the south boundary so the rear of Blocks C and D would face onto their flank walls and their front and rear gardens. The flank walls do not have any windows so there would not be any overlooking between windows. These Blocks have also been designed to minimise overlooking to rear gardens, which was an issue in the appeal. The rear of Block D would have deck access with kitchen windows (see Figure 47). These would face the side wall of 5 Castlebrook Close plus its front and rear gardens. Following comments from officers, the deck access would be screened to avoid overlooking into these gardens (see Figure 48). The exact design and material of the screening would be secured by condition 17.

Figure 47 - Extract of floorplan showing deck access

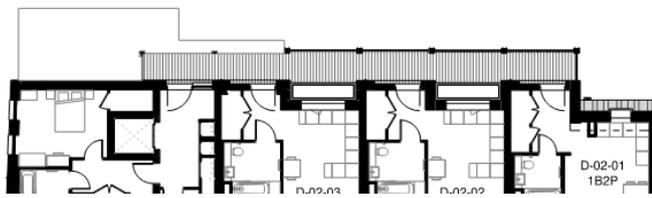
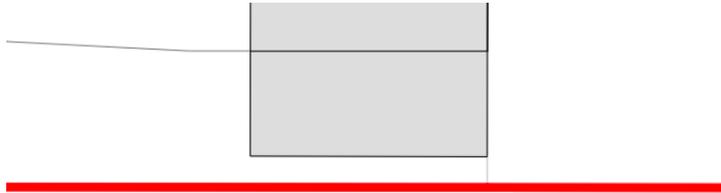
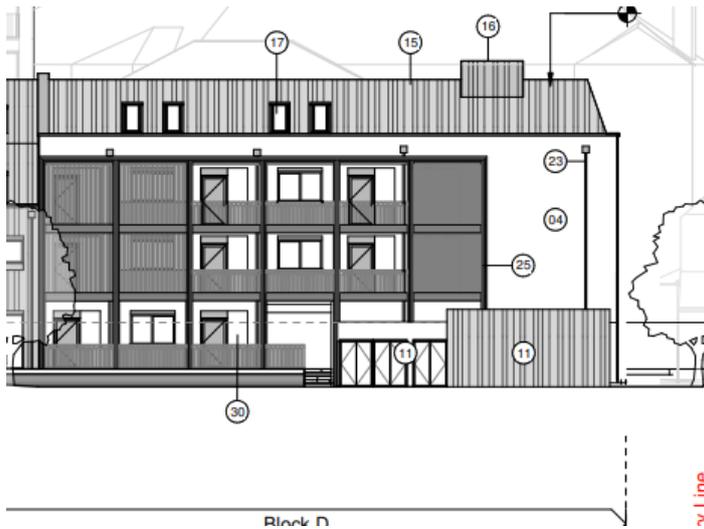
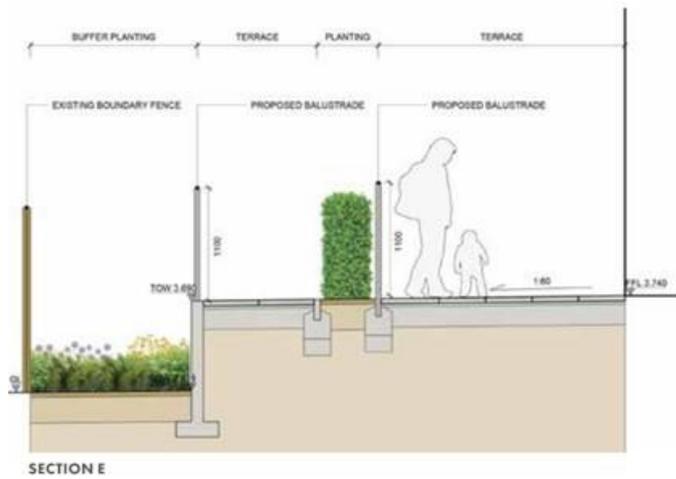


Figure 48 – Proposed north elevation showing screening to deck access



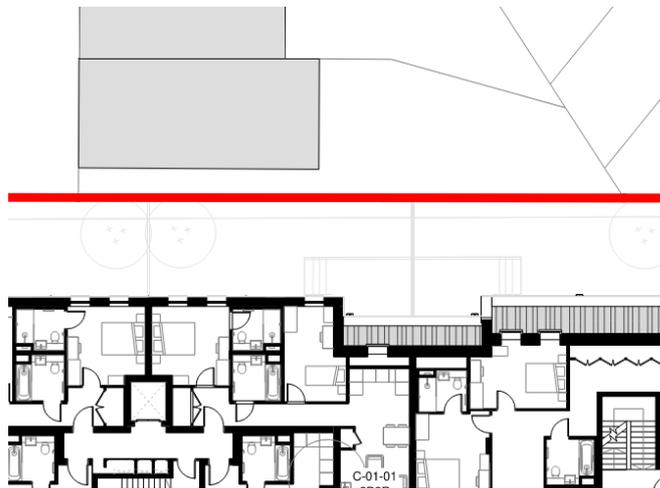
14.3.7 Set back balustrades and buffer planting would mitigate overlooking at ground level.

Figure 49 - Section of showing ground floor relationship with the boundary of 5 Castlebrook Close



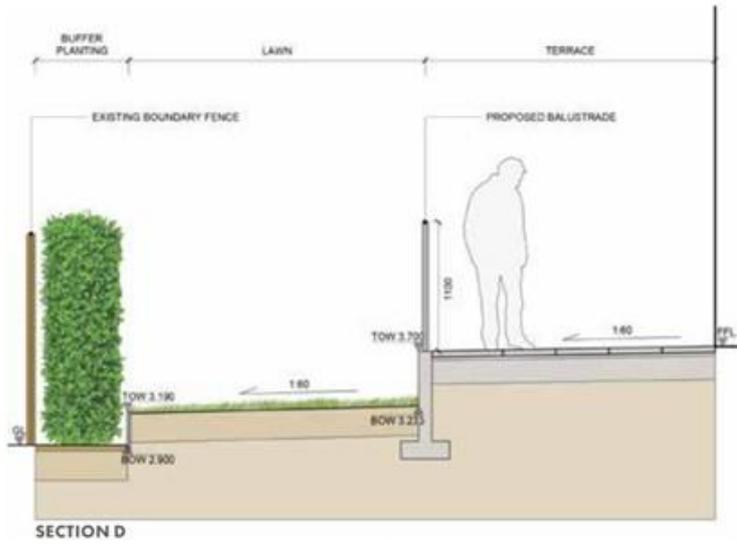
14.3.8 The rear of Block C would face toward 4 Castlebrook Close which has no side window. Block C would not have deck access so on its rear elevation it would have only bedroom windows or small kitchen windows. There would be no living rooms or balconies facing toward 4 Castlebrook Close and its gardens.

Figure 50 - First floor plan showing relationship with 4 Castlebrook Close



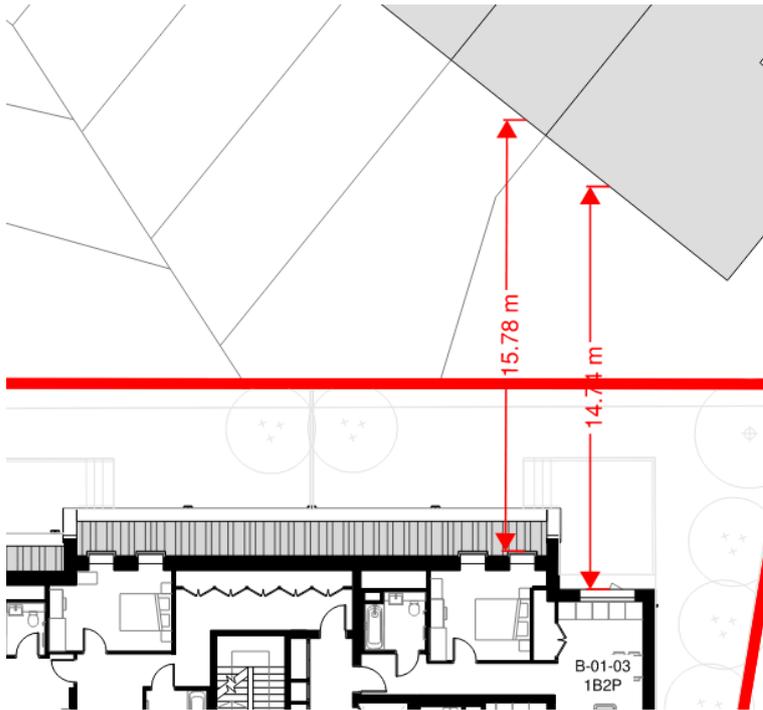
14.3.9 At ground level, there would be a small raised terrace in the rear gardens but these would be set back from the boundary. The existing boundary fence and new hedge planting would block overlooking from the level of the lawn.

Figure 51 – Section showing ground floor relationship with 4 Castlebrook Close



14.3.10 Moving to the east is Block B, which backs on to the rear garden of 4 Castlebrook Close and the rear gardens of properties on Brook Close.

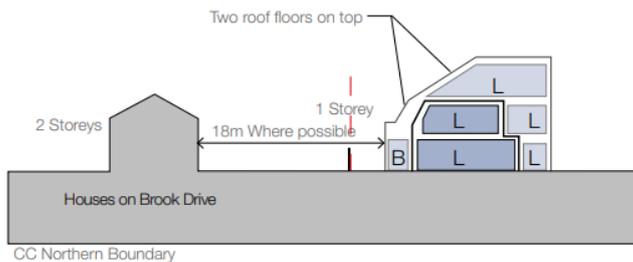
Figure 52 – Partial first floor plan showing relationship with properties on Brook Drive.



14.3.11 Again, only bedroom or kitchen windows would face in this direction and there would be no living rooms or balconies. The kitchen window on the far right hand side in Figure 52 would be approximately 14m from the rear of the nearest property on Brook Road (No .138). The next closest window is a bedroom window, which would be around 15m away. The relationship here would also be at an oblique angle.

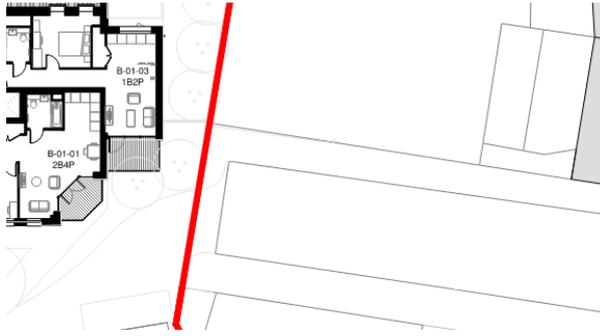
14.3.12 Block B is only three storeys tall and there would be no rear facing windows on the top floor (See Figure 53).

Figure 53 - Section of Block B. Only the ground floor and first floors would have rear facing windows.



14.3.13 To the east are more properties on Brook Drive but the proposed development would not have any windows facing this direction. There would be two balconies which could provide side facing views toward these properties but the separation distance to the nearest window is more than 25m. The space behind the properties on Brook Drive is a communal car park and is therefore not considered to be a sensitive amenity area.

Figure 54 – Partial first floor plans showing relationship with 3 Dante Road



14.3.14 Closer to the site are the residential properties in Bolton House (8 George Mathers Road), which would be closest to Block A. There would be no windows on the lowest three floors facing toward Bolton House and balconies would be screened to prevent sideward overlooking. There would be some side facing windows and a roof terrace on the fourth floor but these would be set back 11m from the boundary. Views from these windows and the terrace would be blocked by the lower floors.

Figure 55 – Partial first floor plan showing relationship with Bolton House

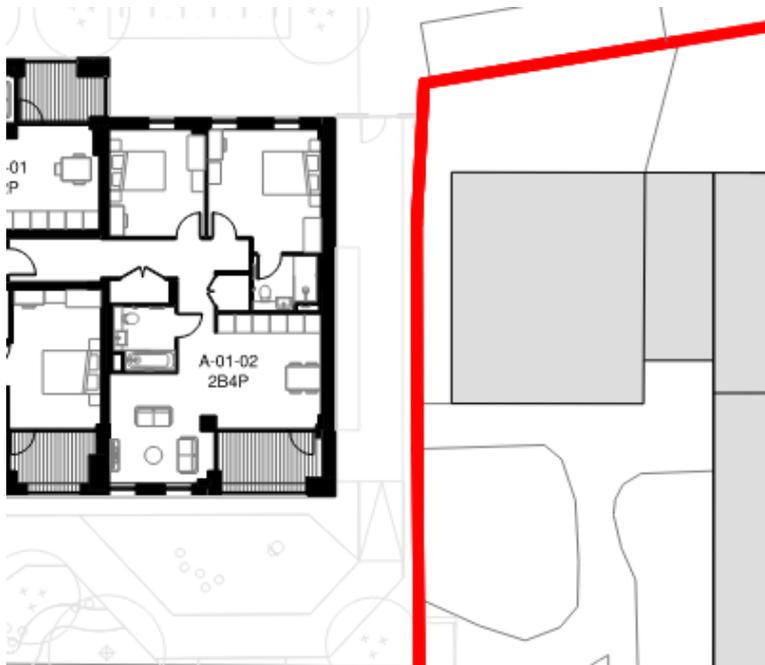


Figure 56 - Partial third floor plan showing terraces with set back balustrades

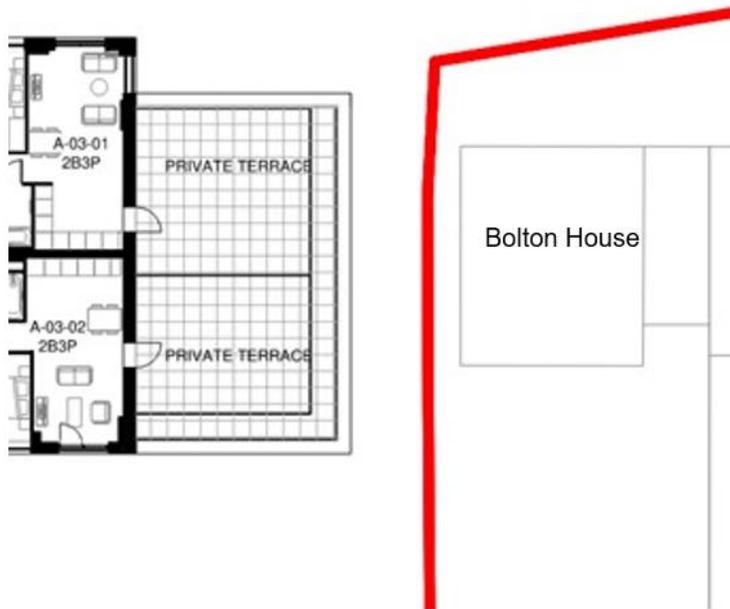
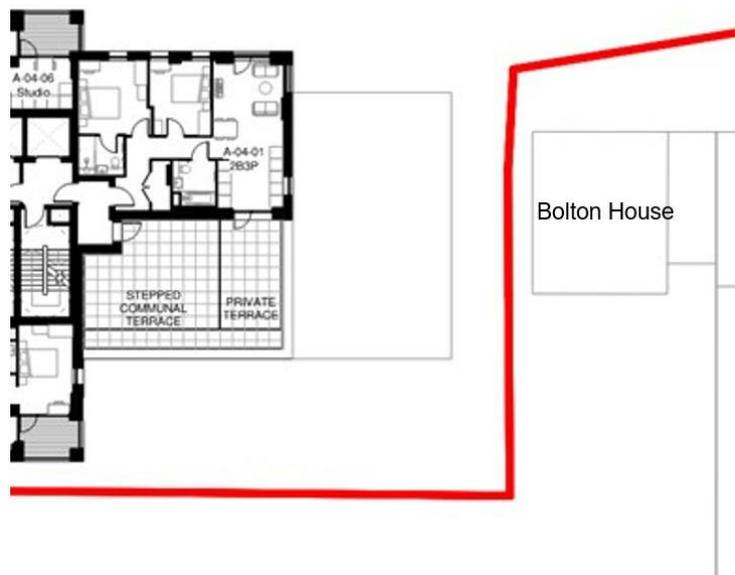


Figure 57 - Fourth floor plan



14.3.15 To the south is the Water Tower, which has been converted into a dwelling. It has a three-storey extension which sits as a separate element and it is connected to the Water Tower by a three-storey glazed addition. The top of the extension has a roof terrace. Figure 58 below shows the location of the Water Tower and the extension relative to the proposed development. At the bottom the image is the outline of Wilmott House, which is a four-storey residential building. It has windows which overlook the roof terrace (see Figure 59).

14.3.16 The plan below shows the third floor, which would be at the same height as roof terrace of the Water Tower. Compared to Wilmott House, the proposed building would be slightly further away from the Water Tower's roof terrace. As such, it would result in similar conditions of overlooking as that caused by Wilmott House.

Figure 58 – Partial third floor plan showing relationship with Water Tower

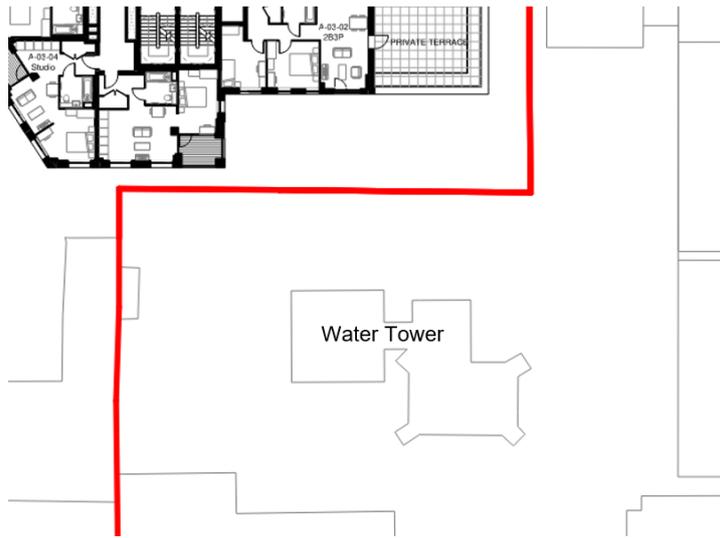
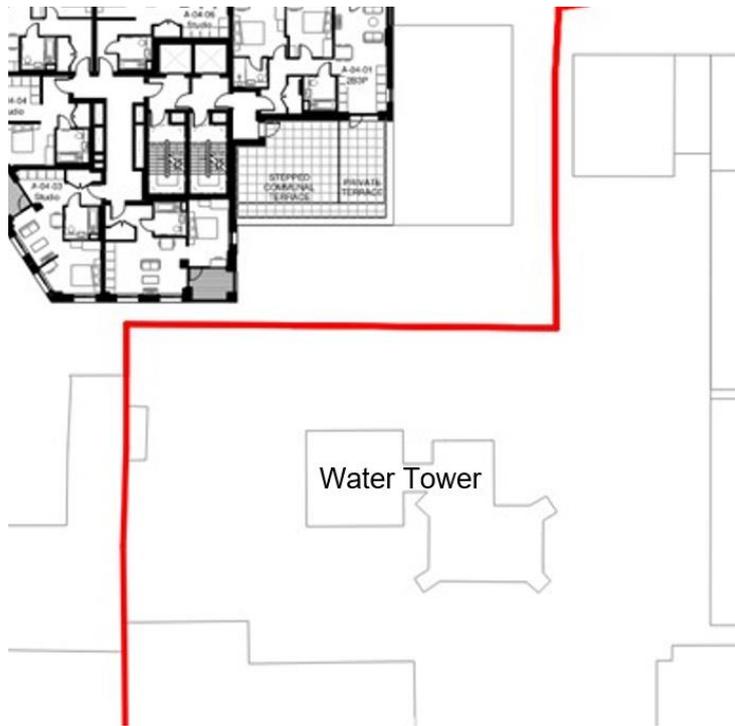


Figure 59 - Aerial image showing Wilmot House and the Water Tower (Google)



14.3.17 The plan below shows the fourth floor. The proposal would have private and communal terraces at this level which would be one floor above the Water Tower's roof terrace. The balustrades to these terraces would be set back at least 1m. This would reduce the opportunities to look over the edge and into the neighbouring roof terrace. This would be required by condition.

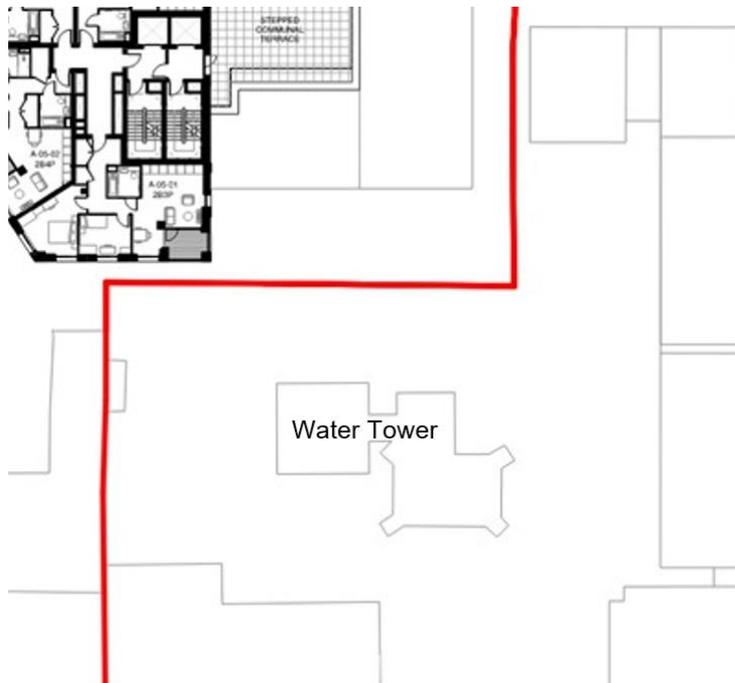
Figure 60 - Partial fourth floor plan



14.3.18 The plan below shows the fifth floor level. There would be no dwellings at this level directly opposite the Water Tower and its roof terrace but there would be another communal terrace. It would be set back from much further from the Water Tower's roof terrace but again the south and east facing balustrades would be set back away from the edge in order to reduce downward overlooking to neighbouring properties as well as the terraces immediately below on Block A itself.

14.3.19 The main part of Block A, which would reach 14-storeys, would be set away from the Water Tower so that it would overlook the publicly accessible landscaping to the west of the Water Tower and the roof of Wilmott House, which does not have any roof terraces.

Figure 61 – Partial fifth floor plan



14.3.20 The proposed development has sought to address the reasons for dismissal of the appeal and has been carefully designed to minimise the effects of overlooking to neighbouring properties. Subject to the installation of screening and pulling back balustrades in certain locations of the roof terraces, the development would not result in unacceptable overlooking having regard to LLP Policy Q2.

14.4 Noise and vibration

- 14.4.1 LP Policy D14 seeks to avoid significant adverse noise impacts on health and quality of life and this is continued in LLP Policy Q2.
- 14.4.2 The proposed development is for residential use only. The potential sources of noise disturbance are the mechanical plant and the roof terraces. The mechanical plant would be subject to conditions requiring details of the plant to be submitted for approval along with an acoustic assessment so that officers can be satisfied that the plant would not cause noise disturbance. The use of the roof terraces shall be limited to 07:00 and 23:00 each day to minimise the risk of noise during unsociable hours.
- 14.4.3 Subject to appropriate conditions, the development is unlikely to cause significant adverse noise impacts.

14.5 Conclusion

- 14.5.1 The proposed development has responded to the reasons for refusal of the appeal scheme and following an iterative design process, the proposal would have an acceptable impact on residential amenity, in compliance with LP Policy D6 and LLP Policy Q2.

15 TRANSPORT

15.1 Policy and Context

- 15.1.1 LP Policy T1 sets a strategic aim for all development to make the most effective use of land reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. LLP Policy T1 seeks to promote a sustainable pattern of development in the borough, minimising the need to travel and reducing dependence on the private car.
- 15.1.2 The application site is accessed via Dugard Way but also backs onto a spur of Dante Road. The site has excellent access to public transport (PTAL 6) due to proximity of Elephant & Castle Underground and rail station, Kennington Underground station and numerous bus services. Cycle Superhighway 7 is nearby and runs along Kennington Park Road and Dante Place.

15.2 Sustainable travel - Healthy Streets

- 15.2.1 LP Policy T2 aims to deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. It states that developments should demonstrate how they will deliver improvements that support the Mayor's Healthy Streets Indicators, reduce the dominance of vehicles and be permeable and connected to foot and cycle networks. This is continued in LLP Policy T1. LLP Policies T2 and T3 seek to improve conditions for people to walk and cycle respectively.
- 15.2.2 The proposed development would be accessed by foot and cycle via Dugard Way and Dante Road. The link between the two accesses will be a 'shared space' between pedestrians, cyclists, and a limited number of vehicles, however vehicles will not be able to use this as a through-route, other than refuse and emergency vehicles. This route through the site would improve local permeability.
- 15.2.3 The development would not provide on-site residential parking (except for accessible parking) and this would encourage active modes of travel. This would result in greater pedestrian and cyclist demand on the highway network. LLP Policy T3 states that "Development proposals will be expected to enable and contribute towards improvements to cycle access, including the delivery and improvement of local and strategic routes and links, as identified in the Lambeth Healthy Routes Plan". Accordingly, a contribution of £100,000 is sought towards the delivery of improvements to walking and cycling conditions on and around Kennington Road, which forms part of the Healthy Route Network.
- 15.2.4 In addition, a contribution of £16,000 towards Legible London signage would also be sought. It would fund way finding signage in and near the site, way-marking the new development and the Cinema Museum.
- 15.2.5 Subject to these contributions, the development would comply with LP Policy T2 and LLP Policies T1, T2 and T3.

15.3 Sustainable travel - Cycling

- 15.3.1 LP Policy T5 supports the delivery of a London-wide network of cycle routes and securing appropriate levels of cycle parking in new developments. This is continued in Policy T3 of the LLP which seeks to improve conditions for cyclists and ensure appropriate provision of cycle parking.

Long stay cycle parking

- 15.3.2 208 long-stay cycle parking spaces would be provided, in compliance with the London Plan. 24 per cent of these would be as Sheffield Stands and at least 10 (4.8 per cent) oversized accessible spaces for cargo and adapted cycle would be provided. The cycle parking would be provided in separate stores serving each block. At least 10 per cent of cycle parking spaces would be fitted with a charge point for electric cycles.

- 15.3.3 This is acceptable.

Short-stay cycle parking

- 15.3.4 12 short-stay cycle parking spaces would be provided in the form of six Sheffield stands next to Block A. This would exceed the minimum of 4 spaces required by the LP.

Cycle hire

- 15.3.5 The proposed development would create increased demand for cycle hire provision. The GLA have identified that a contribution of £160,000 may be sought to provide additional cycle docking points in the area. The nearest docking stations lie on the edge of the zone, so experience higher than normal demand, and there is a gap in the docking station network in this location. The GLA have indicated that they will confirm whether this contribution is necessary when the application is referred to the Mayor at Stage 2.
- 15.3.6 To encourage cycle hire take-up and a shift towards active travel, three-year cycle hire memberships would be secured by legal agreement to the first households in the development.

15.4 Access

- 15.4.1 The existing access via Renfrew Road and Dugard Way would be retained for vehicle access. All vehicles except refuse and emergency vehicles would be required to exit the site via Dugard Way. Refuse and emergency vehicles would be able to continue through the site to Dante Road. Access would be controlled by a retractable bollard, controlled by the 24 hour on-site management. This is acceptable.

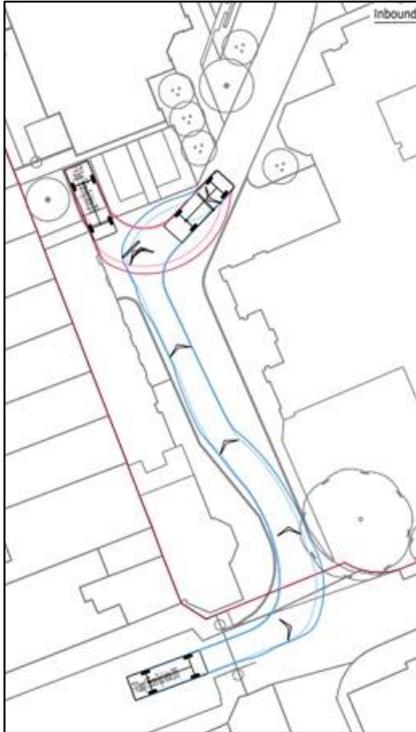
15.5 Car parking

- 15.5.1 LP Policy T6 seeks to restrict car parking in line with levels of existing and future public transport accessibility and connectivity. In places well connected by public transport, developments should be car-free with the exception of disabled persons parking. This approach is continued under Policy T7 of the LLP.
- 15.5.2 The development would include five accessible residential parking bays near the entrance of the site and accessed from Dugard Way. This in accordance with LP Policy T6.1 which requires one designated disabled persons parking bay at the outset for 3 per cent of dwellings. Given the site's high PTAL rating, edge of CAZ location, and generally very low car ownership and thus Blue Badge uptake in inner Lambeth, this level of provision is considered acceptable. All accessible spaces would be provided with electric charging capabilities.
- 15.5.3 Free three year car club membership to the first households within the development would be secured by s106.
- 15.5.4 The proposed parking arrangements are acceptable, in compliance LP Policy T6.1 and LLP Policy T7.

15.6 Deliveries and Servicing

- 15.6.1 LP Policy T7 requires development proposals to facilitate safe, clean and efficient deliveries and servicing. LLP Policy T8 requires new development to make adequate provision for servicing appropriate to the scale, form and location of the development.
- 15.6.2 Deliveries and servicing would take place via a loading bay near the entrance to the site. The loading bay would be accessed from Dugard Way. Sufficient would be available for up to a 7.5T rigid vehicle to enter and exit the site in forward gear. This was the case for the appeal scheme and the Inspector had no objection in this respect.

Figure 62 - Tracking of a servicing vehicle entering the site in forward gear. The vehicle would also be able to exit in forward gear



- 15.6.3 Emergency vehicles and refuse vehicles would be permitted to drive through the site and exit onto Dante Road. This would be controlled by a retractable bollard controlled by the on-site 24 hour management. There would be no ingress into the site via Dante Road. It should be noted that vehicle access from Newington Butts/Kennington Park Road to Dante Road was restricted by emergency access only barrier in 2021. This protects Dante Road from through traffic and would make it very difficult for servicing vehicles to access the proposed development via Dante Road. Therefore, it is expected that servicing and delivery vehicles would make use of the strategic road network and Renfrew Road/Dugard Way when travelling to the site.
- 15.6.4 The number of expected servicing trips is based on information provided by TfL, which surveyed servicing trips at other existing developments elsewhere in London. This has been agreed with Lambeth's transport officers and the proposed servicing bay would be sufficient to accommodate the expected trips.
- 15.6.5 The proposed servicing arrangements meet the requirements of Policy T8. A more detailed delivery and servicing plan would be secured by condition.

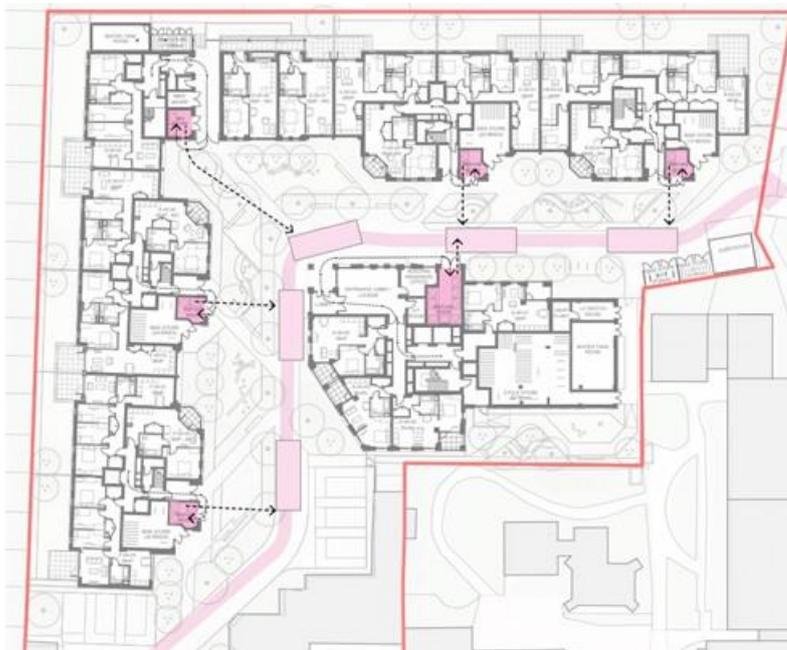
Figure 63 - Existing vehicle barrier on Dante Road



15.7 Waste and recycling

- 15.7.1 Waste and recycling would be kept in individual stores serving each block and the on-site management would move the bins from the stores to the collection points along the access way through the site. As mentioned above, refuse vehicles would enter via Dugard Way and would be permitted to exit via Dante Road. Concerns have been raised about refuse vehicles entering the site via Dugard Way, which requires vehicles to drive between the existing brick gate piers. In the appeal, the Inspector found that refuse vehicles already enter Dugard Way and that “there is no reason to suppose that this vehicular activity would be dangerous to residents or pedestrians on the route through the site”.
- 15.7.2 The proposed waste and recycling arrangements are acceptable. A waste management plan and a delivery and servicing plan would be required by conditions and they will set out in more detail about how refuse collection would be managed but the proposed arrangements comply with LLP Policies T7 and Q12.

Figure 64 – Refuse vehicle access and collection points



15.8 Network Impacts

- 15.8.1 LP Policy T4 states that transport assessments/statements should be submitted with development proposals to ensure that impacts on the capacity of the transport network are fully assessed. Where appropriate, mitigation will be secured to address adverse transport impacts. LLP Policy T1 states that development that generates a significant number of trips will be required to be located in an area

with an appropriate level of public transport accessibility and where public transport capacity can accommodate the proposed increase in the number of trips or be expanded accordingly.

Public transport

- 15.8.2 TfL have assessed the proposal and concluded that given the small number of peak trips predicted and the distribution across a range of public transport services, it is unlikely that there would be severe adverse impact on the public transport network.
- 15.8.3 London Underground tunnels run beneath the site and a condition would be imposed requiring details of tunnel safeguarding prior to commencement.

Highways

- 15.8.4 The proposed development would be car-free with the exception of five accessible parking spaces. Residential traffic is therefore expected to have negligible impact on the highway network. Similarly, servicing and delivery vehicles are mostly likely to use the strategic road network, as discussed earlier, and therefore there would be negligible impact on the highway network in this respect.

15.9 Mitigation and conclusion

- 15.9.1 The appeal scheme was considered acceptable in terms of transport impact. The proposed development is much reduced in size and proposes a similar access and servicing strategy and therefore it is likely to have a smaller impact than the appeal scheme. To address this impact, the following mitigation measures would be secured by condition or s106 agreement:
- Tunnel safeguarding
 - Construction Management Plan/Construction logistics plan
 - Delivery and servicing plan
 - Electric car charging points
 - Cycle charging points for at least 10 per cent of spaces
 - Travel Plan
 - Travel Plan monitoring fee - £6,800 (s106 obligation)
 - Parking permit-free designation (s106 obligation)
 - Free 3 year car club membership to first households (s106 obligation)
 - Free 3 year cycle hire membership to first households (s106 obligation)
 - Wayfinding signage contribution £16,000 (s106 obligation)
 - £100,000 contribution to Healthy Routes Network (s106 obligation)
 - £160,000 cycle docking station contribution (s106 obligation subject to confirmation from the GLA)
- 15.9.2 Subject to the above conditions and s106 obligations, the development would have an acceptable impact on the transport network and encourage travel by sustainable and active means.

16 LANDSCAPING, OPEN SPACE, GREENING AND TREES

16.1 Landscaping

- 16.1.1 LLP Policy Q9 supports development where landscaping is, among other things, fit for purpose, attractive, maximises opportunities for greening, considers pedestrian and cycle desire lines and provides strong boundary treatments.

- 16.1.2 Soft and hard landscaping would be provided through the site in a number of character areas. The central communal amenity area leading to Dante Road is called 'Woodland Walk'. It would provide a series of outdoor amenity and nature play spaces. The 'Arrival Space' would be mostly paved to accommodate the parking spaces and loading bay. The 'Secret Garden' is a garden to the south of Block A. It would provide a sunny, quiet garden area for residents of this building. The 'Private Gardens' are rear gardens serving the ground floor dwellings. They would provide a simple outdoor space with hedge planting.
- 16.1.3 Hard paving materials would be used for the areas expected to receive foot and vehicle traffic. It would be a feature paving that would have visual interest and allow for water permeability. All other areas would be soft landscaped in order to maximise greenery.
- 16.1.4 The planting strategy for the site seeks to ensure that there would be year-round interest with seasonal flowers, seed heads and coloured foliage. Fruiting and seeding species as well as those rich in nectar have been selected in order to support a diversity of fauna.
- 16.1.5 The proposed landscaping approach is logical and high quality. The detailed design would be secured by planning conditions and subject to these conditions, the development would comply with LLP Policy Q9.

Figure 65 - Landscaping character areas



Figure 66 - Illustrative landscaping plan



Figure 67 – Visualisation of landscaping seen from the servicing area looking north



Figure 68 – Visualisation of the landscaping at the centre of the site looking towards Block A



Figure 69 – Visualisation of the landscaping at the centre of the site looking at Block C and D



Figure 70 – Visualisation of the 'secret garden' behind Block A



16.2 Open Space

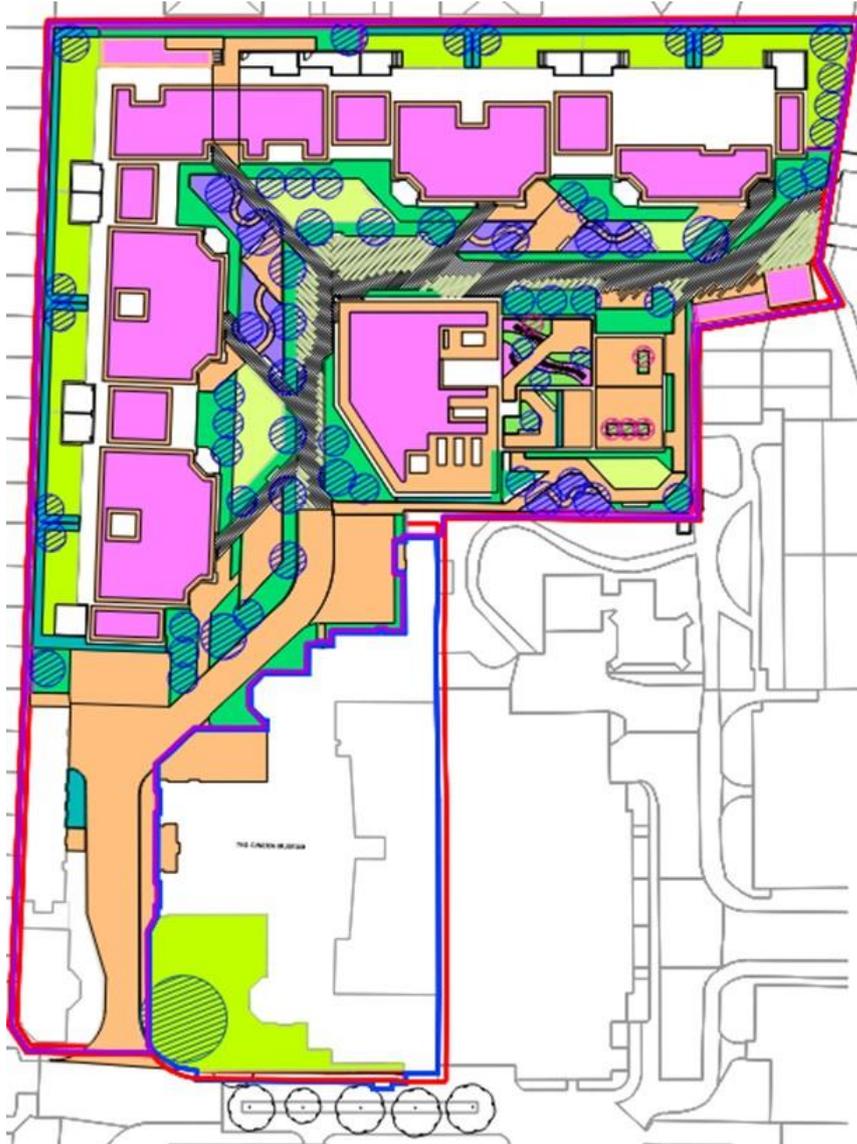
- 16.2.1 LP Policy G4 states that development proposals should not result in the loss of protected open space and create areas of publicly accessible open space where possible. LLP Policy EN1 states A that development that would result in the loss of existing public or private open space will not be supported unless one of three tests is met. It also requires major development proposals in areas of open space deficiency or access to nature deficiency to provide appropriate on-site provision or make financial contributions towards existing open space in the vicinity of the development.
- 16.2.2 The site is in an area of open space deficiency and access to Sites of Importance for Nature Conservation. The proposed development would not result in the loss of an existing open space.
- 16.2.3 The proposed development would provide amenity and playspace in excess of the minimum required by planning policy. It would have an 'excess' of 820sqm of amenity space and 92sqm of playspace. The space would be designed to be used for recreation and to support biodiversity. Consequently, the development would be able to meet its own open space needs and not place undue pressure on existing local open spaces.
- 16.2.4 The appeal scheme would have placed a greater demand on local open space but the Inspector did not find this unacceptable. The same conclusion would apply to the much smaller current proposal.
- 16.2.5 The proposed development is compliant with LP Policy G4.

16.3 Urban Greening

- 16.3.1 LP Policy G1 states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. LP Policy G5 goes on to state that this should be done by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- 16.3.2 LP Policy G5 refers to the Urban Greening Factor (UGF) as a means to measure the amount of urban greening a development includes. The target for predominantly residential developments is 0.4.
- 16.3.3 The proposed development has sought to maximise the extent of greenery across the site. However, the site boundary includes the Cinema Museum, which has only minimal greening and is being left untouched. This means that the Cinema Museum's low level of greening brings down the UGF of the entire site. Consequently, the proposed development would achieve a UGF of 0.38, which is just below the target 0.4. If the Cinema Museum was excluded, the development would achieve a UGF of 0.45, exceeding the minimum. Figure 71 shows the boundary of the Cinema Museum and the areas that contribute to the UGF.

- 16.3.4 This UGF would be achieved using flower-rich perennial planting, green roofs, trees, grass, climbing plants and permeable paving.
- 16.3.5 Given the area of the site that is being redeveloped exceeds the target UGF for residential development, it is considered that the amount of greening has been maximised and the development makes an appropriate contribution to urban greening in compliance with LP Policy G5.

Figure 71 - Plan showing areas that can count towards UGF. The boundary of Master's House (the Cinema Museum) is show in blue outline at the bottom of the image.



16.4 Trees

16.4.1 LP Policy G7 states that wherever possible, existing trees of value are retained. LLP Policy Q10 states that development will not be permitted that would result in the loss of trees of significant amenity, historic or ecological/habitat conservation value, or give rise to a threat, immediate or long term, to the continued wellbeing of such trees. Where it is imperative to remove trees, adequate replacement planting will be secured.

16.4.2 There are trees throughout the existing site. The arboricultural survey found the following trees:

- Category B – 24 trees
- Category C – 33 individual trees and two groups
- Category U – 2 trees

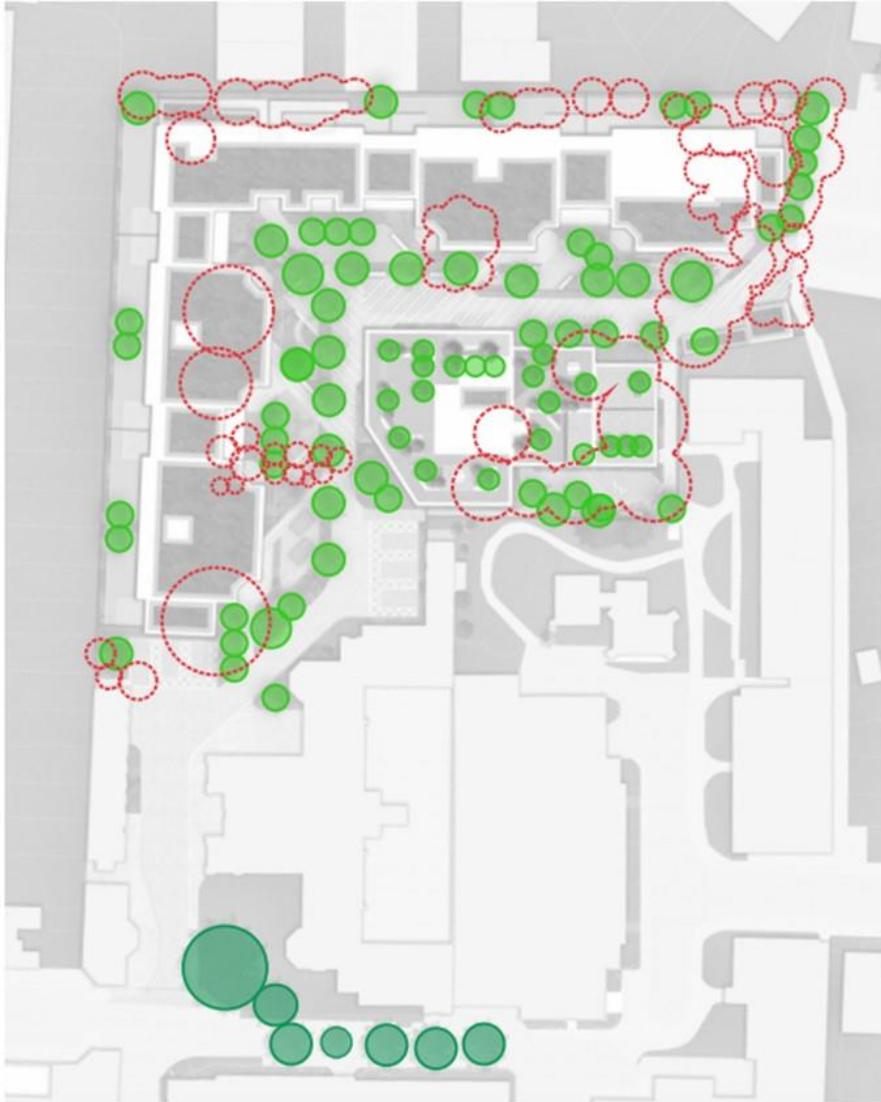
16.4.3 The proposed development will require all existing trees to be removed except two trees in front of the Cinema Museum. The number of tree removals is the result of the proliferation of trees within the limited confines of the site. The majority of trees to be removed are of young to early mature age and no high quality Category A trees would be removed.

16.4.4 LLP Policy Q10G states that “Where it is imperative to remove trees, adequate replacement planting will be secured”. In this instance it is considered imperative to remove the trees because any new

residential development on this site would need to sit above the known flood level and this would require the grade (i.e. height) of the site to be increased. This makes it unfeasible to retain existing trees, even along the site perimeter. A development that covered less of the site is likely to result in the removal of fewer trees but to achieve this while retaining the same the number of residential units would require increases in building height. This is because the lost floor area would need to be provided elsewhere in the development. If the number of units were reduced, the development would make a smaller contribution to both private and affordable housing supply, assuming the scheme would remain financially viable. It is therefore considered that the removal of the trees is imperative in this instance, having regard to Policy Q10G.

- 16.4.5 Policy Q10G states that “The amount and nature of the replacement planting will be based on the existing value of the benefits of the trees removed, calculated using cost/benefit tools such as i-tree or CAVAT as set out in LP Policy G7 C”. The CAVAT contribution would be spent on planting trees in the local area and would compensate for the loss of existing tree cover.
- 16.4.6 It should also be noted that the site has an existing consent to demolish the existing buildings and clear the site, including felling the existing trees (see section 4.1). This means that the trees could be removed without the need to obtain further consent.
- 16.4.7 The proposed development would include extensive replacement planting. 41 new trees are proposed in a variety of species. The proposed trees species are either native or suited to local growing conditions, would support biodiversity, provide year-round interest and planted in ways to maximise long term resilience. It is acknowledged that the number of trees is fewer than the number that would be removed. However, the landscaping scheme has sought to maximise the number of trees of appropriate species that can be planted on site while retaining usable open areas of soft landscaping.
- 16.4.8 Subject to the replacement tree planting and this CAVAT contribution, the development would be in compliance with LLP Policy Q10.

Figure 72 – Proposed tree removal and planting plan. Trees to be removed are in red, new trees are in green. The dark green trees towards the bottom are to be retained.



17 SUSTAINABLE DESIGN AND CLIMATE CHANGE

17.1 Energy Strategy

17.1.1 LP Policy SI2 states that major developments should be net-zero carbon. This means reducing greenhouse gas emissions in accordance with the following energy hierarchy:

- Be lean: use less energy and manage demand during operation
- Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
- Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
- Be seen: monitor, verify and report on energy performance

17.1.2 For applications submitted prior to 1 January 2023, the LP requires a carbon reduction on site of at least 35 per cent beyond Part L of the Building Regulations (2013).

17.1.3 The proposed development would achieve a carbon emission saving of 57 per cent against this 2013 using a combination of building efficiency, solar PV and ground source heat pumps. This is explained in more detail below.

Be lean

- 17.1.4 Developments are expected to achieve carbon reductions from energy efficiency measures to reduce energy demand as far as possible. The measures are those which reduce the demand for energy within buildings, without consuming energy in the process. These are the most robust and effective measures for reducing CO2 emissions as the performance of the solutions, such as thermal insulation, glazing and light transmittance, natural daylight and lighting strategies. These sorts of measures don't deteriorate significantly with time.
- 17.1.5 The development's demand for energy would be reduced through energy efficient building fabric (insulated walls, roofs and glazing) passive solar heating and solar gain control, low energy lighting, efficient mechanical plant and smart energy management systems. These measures would achieve a saving of 15 per cent against 2013 Building Regs, exceeding the 10 per cent required by LP Policy SI2.

Be clean

- 17.1.6 This stage of the energy hierarchy includes consideration of connection to available district heat networks, or the use of on-site heat networks and decentralised energy production in order to provide energy and reducing consumption from the national grid and gas networks, through the generation of electricity, heating and cooling on-site. This requirement overlaps with the assessment of the proposal against LP Policy SI3 and LLP Policy EN3 which require development to connect if feasible to decentralised energy supply.
- 17.1.7 The application site is remote from any existing heat network and the applicant has contacted the three nearest heat network operators (SELCHP, SBEG, and VNEB) about the feasibility of a connection. Both SELCHP and VNEB considered a connection would be unfeasible and while SBEG did not respond. The applicant also contacted EON about potential future networks in the area but EON advised that they do not intend to extend their network into the local area.
- 17.1.8 Officers accept that an immediate connection would not be feasible, but the development would be future proofed by having a district heating network connection built in. This would be secured by a s106 obligation, in compliance with LLP Policy EN3.

Be green

- 17.1.9 Policy SI2 of the LP states that major development should seek to reduce the site's carbon emissions through on-site renewable energy, to ensure that the proposed renewable system is appropriate to the location and does not significantly adversely affect the development, or local amenity of neighbourhoods, and the environment, including air quality.
- 17.1.10 Various renewable energy technologies were considered and ground source heat pumps and solar PV were deemed most appropriate. Ground source heat pumps operate similarly to air source heat pumps but use the ground as the source of heat, which is then amplified for space heating and hot water. Together these measures would achieve an additional 42 per cent carbon emissions saving.

Total saving

- 17.1.11 Using the above measures, the proposed development would achieve a carbon emission saving of 57 per cent against a Building Regulations 2013 baseline. As the application was submitted prior to 1 January 2023, the 2013 baseline is used.

Carbon offset

- 17.1.12 As the development would achieve 57 per cent on-site energy savings, the remaining 42 per cent required to achieve net-zero would need to be offset by a contribution towards the Council's carbon offset fund. For this development the contribution would be £134,520 based on the following calculation:

48.8 tonnes of carbon per year x 30 years x £95

- 17.1.13 This contribution would be secured by a s106 obligation. A condition would be imposed requiring the compliance with the energy strategy and allow for the submission of a new energy strategy if further savings can be achieved.

Be Seen

- 17.1.14 LP policy SI2 states that developments must “be seen: monitor, verify and report on energy performance” and that the move towards zero-carbon development requires comprehensive monitoring of energy demand and carbon emissions to ensure that planning commitments are being delivered.
- 17.1.15 Major developments are required to monitor and report on energy performance, such as by displaying a Display Energy Certificate (DEC), and reporting to the Mayor for at least five years via an online portal to enable the GLA to identify good practice and report on the operational performance of new development in London.
- 17.1.16 LP guidance in relation to energy states that applicants will be expected to consider the estimated costs to occupants of the energy assessment and outline how they are committed to protecting the consumer from high prices. In line with the energy hierarchy, applicants should prioritise energy demand reduction.
- 17.1.17 The process to be followed as part of the ‘Be Seen’ post construction monitoring requirement is another critical element of the energy hierarchy that will play an important role in keeping running costs low. The guidance sets out appropriate quality assurance mechanisms and commitments that should be considered as part of the energy strategy.
- 17.1.18 A monitoring scheme would be secured through the s106 agreement. It would monitor energy performance post-construction and the buildings’ systems would be tested and operated until optimal performance is maintained under automatic control and the building operator is confident to manage ongoing operation. Data will be passed to the Mayor’s post construction monitoring platform and live feedback to be provided to occupants and visitors to communicate how the building is performing
- 17.1.19 Subject to these provisions, the proposed energy strategy is acceptable having regard to LP Policy SI2 parts A to D.

17.2 Whole Life-Cycle Carbon Assessment

- 17.2.1 LP Policy SI2F requires development proposals that are referable to the Mayor to calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment (WLCA) and demonstrate actions taken to reduce life-cycle carbon emissions.
- 17.2.2 The submitted WLC assessment provides a summary of the concept design life cycle assessment for the proposed development. The assessment includes upstream and downstream processes needed to construct the building. This includes all energy, water and environmental burdens associated with the raw material mining and extraction, transport, manufacture, construction in-use maintenance/replacement, and end-of-development life activities.
- 17.2.3 The assessment includes the understanding of carbon associated with extraction of raw materials or energy and the release of substances back to the environment or to the point where the development no longer exists either during or at the end of the project's assumed 60 year life cycle. This time scale relates to the WLC and should not be confused with other time frames used for different energy related policies.
- 17.2.4 The Applicant has completed the spreadsheet provided by the GLA. The information submitted has been considered against the assessment criteria set out in the Whole Life-Cycle Carbon Assessments London Plan Guidance.

Criteria	Response
Completeness	The WLC assessment template been completed in full.
Technical quality	The WLC assessment uses the appropriate baseline, assessment tools and methodology set out in the guidance

Reduction in WLC emissions	<p>The development would achieve better results than the GLA benchmarks for whole life carbon based on the current design. The applicant has identified further opportunities to reduce whole life carbon missions such as:</p> <ul style="list-style-type: none"> • Reducing use of finishing materials • Considering deconstruction at design stage • Using more durable materials and having an effective maintenance regime to reduce the need for repair/replacement • Using recycled materials and recycling materials at end-of-life
Level of ambition	<p>The projected whole life carbon emissions would be better than the relevant GLA benchmarks and are close to achieving the aspirational benchmarks for some measures</p>

17.2.5 The GLA and the council's sustainability consultants have reviewed the submitted information and have deemed it sufficient for the application stage. A condition would be applied requiring an updated WLCA be submitted demonstrating how the design has been updated to reduce embodied carbon.

17.2.6 The proposed development is compliant with Policy SI2F.

Demolition

17.2.7 The existing Woodlands nursing home buildings were purpose built for nursing home accommodation in 1995. They are low rise buildings of no particular merit and much of the site consists of hard standing. Retention and refurbishment of the existing building would provide limited residential accommodation and the site would not be optimised.

17.2.8 A pre-demolition audit would be carried out prior to commencement to determine what materials could be salvaged from the existing building. This is discussed further below.

17.3 Waste and the Circular Economy

17.3.1 LP Policy SI7 requires a Circular Economy Statement (CES) to be submitted for all GLA referable applications, and LP policy D3 requires development proposals to integrate circular economy principles as part of the design process. LLP Policy EN7 supports the circular economy principles and the approach to driving waste management up the waste hierarchy in accordance with national and regional policy and targets, and in particular the efficient use of resources, the reuse of materials and resources, composting and the recovery of energy from materials.

17.3.2 The strategic approach for this development includes the following:

- Reusing brownfield land
- Recycling of materials salvaged from the demolition of existing structures
- Crushing and reusing salvaged brickwork and concrete to create temporary platforms for piling and other ground machinery during construction
- Reusing other brick and block work to be used off-site

- Using the timber from felled trees to create bark mulch, bug hotels, log piles in the proposed landscaping scheme
- Sustainable procurement
- ‘Lean’ design and minimising use of materials in the new development
- Longevity of materials to reduce the need for replacements
- Designing with future disassembly in mind

Demolition and construction waste

- 17.3.3 For demolition and construction waste LP Policy SI 7 and LLP Policy EN7 set a target of at least 95 per cent of construction, demolition and excavation waste being diverted from landfill. The submitted Circular Economy statement has committed to this target. An updated Circular Economy statement and site waste management plan would be required by condition that would set out a strategy to achieve this target. Demolition and construction waste would be sorted and reused, salvaged, recycled or composted on or off-site or returned to the supplier, wherever feasible.

Operational Waste

- 17.3.4 For waste generated by the ongoing use of the development, LP Policy SI7 sets a recycling target of 65 per cent. The submitted operational waste strategy commits to this target and an update waste management plan would be required by condition setting how in detail how waste and recycling would be managed.
- 17.3.5 The proposal would be in compliance with LP Policy SI7 and LLP Policy EN7.

17.4 Managing heat risk

- 17.4.1 LP Policy SI4 states that major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with a hierarchy that prioritises passive measures over active measures. LLP Policy EN4 requires development to be resilient to climate change by including appropriate climate change adaptation measures.
- 17.4.2 The proposed development has been assessed for overheating risk in various future weather scenarios: DSY01 (moderately warm summer), DSY02 (a short but intense warm spell) and DSY03 (a long but less intense warm spell). The testing showed that the scheme would pass DSY01 with some failures under DSY02 and no areas passing under DSY03. Accordingly, this has informed the passive design measures integrated into the façade design such as suitable glazing ratios and façade elements that minimise overheating in the sun. In accordance with the hierarchy, no active cooling is proposed in the development.
- 17.4.3 Should permission be granted and detailed design progress, the development would be further optimised to minimise the risk of overheating. A condition would be imposed requiring an updated overheating assessment be submitted for approval. The GLA and the council’s sustainability consultant have no objection to such a condition. The development is compliant with LP Policy SI4.

17.5 Water Efficiency

- 17.5.1 LP Policy SI5 states that through the use of planning conditions, developments should minimise the use of mains water. LLP Policy EN6 seeks to minimise water consumption and incorporate water re-use systems where practical.
- 17.5.2 The submitted sustainability statement confirms that the proposed dwellings will target a maximum indoor water consumption of 105 l/person/day. Water efficient fittings, water metering, greywater and rainwater recycling will be used to reduce water use. A condition would be applied requiring evidence that the targeted water usage rates have been achieved. Subject to this condition the development is compliant with LP Policy SI5 and LLP Policy EN6.

18 ECOLOGY AND BIODIVERSITY

18.1 Protected habitats and species

- 18.1.1 LP Policy G6 requires developments to manage impacts on biodiversity and aim to secure net biodiversity gain. Proposals which reduce deficiencies in access to nature should also be considered positively. LLP Policy EN1 seeks to prevent development that would result in loss, reduction in area or significant harm to the nature conservation value or biodiversity of an open space unless it can be adequately mitigated.
- 18.1.2 The application site is not an existing public open space, and it is not part of or adjacent to any existing Site of Importance for Nature Conservation (SINC) for Lambeth. Therefore, the development will not result in the loss or damage to either element. The submitted Ecological Impact Assessment (EclA) was of the required standard and had been undertaken by competent ecologists and followed the industry standard as to ecological surveys and assessments.
- 18.1.3 No evidence of roosting bats was found on site and there was no evidence that any buildings present on site were being utilised by bats. The EclA makes several recommendations for the development:
- Clearance of trees and vegetation outside of normal nesting bird season
 - Implementation of a detailed external lighting strategy, including details as to lighting types, locations and ecological impact mitigations, with all works on site undertaken during daylight hours to avoid adverse impacts on foraging and commuting bats
 - Native species to be planted in the landscaping scheme to support UK wildlife
 - Installation of five bat boxes in the new development
 - Incorporating green roofs and living walls where practical
- 18.1.4 Subject to conditions securing the above measures, the proposal is compliant with LP Policy G6 and LLP Policy EN1.

19 FLOOD RISK AND DRAINAGE

19.1 Flood Risk

- 19.1.1 LP Policy SI12 requires development proposals to ensure that flood risk is minimised and mitigated and that residual risk is addressed. This is continued in LLP Policy EN5.
- 19.1.2 The application is supported by a Flood Risk Assessment (FRA) prepared in accordance with NPPF requirements. It has been reviewed by the Environment Agency and the council as Lead Local Flood Authority (LLFA) and found acceptable. It identifies that the site is located in Flood Risk Zone 3, which has a more than 1 per cent chance of river flooding and more than 0.5 per cent chance of sea flooding in a year. However, the site receives protection from flooding from the Thames Barrier and the Thames river wall flood defences. The risk of flooding from other sources is low.
- 19.1.3 As the site is in an area at low risk of flooding from all sources, the sequential test under the NPPF is not required. However, as residential development is classified as “more vulnerable” development and it is proposed in Flood Risk Zone 3, the exception test must be applied. As set out in para. 164 of the NPPF, to pass the exception test it should be demonstrated that:
- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 19.1.4 In respect of (a), the development would reuse a brownfield site to provide 126 new high-quality homes and new affordable housing, designed and built to modern sustainability standards, in a location that is highly accessible.
- 19.1.5 In respect of (b), the development has been carefully designed with advice from the Environment Agency to be safe and not increase flood risk elsewhere. The main risks for the development would

be flooding from surface water during surface water drainage malfunction or during extreme rainfall events falling outside of design requirements, and flooding due to a breach of river defences. In response, the finished ground floor levels have been agreed with the Environment Agency so that they are no lower than 3.74m AOD, which would be above the expected flood level in a flooding event. A condition would be imposed ensuring floor levels are at the appropriate height.

19.1.6 The proposed development is therefore considered to meet the exception test.

19.2 Surface Water and Sustainable Drainage

19.2.1 LLP Policy EN6 and LP policy SI13 requires development to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so. They also require proposals to achieve greenfield run-off rates and adequately manage surface water run-off. LP policy SI13 further sets out a drainage hierarchy to ensure that run-off water is managed as close to its source as possible and gives preference to green over grey features.

19.2.2 The proposed drainage strategy is to use below ground cellular tanks, permeable paving and green roofs to reduce surface water runoff to 3.5 l/s, which is a 98 per cent reduction of the existing runoff rate. This is acceptable.

19.2.3 Conditions would be imposed requiring details of flood risk mitigation measures, surface water drainage and associated pipework as well as a management and maintenance plan for drainage system.

19.2.4 The proposed development is compliant with LLP Policy EN6 and LP Policy SI13.

20 ENVIRONMENTAL HEALTH

20.1 Air Quality

20.1.1 LP Policy SI1 requires development proposals to not lead to further deterioration of existing poor air quality, negatively affect compliance of legal air pollution limits or create unacceptable risk of high levels of exposure to poor air quality. To meet these requirement, Policy SI requires developments to be at least Air Quality Neutral, prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality. Lambeth's Local Plan states that it will apply Policy SI1 of the London Plan.

20.1.2 The potential sources of air pollution from the proposed development are road traffic movements associated with the development. The development would not include any CHP or other heat source emissions and instead would be heated by ground source heat pumps. The submitted air quality assessment concludes that the impact on air quality would be negligible and that the development would be Air Quality Neutral, as required by LP Policy SI1.

20.1.3 The proposed development would be acceptable in terms of air quality subject to the following conditions:

- On-site plant and machinery must comply with London NRMM emission standards
- Air quality and dust management plan

20.2 Wind Microclimate

20.2.1 LP Policy D9 states that the impact on wind from tall buildings should be addressed.

20.2.2 The application is supported by a wind and microclimate assessment that modelled the potential wind conditions within the development and in the local area. The assessment included winter conditions, when worst-case wind speeds are expected, and summer conditions. It found that ground level conditions would be suitable. However, mitigation measures would be required for the some of the roof terrace between Blocks C and D and the corner balconies at the north-west, north-east and south-east of Block A to ensure these spaces are safe and comfortable for users.

20.2.3 Various mitigation measures could be used including solid or porous screening, balustrades and planters. Should permission be granted, a condition would be imposed requiring the submission of a

wind mitigation scheme setting out these measures in detail. Subject to this, the development is compliant with LP Policy D9.

20.3 Ground Contamination

- 20.3.1 LP Policy SD1 requires boroughs in their decision making to take appropriate measures to deal with any contamination that may exist. LLP Policy EN4 requires adequate remedial treatment of any contaminated land to be undertaken before development can commence.
- 20.3.2 The submitted preliminary assessment indicates that the site has low to moderate potential for contamination based on the development history of the site. To mitigate the risk of harm, a condition is recommended required the submission of a site investigation scheme, remediation strategy and verification plan to be submitted for approval. Subject to these conditions, the risk of harm would
- 20.3.3 be mitigated in compliance with LLP Policy EN4. It recommends that further intrusive site investigation works and remediation are carried out.

21 FIRE SAFETY

- 21.1.1 LP Policy D12 requires developments to achieve the highest standards of fire safety.
- 21.1.2 The application is supported by a Fire Strategy and Fire Statement produced by a qualified engineer (Meng (Hons) CEng MIFireE).
- 21.1.3 The building has been designed to limit fire spread. The structure, walls, ceilings, doors and other elements of the building fabric would be designed with the required level of fire resistance. The buildings would have automatic fire detection and alarms, smoke ventilation, automatic fire suppression systems (sprinklers), emergency lighting and power.
- 21.1.4 The means of escape strategy has been based on only the dwelling of fire origin evacuating in the initial instance. An evacuation alert system is provided to all blocks and will allow an alarm signal to be sounded in other areas of the building should it be considered necessary to evacuate more than one dwelling. The doors and stair cores are of sufficient width to support evacuation capacity, even if all occupants evacuate simultaneously. Block A would have dual staircases to assist evacuation and allow for separate firefighting and evacuation movements.
- 21.1.5 Fire appliances would be able to access the development using the central spine route and would be able to park near the entrance to each block.
- 21.1.6 The submitted fire statement has been prepared by a qualified person and has addressed all the requirements of LP Policy D12.

Planning Gateway One

- 21.1.7 In August 2021 the government introduced measures to ensure fire safety matters are incorporated at the planning stage for scheme involving a relevant high-rise residential building. Plot B is a residential building and meets the height requirement for a relevant high-rise building. As such, in order to pass 'Planning Gateway One', it needs to be supported by an acceptable Fire Statement setting out fire safety consideration specific to the development. The Health and Safety Executive (HSE) is the statutory consultee on these matters.
- 21.1.8 The HSE have reviewed the proposed development (including each amendment made) and have no objection. The HSE welcomed the additional of a second staircase to Block A.

22 DESIGNING OUT CRIME

- 22.1.1 LP Policy D11 states that development should include measures to design out crime that (in proportion to the risk) deter terrorism, assist in the detection of terrorist activity and help mitigate its effects. Similarly, LLP Policy Q3 expects development to design out opportunistic crime, antisocial behaviour and fear of crime in a site-specific manner as well as address resilience to terrorism.
- 22.1.2 The proposed development has been developed with input by the Metropolitan Police. The communal areas, playspace and parking area would benefit from natural surveillance, the

boundaries between private and public spaces would be clearly defined and the pedestrian routes through the site would be easy to navigate, well-lit and have good visibility. The Metropolitan Police have reviewed the planning application and raise no objections subject to conditions ensuring compliance with Secured by Design requirements.

22.1.3 The proposed development is compliant with the above policies.

23 EMPLOYMENT AND SKILLS

23.1 Employment and Training

23.1.1 LP Policy E11 requires development proposals to support employment, skills development and apprenticeships and other education and training opportunities. This is supported by Policy ED15 of the LLP, which states that planning obligations should be used to secure employment opportunities and apprenticeships arising from major developments.

23.1.2 Policy ED15 requires major development proposals to include a site-specific Employment and Skills Plan that demonstrates how the applicant will make all reasonable endeavours to meet the following:

- (ii) A minimum of 25 per cent of all new jobs created by the development (in both the construction phase and for the first two years of end-use occupation of the development) to be secured by the Council for local residents.
- (iii) Developers to engage with local schools, colleges and/or community organisations to promote amongst young people the range of careers available, skills and qualifications needed for employment in the construction and commercial sectors of the end-use occupiers in place during the first two years of the development.

23.1.3 This employment and skills plan would be secured by s106 agreement.

23.1.4 LLP Policy ED15 also seeks a monetary contribution to help support those sections of the Lambeth workforce that are furthest from employment, having been out of work for a long period of time and/or having low levels of skills. The financial contributions will be used by the council to fund training and support to enable access to newly created employment opportunities arising from development. For this development the financial contribution would be £81,900 calculated using the formula in Annex 9A financial contribution would also be made in accordance with Annex 9 of the Local Plan. Subject to these obligations the development is in compliance with LP Policy E11 and LLP Policy ED15.

24 CONSTRUCTION IMPACTS

24.1.1 A framework construction environmental management plan (CEMP) has been submitted with the application. It sets out the general principles for how demolition and construction impacts would be mitigated.

Noise and vibration

24.1.2 There would be potential for noise and vibration disturbance during demolition and construction, particularly from piling activities. Accordingly, a detailed CEMP would be secured by condition. It would require measures such as acoustic screening, use of low impact construction techniques and plant, controlling noise generating behaviours, limiting noisy activities to these least sensitive times of the day, constant monitoring, among others. In addition, the CEMP will require the applicant to engage with nearby noise sensitive neighbours so that they are properly informed of all works.

24.1.3 Noisy construction work would be limited to normal construction hours: Monday to Friday 8am – 6pm; Saturday 8am – 1pm; on Sunday and Bank Holidays no work permitted where noise is audible at the site boundary. Certain construction activities may require extended working hours for reasons of engineering practicability, weather and safety. These would be agreed with the Council using the section 61 process under the Control of Pollution Act 1974.

Air quality

24.1.4 In order to manage impacts on air quality, an air quality and dust management plan (AQDMP) would be required as part of the CEMP. The AQDMP would require measures to be implemented such as

dust monitoring, dust screens and enclosures, watering down, covering of stockpiles and wheel washing. These measures would be supported by automatic continuous air quality monitoring. Any mobile machinery used on site would be required to meet the GLA's emissions standards.

Traffic

- 24.1.5 The submitted framework CEMP, states the existing access from Renfrew Road and Dugard Way would be used, where vehicles would arrive via the strategic road network. An emergency access only barrier prevents vehicles from arriving to the site via Dante Road. Construction vehicles travelling to the site would be expected to use the strategic road network as much as possible. No on-site parking for contractors would be provided on site and all nearby streets are within a CPZ so there would be no opportunity for contractors to park locally.
- 24.1.6 Contractors and suppliers would be required to be registered and compliant with the TfL FORS(Freight Operator Recognition Scheme) and the CLOCS (Construction Logistics and Community Safety) scheme, which are national safety standards for construction vehicles.

Community Liaison

- 24.1.7 The affected neighbours are expected to be existing residents neighbouring the site. Details of community liaison would be required as part of the CEMP and would include at least the following:
 - Early notification of upcoming works
 - Clear and prominent signage with contact details of the site manager
 - Detailed complaint handling process
- 24.1.8 The applicant and its contractors would also be required to sign up to Considerate Constructors Scheme.

Conclusion

- 24.1.9 Subject to securing the above mitigation measures through conditions, the impacts from demolition and construction would be acceptable having regard to LLP Policies Q2, T6 and T8 and LP Policy T4.

25 PLANNING OBLIGATIONS AND CIL

25.1 Planning Obligations

- 25.1.1 The LLP Policy D4 and Annex 9 sets out the Council's policy in relation to seeking planning obligations and the charging approaches for various types of obligation. For contributions that are not covered by Annex 10, the Council's approach to calculating contributions is guided by the Development Viability SPD (2017) and Affordable Workspace SPD (2022).
- 25.1.2 The planning obligations that are proposed are considered necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in kind and in scale to the development. They are therefore compliant with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010.
- 25.1.3 The proposed obligations to be secured through the S106 Agreement are as follows:

Topic	S106 Heads of Terms
Affordable housing	24% affordable housing by habitable room consisting of the following: <ul style="list-style-type: none"> <i>Low-cost rent</i> <ul style="list-style-type: none"> • 3 x 1-bed (London Affordable Rent) • 4 x 2-bed (London Affordable Rent)

	<ul style="list-style-type: none"> • 4 x 3-bed (Social Rent) • 2 x 4-bed (Social Rent) <p><i>Intermediate</i></p> <ul style="list-style-type: none"> • 3 x 1-bed (Share Ownership) • 3 x 2-bed (Shared Ownership) • 1 x 3-bed (Shared Ownership) <p>Early and Late Stage reviews</p>
Employment & skills	<p>Employment and skills plan demonstrating how the applicant will make all reasonable endeavours to meet the following</p> <ul style="list-style-type: none"> (i) A minimum of 25 per cent of all new jobs created by the development (in both the construction phase and for the first two years of end-use occupation of the development) to be secured by the Council for local residents. (ii) Developers to engage with local schools, colleges and/or community organisations to promote amongst young people the range of careers available, skills and qualifications needed for employment in the construction and commercial sectors of the end-use occupiers in place during the first two years of the development. <p>A financial contribution of £81,900 to fund training and support to enable access to newly created employment opportunities arising from development and help support those sections of the Lambeth workforce that are furthest from employment, having been out of work for a long period of time and/or having low levels of skills</p>
Transport	<ul style="list-style-type: none"> • Parking permit free designation • Free 3-year Car Club Membership for each dwelling • Free 3-year cycle hire membership for each dwelling • Travel Plan • Travel Plan Monitoring fee – £6,800 • Wayfinding signage contribution – £16,000 • Cycle docking station contribution – £160,000 (subject to confirmation from the GLA) • Healthy Routes contribution – £100,000 • S278 agreement for any required highway works
Climate change	<ul style="list-style-type: none"> • Carbon offset contribution of £278,160 unless varied by an updated energy statement • Securing a connection to a future decentralised energy network • 'Be Seen' post construction monitoring information
Trees	<ul style="list-style-type: none"> • CAVAT based contribution of to compensate for lost trees and to be spent on planting of new trees in local area
Other	<ul style="list-style-type: none"> • Considerate Constructors Scheme
Monitoring	<ul style="list-style-type: none"> • Monitoring fee of £31,803

25.2 CIL

25.2.1 If the application is approved and the development is implemented, a liability to pay the Lambeth Community Infrastructure Levy (CIL) will arise. For this development, the estimated CIL liability is as follows:

- £232,418 of Mayoral CIL
- £1,347,663 of Lambeth CIL

25.2.2 Expenditure of the majority of a future CIL receipt will be applied towards Borough infrastructure needs in accordance with the applicable policies and procedures relating to expenditure decisions.

25.2.3 Allocation of CIL monies to particular infrastructure projects is not a matter for consideration in the determination of planning applications. Separate governance arrangements are being put in place for Borough Infrastructure needs.

26 EQUALITY DUTY AND HUMAN RIGHTS

26.1.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

26.1.2 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact have been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.

26.1.3 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest.

26.1.4 The former nursing home has been decommissioned and the Cinema Museum will remain. Therefore, there would be no displacement of existing occupants and therefore no associated equalities or human rights impacts. It is considered that the proposal does not raise any other particular equalities or human rights issues.

26.1.5 The recommendation is considered appropriate in upholding the council's adopted policies and is not outweighed by any engaged rights.

27 PLANNING BALANCE AND CONCLUSION

27.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Under s70(2) of the Town and Country Planning Act 1990, the decision-maker needs to have regard to the provisions of the development plan and any other material considerations.

27.1.2 When considering whether there is a departure from the development plan, the policies comprising the development plan need to be looked at as a whole.

27.2 Compliance with the development plan

27.2.1 The assessment in this report has found that the proposed development is compliant with all relevant policies in the development plan except the following:

London Plan 2021

- Policy HC1 'Heritage conservation and growth' due to the identified harm to the significance of heritage assets

Lambeth Local Plan 2021

- Policy Q20 ‘Statutory listed buildings’ due to the identified low degree of less than substantial harm to the significance of Master’s House (Grade II) and the Water Tower (Grade II)
- Policy Q22 ‘Conservation areas’ due to the identified low degree of less than substantial harm to the significance of the Renfrew Road Conservation Area and Walcot Conservation Area

27.2.2 In terms of the compliance with the development plan, officers consider that in view of the nature and extent of the identified non-compliances with the above policies of the development plan, that the proposed development is still in compliance with the development plan as a whole.

27.3 Other material considerations

Public benefits

27.3.1 Officers consider the application would offer the following public benefits:

- 126 high quality and sustainable homes including 24% affordable housing by habitable room (of which 65 per cent would be low-cost rent)
- Optimisation of the development potential of the site and making effective use of land by reusing previously developed land
- Employment and skills and economic activity during construction phase

27.3.2 The weight attached by officers to the public benefits offered by the proposal are discussed below.

New dwellings

27.3.3 The new market and affordable dwellings would contribute to Lambeth’s and London’s housing supply in accordance with LP Policy H1 and LP Policy H1. Given the demand for housing in London, new dwellings would be a clear and substantial benefit of the proposed development and substantial weight is given to this benefit.

Regeneration

27.3.4 The proposal would make effective use of land by reusing previously developed land to deliver comprehensive regeneration. The site is also located in a sustainable location that is highly accessible by public transport with good cycling and pedestrian links. The NPPF advises that substantial weight should be given to value of using suitable brownfield land within settlements for homes and other identified needs. Consequently, substantial weight is given to this benefit.

Employment and skills and economic activity

27.3.5 Construction of the proposed development would support new employment opportunities and increase economic activity in the borough in accordance with LP Policy E11 and LLP Policy E15. Moderate weight is given to this benefit.

27.4 Heritage balance

27.4.1 The proposed development would result in harm to the significance of the following heritage assets.

Heritage Asset	Effect
Master’s House (Grade II)	low degree of less than substantial harm
Water Tower (Grade II)	low degree of less than substantial harm
Renfrew Road Conservation Area	low degree of less than substantial harm
Walcot Conservation Area	low degree of less than substantial harm

27.4.2 Taken together, the harm to designated heritage assets would be a low degree of less than substantial harm.

27.4.3 As noted in this report, both HE and GLA found harm to a different set of heritage assets.

27.4.4 HE identified “some harm” to following assets, and this harm is understood to be less than substantial harm:

- Master’s House
- Water Tower
- Former Lambeth Magistrate’s Court
- Renfrew Road Conservation Area

27.4.5 This differs to officer advice by describing the harm as “some harm” and identifying harm to the Former Lambeth Magistrate’s Court where officers found no harm.

27.4.6 The GLA found less than substantial harm to the following assets:

- Master’s House
- Water Tower
- Former Lambeth Magistrate’s Court
- Renfrew Road Conservation Area
- Elliott’s Row Conservation Area
- West Square Conservation Area
- Walcot Conservation Area

27.4.7 Officers consider that overall, the public benefits of the proposal should be given substantial weight and that this weight is sufficient to outweigh the less than substantial harm to designated heritage assets identified, having given that harm great weight.

27.4.8 In officers’ assessment, the benefits of the scheme are sufficiently weighty as to mean that if HE’s or the GLA’s analysis of the heritage harm to designated heritage assets were to be preferred to officers’ assessment, the public benefits would, giving that more extensive harm great weight, still outweigh the more extensive harm identified by HE and the GLA. It would be for Members to satisfy themselves of this, taking into account the nature and extent of the harms arising in HE’s and the GLA’s assessments.

27.4.9 In relation to designated heritage assets, therefore, officers are satisfied that paragraph 202 of the NPPF would be complied with if planning permission were to be granted.

Application of the NPPF to other matters

27.4.10 The NPPF is relevant to this application on matters other than heritage. Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking, this means “approving development proposals that accord with an up-to-date development plan without delay”. Compliance with other paragraphs of the NPPF is discussed below.

27.4.11 The development would boost housing supply in accordance with para. 60 and provide affordable homes on-site in compliance with para. 63.

27.4.12 In compliance with para. 92, the development would support healthy, inclusive and safe places by providing easy pedestrian and cycle connections, supporting active travel, providing active street frontages, providing amenity and play space and being designed in a way to reduce crime and disorder.

27.4.13 In compliance with para. 110, the development promotes sustainable transport modes, provides safe and suitable access to the site for all users, includes streets of acceptable design and mitigates significant transport impacts to an acceptable degree. In compliance with para. 112, the development would give priority first to pedestrians and cycle movements, then to public transport; address the needs of people with disabilities and reduced mobility; create a safe, secure and attractive place; allow for efficient servicing and is designed to enable the charging of low emission vehicles. In compliance with para. 113, the development is supported by an acceptable transport assessment and draft travel plan.

27.4.14 In compliance with para. 120, the development would deliver multiple benefits from urban land and re-use suitable brownfield land. In compliance with para. 124, the development would make efficient use of land.

27.4.15 In compliance with para.130, the development would function well and add to the overall quality of the area, be visually attractive, establish a strong sense of place, optimise the potential of the site and create a safe, inclusive and accessible place. Para. 130(c) seeks development that is “sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”. The development has been sensitively designed in relation to local character and history but as noted earlier, there would be residual harm to heritage assets.

27.4.16 In compliance with para. 131, the development makes adequate provision for the planting of new trees, their maintenance and the protection of retained trees.

27.4.17 In compliance with para. 157, the development would comply with relevant policies on decentralised energy and minimise energy consumption. The development would adequately address flood risk in compliance with para. 159, 162, 166 and 167 and incorporate sustainable drainage systems in compliance with para. 169.

27.4.18 In compliance with paragraph 183, the development would adequately address ground conditions and potential pollution and in compliance with paragraph 185, the development takes adequate account the likely effects of pollution on health and living conditions. The development would also adequately address air quality in compliance with paragraph 186.

27.5 Conclusion on the planning balance

27.5.1 The proposed development is for the redevelopment of the former Woodlands and Master’s House site retaining the Master’s House and associated ancillary buildings for the erection of a central residential block ranging in height from three to 14 storeys, and peripheral development of 2-4 storeys in height, to provide 126 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.

27.5.2 Officers conclude that the proposal complies with the development plan as a whole, and the public benefits of the proposal are considered to outweigh the identified harm to the four designated heritage assets noted in the assessment.

27.5.3 Officers therefore recommend that the application be approved subject to conditions and s106 legal agreement.

28 PROCEDURAL MATTERS

28.1 Summary

28.1.1 The application is referable to the Mayor under the provisions of the Town and Country Planning (Mayor of London) Order 2008. The application has been referred to the Mayor at ‘Stage 1’. Before Lambeth can issue a decision on this application it will need to refer the application again to the Mayor at Stage 2; at which point the Mayor will have the opportunity to elect to become determining authority, direct refusal, or allow Lambeth to proceed and issue the decision in line with its resolution.

29 RECOMMENDATION

30 Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 containing the planning obligations as set out in this report, addendums and/or PAC minutes and subject to referral to the Mayor of London.

30.1.1 Agree to delegate authority to the Director of Planning, Transport and Sustainability to:

- Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and
- Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990.

30.1.2 In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Director of Planning, Transport and Sustainability, having regard to the heads of terms set out in this report, addendums and/or PAC minutes, to negotiate and

complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to meet the requirement of the Planning Inspector.

- 30.1.3 In the event that the Section 106 Agreement is not completed within six months of committee, delegated authority is given to the Director of Planning, Transport and Sustainability to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions identified in this report, addendums and/or the PAC minutes.

APPENDICES

Appendix 1: Draft Decision Notice

Appendix 2: List of consultees (statutory and Other Consultees)

Appendix 3: List of relevant policies in London Plan, Lambeth Local Plan. Reference to SPGs, SPD and other relevant guidance

Appendix 4: Other relevant Plans and Photos

APPENDIX 1 – DRAFT DECISION NOTICE

Your Ref:

Our Ref: 21/04356/FUL



Neil Sams

c/o Donald Considine

One America Street

London

SE1 0NE

DRAFT DECISION NOTICE

Dear Neil Sams

TOWN AND COUNTRY PLANNING ACT 1990.

PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below **subject to any conditions imposed** therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the statutory provisions your attention is drawn to the statement of Applicant's Rights and General Information attached.

Application Number: 21/04356/FUL **Date of Application:** 02.11.2021 **Date of Decision:**

Proposed Development At: Woodlands Nursing Home 1 Dugard Way London LONDON SE11 4TH

For: Redevelopment of the former Woodlands and Masters House site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a central residential block ranging in height from three to 14 storeys, and peripheral development of 2-4 storeys in height, to provide residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.

REASON FOR RECONSULTATION:

- Amendment to plans to show second staircase in Block A
- Amendment to dwelling size mix

Information for the purposes of consultation: The development would include 126 residential units comprising 26 x studio, 41 x 1-bed, 50 x 2-bed, 7 x 3-bed units and 2 x 4-bed units

Approved Plans

LSK-GRID-ZZ-ZZ-DR-A-PL001 P01;LSK-GRID-ZZ-ZZ-DR-A-PL010 P01;LSK-GRID-ZZ-ZZ-DR-A-PL011 P01;LSK-GRID-ZZ-ZZ-DR-A-PL012 P01;LSK-GRID-ZZ-ZZ-DR-A-PL030 P01;LSK-GRID-ZZ-ZZ-DR-A-PL031 P01;LSK-GRID-00-GF-DR-A-PL100 P04;LSK-GRID-00-01-DR-A-PL101 P04;LSK-GRID-00-02-DR-A-PL102 P03;LSK-GRID-00-03-DR-A-PL103 P04;LSK-GRID-00-05-DR-A-PL105 P04;LSK-GRID-00-06-DR-A-PL106 P04;LSK-GRID-00-07-DR-A-PL107 P04;LSK-GRID-00-08-DR-A-PL108 P03;LSK-GRID-00-09-DR-A-PL109 P03;LSK-GRID-00-10-DR-A-PL110 P03;LSK-GRID-00-11-DR-A-PL111 P03;LSK-GRID-00-12-DR-A-PL112 P03;LSK-GRID-00-13-DR-A-PL113 P03;LSK-GRID-00-14-DR-A-PL114 P03;LSK-GRID-00-ZZ-DR-A-PL300 P04;LSK-GRID-00-ZZ-DR-A-PL301 P04;LSK-GRID-00-ZZ-DR-A-PL302 P03;LSK-GRID-00-ZZ-DR-A-PL303 P03;LSK-GRID-00-ZZ-DR-A-PL304 P03;LSK-GRID-00-ZZ-DR-A-PL305 P03;LSK-GRID-00-ZZ-DR-A-PL306 P03;LSK-GRID-00-ZZ-DR-A-PL307 P03;LSK-GRID-00-GF-DR-A-PL100 DRAFT;LSK-GRID-00-04-DR-A-PL104 DRAFT;LSK-GRID-00-05-DR-A-PL105 DRAFT;LSK-GRID-00-ZZ-DR-A-PL300 DRAFT;LSK-GRID-00-ZZ-DR-A-PL301 DRAFT;LSK-GRID-00-ZZ-DR-A-PL302 DRAFT;D3055-FAB-00-XX-DR-L-4001-P01;D3055-FAB-00-XX-DR-L-4002-P02;D3055-FAB-00-XX-DR-L-3010 P01;Design and Access Statement 21.10.2022;Energy Assessment Rev 5;Updated Internal Daylight Analysis y Point2 dated 4.04.2023;Circular Economy Spreadsheet 10.05.2023;Apartment Type Schedule Rev Q 24.05.2023;Circular Economy Statement May 2023;Whole Life Carbon Spreadsheet 25.03.2023;Residential Tenure Plan May 2013;Design Note - 21017/08/DN003;Letter from Equals dated 28.11.2023;London Plan Fire Statement Rev MA21083 02;Fire Strategy Addendum and Outline Strategy 24.02.2023;GLA Carbon Emission Report Spreadsheet;Introduction of Second Stair Addendum;Planning Statement Addendum;Daikin Altherma ground source heat pump;Financial Viability Assessment Addendum;Air Quality Assessment August 2022;Archaeological & Heritage Assessment August 2022;Construction Environmental Management Plan August 2022;Wind Microclimate Assessment August 2022;Landscape Strategy August 2022;(Built) Heritage, Townscape And Visual Impact Assessment AugAcoustic Report August 2022; Whole Life Carbon Assessment AuFRA and Drainage Strategy August 2022;DLSL and Overshadowing Report August 2022Preliminary Site Assessment July 2019;Fire Strategy & Statement Addendum August 2022;Planning Statement August 2022;Financial Viability Assessment 27.10.2021;Transport Statement August 2022;Delivery & Servicing Management Plan August 2022;Residential Travel Plan August 2022;Sustainability Statement August 2022;Ecological Appraisal and Bat Survey August 2021;Statement of Community Involvement October 2021;Rapid Health Impact Assessment Matrix October 2019;Arboriculture Impact Assessment and Method Statement2021.

1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

2 The development hereby permitted shall be carried out in accordance with the approved drawings listed in this decision notice, other than where those details are altered pursuant to the requirements of the conditions of this planning permission.

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

3 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organization to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To identify assets of archaeological significance and use this information to avoid harm or minimise it through appropriate mitigation (Policy HC1 of the London Plan and Policy Q23 of the Lambeth Local Plan 2021). This condition is required prior to commencement to ensure that construction work does not disturb archaeological assets.

4 The development hereby permitted shall not commence until a Pre-demolition audit is completed and submitted to and approved in writing by the local planning authority. The pre-demolition audit shall be carried out in accordance with the Circular Economy Statements LPG March 2022.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials (Policy SI 7 of the London Plan 2022). This condition is required prior to commencement to ensure that the demolition audit takes place prior to demolition.

5 The development hereby permitted shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Detailed Site logistics arrangements;
- v. Details regarding traffic routing, parking, deliveries, and storage;
- vi. Frequency and timing of deliveries;
- vii. Pedestrian and cyclist safety measures;
- viii. An Air Quality and Dust Management Plan (AQDMP) in accordance with Control of Dust and Emissions during Construction and Demolition SPG 2014;
- ix. Noise and vibration controls, vibration limits and a monitoring programme (in compliance with BS 5228-1:2009+A1:2014) plus a commitment to undertaking assessments prior to any out-of-hours work with mitigation measures agreed with the London Borough of Lambeth;
- x. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- xi. Community Liaison Strategy (CLS) setting out communication and engagement procedures with the London Borough of Lambeth, Ward Members, key local stakeholders and the local community regarding key demolition and construction issues.
- xii. Engagement with the Elephant and Castle Development Forum

The development shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally, and to avoid unnecessary hazard and obstruction to the public highway (Policies EN4 (Sustainable Design and Construction), EN7 (Sustainable Waste Management) & T8 (Servicing) - Lambeth Local Plan 2021). This is required prior to construction to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity during the whole of the construction period.

6 Unless otherwise agreed in writing by the local planning authority no development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site, including asbestos and unexploded ordnance, have been submitted to and approved in writing by the local planning authority:

- i. A site investigation scheme, based on previous findings to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- ii. The site investigation results and the detailed risk assessment resulting from i);
- iii. An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall thereafter be implemented in accordance with the details and measures approved.

Reason: Development must not commence before relevant parts of this condition are discharged to safeguard future users or occupiers of this site and the wider environment from irreversible risks and to demonstrate that any work has been carried out effectively and the environmental risks have been satisfactorily managed ((section 2.1.8 of the London Plan (2021) and EN4 of the Lambeth Local Plan (2021)).

7 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To safeguard future users or occupiers of this site and the wider environment from irreversible risks and to demonstrate that any work has been carried out effectively and the environmental risks have been satisfactorily managed ((section 2.1.8 of the London Plan (2021) and EN4 of the Lambeth Local Plan (2021)).

8 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To safeguard future users or occupiers of this site and the wider environment from irreversible risks and to demonstrate that any work has been carried out effectively and the environmental risks have been satisfactorily managed ((section 2.1.8 of the London Plan (2021) and EN4 of the Lambeth Local Plan (2021)).

9 No impact piling or other penetrative foundation work shall take place until a Piling Method Statement (PMS) has been submitted to and approved in writing by the local planning authority. The PMS shall include details of

- (a) the depth and type of piling to be undertaken;
- (b) the methodology to be carried out in relation to such piling;
- (c) measures to prevent and minimise the potential for damage to subsurface water infrastructure;
- (d) measures to ensure that there is no unacceptable risk to groundwater as a result of the work; and (e) a programme for the works. Development shall be carried out in accordance with the approved PMS.

Reason: To ensure that any piling works would not unduly impact upon the local underground sewerage utility infrastructure and in order to avoid adverse environmental impact upon the community. (Policies EN5 and EN6 of Lambeth Local Plan 2021).

10 The development hereby permitted shall not be commenced until detailed design and method statements for each stage of the development (in consultation with London Underground) have been submitted to and approved in writing by the local planning authority which:

- o provide demolition and construction details including all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent),
- o accommodate the location of the existing London Underground structures and tunnels
- o accommodate ground movement arising from the construction thereof
- o and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of

this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021 Policy T3.

11 No development shall commence on site until a detailed design for the flood risk mitigation measures, surface water drainage system and associated pipework presented in the FRA & Drainage Strategy (Document Ref: 9678-PTA-XX-XX-RP-C-9071 Revision: P02) has been submitted to and approved in writing by the Local Planning Authority. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and in the interests of securing a more sustainable development and to reduce the impact of flooding both to and from the development and third parties in accordance with Policy SI 12 and 13 of the London Plan (2021) and Policy EN5 and EN6 of the Lambeth Local Plan (2021).

12 Upon completing the construction of the development or phase, the development or phase shall not be brought in to use/occupied until a management and maintenance plan of the final or phased surface water management system and associated pipework has been provided for approval by the Local Planning Authority. The plans must consider the management and maintenance for the lifetime of the development which shall include the arrangements made to secure the operation of the scheme. The approved plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure there are clear arrangements in place for ongoing maintenance over the lifetime of the development (Policy SI 12 and 13 of the London Plan (2021) and Policy EN5 and EN6 of the Lambeth Local Plan (2021)).

13 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage in to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants (Lambeth Local Plan Policy 2021 EN6)

14 Prior to commencement, a follow-up ecological assessment shall be carried by a qualified person to identify if any of the original findings and conclusions have changed as a result of any changes in habitats found on-site any changes in the presence/absence of protected species such as nesting birds and roosting bats. The development shall be carried out in accordance with the recommendations of the updated assessment.

Reason: In order to minimise harm to protected species in the interest of biodiversity (Policy EN1 of the Lambeth Local Plan 2021)

15 Prior to above ground construction works, a scheme of mitigation of the impact of the development hereby permitted on local wind microclimate shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommended mitigation measures set out in the Pedestrian Level Wind Microclimate Assessment reference RWDI #2104656 dated 19th August 2022. The scheme shall ensure that all external spaces achieve the relevant standards set out in the Lawson Comfort Criteria, allowing for cumulative development and including mitigation of any identified off-site impacts. The scheme of mitigation shall be implemented in accordance with the approved details and mitigation measures, and they shall be fully installed prior to occupation and permanently retained and maintained for the duration of the use and their operation.

Reason: To protect the amenities of future residential occupiers and the surrounding area (Policy Q2 of the Lambeth Local Plan (2021)).

16 Notwithstanding any indication on the drawings hereby approved, no above ground construction of the development shall take place until drawings at 1:10 scale (including sections) or at another scale agreed by the Local Planning Authority showing all external construction detailing of that part of the development has been submitted to and approved by the Local Planning Authority in writing.

The drawings shall include details of:

- a) the façade of the building(s) including details of ground and first floor.
- b) main entrances including canopies
- c) balconies and terrace including balustrades
- d) boundary treatments
- e) soffits, screens, vents and copings
- f) roof and parapet including detailed design of plant
- g) windows and doors, including service entrances
- h) signage strategy
- i) lighting strategy for building
- j) rainwater pipes in external elevations
- k) photovoltaic panels
- l) window cleaning apparatus

The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area along with setting of the nearby conservation areas (Policies Q6, Q7, Q8, Q22 and Q26 of the Lambeth Local Plan 2021).

17 Notwithstanding any indication on the drawings hereby approved, no above ground construction of the development shall take place until details of privacy screening and balustrades have been submitted to and approved in writing by the Local Planning Authority in writing. The details shall include the following:

- o Screening at the rear of Block D
- o Screening to adjoining/adjacent balconies in Blocks B to F incl.
- o Side (east) facing screening to balconies on Block A
- o Enclosures to the roof terraces on Block A

drawings at 1:10 scale (including sections) or at another scale agreed by the Local Planning Authority showing all external construction detailing of that part of the development has been submitted to and approved.

18 Prior to their installation, the following details of the materials to be used in the external elevations of that part of each plot shall be provided to and approved in writing by the local planning authority. The development of each plot shall be carried out in accordance with the approved details. The following details are required:

- i. a specification schedule of the materials
- ii. a sample panel to be provided on site or at another appropriate location
- iii. a photographic record of the sample panels, taken on site (or another appropriate location as mentioned in ii) at midday

Reason: To ensure that the external appearance of each plot building is satisfactory (Policies Q2, Q7 and Q8 of the London Borough of Lambeth Local Plan 2021).

19 Prior to the commencement of building works above ground of the relevant part of the development, full details of any internal and external plant equipment and trunking, including building services plant, ventilation and filtration equipment and commercial kitchen exhaust ducting / ventilation, shall be submitted to and approved in writing by the Local Planning Authority. All flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained in accordance with the manufacturer's instructions.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future residential occupiers or of the area generally (Policy Q2 (Amenity) - Lambeth Local Plan 2021).

20 Prior to commencement of each building detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness. (London Plan 2021 Policy SI 6 and Local Plan 2021 Policy T9).

21 Prior to the commencement of the hard and soft landscaping works, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be submitted:

- i. The quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted.
- ii. An indication of how all trees and shrubs integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection.
- iii. Specification of which shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape.
- iv. Specification of hard landscaping including materials, ground coverage, street furniture, cycle parking stands, features to assist vision impaired pedestrians, refuse and disposal points, lighting of external public areas, vehicle crossover points, bollards and all other outside features with finished ground levels and site wide topographical levels.
- v. The design and treatment of boundary features.
- vi. Details of the ecological mitigation and enhancement measures set out in the Woodlands Kennington, Ecological Appraisal and Bat Survey Report dated August 2021.
- vii. Details of the maintenance of the hard and soft landscaping scheme.

All trees, shrubs and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The approved hard and soft landscaping scheme for each plot shall be installed in accordance with the approved details prior to first occupation of the development, or, for soft landscaping, within the first available planting season thereafter, unless otherwise agreed in writing.

Reason: In order to ensure high quality hard and soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (Policies Q2, Q9 and Q10 of the Lambeth Local Plan 2021).

22 Prior to the implementation of the landscaping scheme, a horticultural management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how the planting will be managed for a minimum of five years to ensure full and successful establishment of plants and trees. The plans shall identify all areas that will be under communal management and clearly specify that properly qualified horticulturists will be contracted to manage the site. The planting for each plot shall be thereafter managed in accordance with the approved management plan.

Reason: In order to ensure the long term successful establishment of the planting in the interests of ecology and visual amenity (Policy Q9 of Lambeth Local Plan 2021).

23 Any trees, shrubs or hedges included in the approved landscaping scheme that die, are removed, become seriously damaged or diseased, within ten years of planting, shall be replaced within six months of death, removal, damage or disease, or the first available planting season thereafter.

Reason: In order to ensure long term retention of the landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (Policies Q6, Q9 and Q10 of the Lambeth Local Plan 2021).

24 Prior to commencement of relevant works, a detailed specification of the green roofs shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the quantity, size, species, position and the proposed time of planting of all elements of the green roofs, together with details of their anticipated routine maintenance and protection. The green roofs shall be thereafter maintained in accordance with the approved details for the lifetime of the development.

Reason: In order to promote biodiversity and rainwater attenuation on the site. (Policy G1, G5, SI 2 and SI 13 of the London Plan (2021) and policies EN1, EN4, EN5, EN6 and Q9 of the Lambeth Local Plan (2021)).

25 If within 5 years of the installation of the green roof any planting forming part of the green roof shall die, be removed, or become seriously damaged or diseased, then this planting shall be replaced in the next planting season with planting of a similar size and species.

Reason: To safeguard the visual amenities of the area and to ensure that the development has an acceptable level of sustainability and biodiversity and to mitigate the impact on flood risk (Policy G1, G5, SI 2

and SI 13 of the London Plan (2021) and Policy EN1, EN4, EN5, EN6 and Q9 of the Lambeth Local Plan (2021).

26 Prior to the installation of the relevant works for Plot B, details of the on-site playspace and play equipment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained permanently thereafter. The playspace and equipment shall be made available for use prior to the occupation of Plot B.

Reason: To provide sufficient playspace for the residential element (Policy S4 of the London Plan 2021).

27 Prior to above ground construction, an Overheating Assessment shall be submitted to and approved in writing by the Local Planning Authority showing that the cooling hierarchy has been applied in the design of the cooling systems to the non-residential spaces. The Overheating analysis should demonstrate that the residential analysis achieves compliance using CIBSE TM59 and that CIBSE TM49 has been considered.

Reason: To manage heat risk (London Plan 2021 Policy SI 4).

28 Prior to the commencement of above ground construction, details of the refuse storage areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall show that the external doors to the storage areas will be in steel. The development shall be implemented in accordance with the approved details and retained permanently thereafter.

Reason: To ensure suitable provision for the users of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (Policy Q12 of the Lambeth Local Plan (2021)).

29 Prior to above ground construction works, details of the provision to be made for cycle parking (including but not limited to cycle parking stores, provision of cycle lifts, facilities for cyclists, showers / changing rooms) shall be submitted to and approved in writing by the local planning authority. The details shall show that the external doors to the storage areas will be in steel. The cycle parking and associated facilities shall thereafter be implemented in full in accordance with the approved details prior to the first occupation of the plot and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (Policy T5 of the London Plan 2021, Policies T1, T3 and Q13 of the Lambeth Local Plan (2021)).

30 Prior to the commencement of development, a scheme of noise and vibration attenuation, including measures to control re-radiated sound, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take due account of the assumptions and recommendations detailed in Sharps Redmore Project No: 1817836 dated August 2022 and shall include measures to ensure adequate mechanical ventilation and prevention of overheating. The scheme shall achieve the habitable room standard as detailed in BS8233:2014 with no relaxation for exceptional circumstances and must include details of post construction validation. The approved noise and vibration attenuation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2, Amenity - Lambeth Local Plan 2021).

31 Prior to the commencement of development, a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB LAEQ(16 hour) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to occupation.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2, Amenity - Lambeth Local Plan 2021).

32 Prior to the above ground construction works, a finalised Energy Statement, showing how carbon dioxide emissions reduction will be achieved in line with the Mayor's energy hierarchy and demonstrating how overheating and reliance on air conditioning will be reduced, shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall contain:

- The GLA SAP 10 spreadsheet

- SAP worksheets for the Be Lean and Be Green stage

Reason: Development above-ground must not commence prior to these details being discharged in order to ensure the design and construction is informed and carried-out in accordance with appropriate sustainability standards and to minimise carbon dioxide emissions of the development (London Plan 2021 Policy SI 2 Lambeth Local Plan Policy EN4).

33 Prior to commencement of the development, an updated Whole Life Carbon Statement shall be submitted to and approved in writing by the local planning authority in line with GLA London Plan Policy and the Whole Life-Cycle Carbon Assessment LPG March 2022. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings (Policies SI 2 and SI 3 of the London Plan (2021) and Policy EN4 of the Lambeth Local Plan (2021)).

34 Prior to the occupation, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant plot.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings (Policies SI 2 and SI 3 of the London Plan (2021) and Policy EN4 of the Lambeth Local Plan (2021))

35 The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific Security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: To ensure that satisfactory attention is given to security and community safety (Policy Q3 of the Lambeth Local Plan 2021).

36 Prior to occupation of each plot, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate for each plot shall be submitted to and approved by the local planning authority.

Reason: To ensure that satisfactory attention is given to security and community safety (Policy Q3 of the Lambeth Local Plan 2021).

37 Prior to the occupation of the development hereby permitted, a Water Network Upgrade Confirmation Statement shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water), providing either:

- a) Confirmation that all water network upgrades required to accommodate the additional flows from the development have been completed; or
- b) A Housing and Infrastructure Phasing Plan, as agreed with Thames Water, detailing an agreed phasing plan for occupation of the development.

Where a Housing and Infrastructure Phasing Plan is agreed, no occupation shall take place other than in accordance with the agreed Housing and Infrastructure Phasing Plan. The consultee has identified an inadequate provision to meet the needs of the development however considers there would be a workable solution.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development (Policy EN6 of the Lambeth Local Plan (2021)).

38 The operation of any building services plant shall not commence until an assessment of the acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5dB less than background.

The operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2021)).

39 The use hereby permitted shall not commence until a servicing management plan has been submitted and approved in writing by the local planning authority. The submitted details must include the following:

- a) Frequency of deliveries to the site;
- b) Frequency of other servicing vehicles such as refuse collections;
- c) Dimensions of delivery and servicing vehicles;
- d) Proposed loading and delivery locations; and
- e) a strategy to manage vehicles servicing the site and their potential for adverse impacts including noise.

The use hereby permitted shall thereafter be operated in accordance with the approved details.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (Policies Q2 and T7 of the Lambeth Local Plan 2021).

40 Prior to occupation a lighting scheme shall be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2020. The lighting scheme shall demonstrate how it seeks to minimise the impact on local fauna.

Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21.

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally and to minimise the impact on local fauna (Policies Q2 and EN1 of Lambeth Local Plan 2021.)

41 Prior to the occupation, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials (Policy SI 7 of the London Plan 2022).

42 Prior to occupation, evidence (e.g. final site waste reports) shall be submitted to the Local Planning Authority and approved in writing to demonstrate at least 95% of construction, demolition and excavation waste was diverted from landfill. Where 95% diversion has not been achieved, robust justification shall be provided to the satisfaction of the local planning authority.

Reason: To minimise demolition and construction waste (Policy EN7 of the Lambeth Local Plan).

43 Prior to first occupation, evidence (incl. schedule of fittings and manufacturer's literature) shall be submitted to the Local Planning Authority and approved in writing to show that a residential internal water

use of less 105L/person/day or less has been achieved for all dwellings. The details shall include evidence that water metering and water recycling measures have been included.

Reason: To minimise water use (Policy SI5 of the London Plan 2021).

44 Prior to the first occupation of the development, As-Built SAP calculations with Block Compliance worksheets as an output of the National Calculation Method shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings have achieved a minimum 35% reduction in carbon emissions over that required by Part L of the Building Regulations 2013, in line with the approved Energy Report (Griffiths Evans, October 2021).

Prior to occupation of the development As Built SBEM calculations should be submitted to and approved in writing by the Local Planning Authority demonstrating that reductions in carbon emissions of 35% over Building Regulations Part L 2013 have been achieved in line with the approved Energy Statement.

Reason: To ensure carbon savings are achieved in compliance with London Plan 2021 Policy SI 2.

45 Prior to occupation of the development As Built SBEM calculations should be submitted to and approved in writing by the Local Planning Authority demonstrating that reductions in carbon emissions of 35% over Building Regulations Part L 2013 have been achieved in line with the approved Energy Statement.

Reason: To ensure carbon savings are achieved in compliance with London Plan 2021 Policy SI 2.

46 Prior to occupation, an emergency flooding plan shall be submitted to, and approved in writing by, the LPA. The plan shall as a minimum include:

- a) Details of advanced flood warning measures;
- b) Advanced site preparation measures to be undertaken in the event of a flood warning;
- c) Site evacuation measures;
- d) Measures to monitor the surface water drainage system and drainage ditch system in the wider area;
- e) Dedicated named flood wardens who will be on site during all operational hours of the development, responsible for flood safety measures in accordance with emergency flood management plan.

The approved emergency flooding plan shall be relayed to all site workers and shall be implemented for prior to occupation and retained permanently thereafter.

Reason: Development must not commence until these details are approved to prevent risk to life and protect the amenities of future occupiers of the development hereby permitted in accordance with policy EN5 of the Lambeth Local Plan 2021.

47 Prior to the occupation of the development, an Estate Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be managed and maintained in accordance with the Management Plan. The submitted plan will include details of how the development will be managed including security, cleaning and maintenance regimes and the co-ordination of refuse, deliveries, removal and access for trades people.

Reason: To ensure that the development is maintained properly in the interest of safety and residential amenity (Lambeth Local Plan 2021 Policies Q2 and Q3).

48 Prior to first occupation of each plot, at least 10% of the long stay cycle spaces for that plot shall be provided with electric charging plugs and electrical infrastructure and shall thereafter be retained for the duration of the development solely for its designated use.

Reason: To encourage the uptake of electric bikes, in line with Policy T5 of the London Plan (2021)

49 Prior to the occupation of each plot, details shall be submitted to the local authority for approval to confirm that all of the vehicle parking spaces within the development are provided with electric vehicle charging points. All electric vehicle charging points shall be retained for the duration of the development.

Reason: To encourage the uptake of electric vehicles (Policy T6 and T6.2 of the London Plan (2021)).

50 Prior to first occupation of the development, a Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details must include but not be limited to swept paths for refuse vehicles, dimensions of door widths, wash down and drainage facilities, provision of internal overnight storage of glass waste and the proposed hours of waste collection. The waste and recycling storage areas/facilities should comply with the Lambeth's "Refuse & Recycling Storage Design Guide

(2022)" and the "Waste & Recycling Storage and Collection Requirements Technical Specification for Architects & Designers (2023)", unless it is demonstrated in the submissions that such provision is inappropriate for this specific development.

The development shall be carried out in full accordance with the approved plan.

Reason: To ensure suitable provision for the user of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (Policy Q12 of the Lambeth Local Plan 2021).

51 No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan 2021 Policy S11 and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

52 All residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

At least ten per cent of the residential units hereby permitted shall be constructed to comply with Part M4(3) of the Building Regulations. Any communal areas and accesses serving the M4(3) compliant Wheelchair User Dwellings shall also comply with Part M4(3). All other residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints (Lambeth Local Plan 2021 Policy Q1 and London Plan 2021 Policy D7).

53 The property numbers and/or names of each unit/block shall be clearly and permanently displayed at its principal external entrance.

Reason: To ensure easy wayfinding and legibility in the interest of community safety (Lambeth Local Plan 2021 Policy Q3).

54 The glazing to all communal entrances shall be clear glass.

Reason: To ensure good natural surveillance is maintained in the interest of community safety (Lambeth Local Plan Policy Q3).

55 The proposed works shall be carried out in full accordance with the recommendations relating to ecological protection set out in the Preliminary Ecological Appraisal ref: 6086 prepared by Woodlands Kennington Ecological Appraisal and Bat Survey dated August 2021. For the avoidance of doubt these recommendations are:

- Where the proposed works require the removal of buildings and vegetation with potential to support breeding birds, this shall be carried out between October to February inclusive, to avoid any potential offences relating to breeding birds during their main breeding season which runs between March and August inclusive. Where this is not possible, a check for nesting birds up to 48 hours prior to demolition must be undertaken by an experienced ecologist and if any nests are found, the nests must be protected until such time as the young have left the nest, as confirmed by an ecologist. If any nesting birds are found at any time during demolition works, works within the immediate surroundings of the nests must stop immediately and an ecologist consulted.

- Buddleia should be removed from the site

Reason: In order to minimise harm to protected species in the interest of biodiversity (Policy EN1 of the Lambeth Local Plan 2021)

56 The ground floor finished floor level must be set no lower than 3.74 metres above Ordnance Datum (mAOD), in line with the submitted Flood Risk Assessment (FRA) by Powell Tolner & Associates Ltd (dated 26 October 2021 with reference 9678-PTAXX-XX-RP-C-9071, Revision P02) (Section 3.7).

Reason: In order to minimise flood risk (London Plan Policy S112 and Lambeth Local Plan Policy EN5).

57 The Arboricultural impact assessment, method statement and tree protection plan by PJC (ref: 5926/21-01 Rev 01) submitted in support of the application shall be adhered to in full.

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policies Q2, Q9 and Q10 of the Lambeth Local Plan (2021).

Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2021) to work with the applicant in a positive and proactive manner. The council has made available on its website the policies and guidance provided by Lambeth Local Plan 2020-2035 (September 2021) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

1. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. [[https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes)]

2. The latest Sustainable Design and Construction SPG can be found on the GLA's website [<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance>]

3. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods

4. Your attention is drawn to the requirements of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.

5. Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.

6. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.

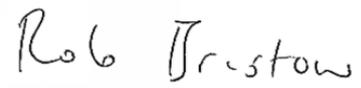
7. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc.

Please go to <http://www.lambeth.gov.uk/business-services-rates-and-licensing/licence-applications/highways-licences-guide>.

8. For information on the NRMM Low Emission Zone requirements please visit <http://nrmm.london/nrmm>

9. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Yours sincerely

A handwritten signature in black ink that reads "Rob Bristow". The letters are cursive and slightly slanted to the right.

Rob Bristow

Director of Planning, Transport and Sustainability
Sustainable Growth & Opportunity Directorate

Date printed:

INFORMATION FOR APPLICANTS GRANTED PLANNING PERMISSION SUBJECT TO CONDITIONS, OR WHERE PERMISSION HAS BEEN REFUSED.

General Information

This permission is subject to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the provisions of the Building Regulations 1985 and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer, PO Box 734, Winchester SO23 5DG.

The Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any person entitled to the benefits thereof.

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at <https://www.gov.uk/appeal-planning-decision>. The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

Purchase Notice

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Lambeth a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State for the Environment on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 120 and related provision of the Town and Country Planning Act 1990.

APPENDIX 2 - LIST OF CONSULTEES (STATUTORY AND OTHER CONSULTEES)

Statutory Consultee

Ancient Monuments Society
Historic England
Historic England – Archaeology
Natural England
Environment Agency
Greater London Authority
Health And Safety Executive – Fire Risk
London Borough Of Southwark
London Ecology Unit
L.F.C.D Authority
London Heliport
London Underground Infrastructure
National Air Traffic Safeguarding Office
Transport for London

Internal Consultees

Building Control
Design Out Crime Officer
EHST (Environmental Health Consultant)
Bioregional (Sustainability Consultant)
Flood Risk officer
Highways
Housing
Landscape Architects
Parks & Open Spaces
Conservation & Urban Design
Planning Policy
Regeneration Team
SERCO (Waste contractor)
Transport
Arboricultural Officer
Corporate Asset Strategy

Other Consultees

Twentieth Century Society

Victorian Society

Association of Waterloo Groups

Kennington Association Planning Forum

Kennington Oval & Vauxhall Forum

Vauxhall One Business Improvement Districts

Waterloo Community Development Group

We Are Waterloo

Ward Councillors

APPENDIX 3 - LIST OF RELEVANT POLICIES IN LONDON PLAN, LAMBETH LOCAL PLAN. REFERENCE TO SPGS, SPD AND OTHER RELEVANT GUIDANCE

London Plan (2021)

- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible Housing
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to affordable housing
- Policy H6 Affordable housing tenure
- Policy H7 Monitoring of affordable housing
- Policy H10 Housing size mix
- Policy S1 Developing London's social infrastructure
- Policy S2 Health and social care facilities
- Policy S4 Play and informal recreation
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy Infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy SI 14 Waterways – strategic role
- Policy SI 16 Waterways – use and enjoyment
- Policy SI 17 Protecting and enhancing London's waterways
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning
- Policy DF1 Delivery of the Plan and Planning Obligations Monitoring

London Plan Guidance

- Accessible London: Achieving an Inclusive Environment (October 2014)
- Affordable housing and viability SPG (2017)
- Air Quality Neutral LPG (2023)
- Air Quality Positive LPG (2023)
- Be Seen Monitoring LPG (2021)
- Central Activities Zone (March 2016)
- Character and Context (June 2014)
- Circular Economy Statements LPG (March 2022)
- Contaminated Land Process Note (2020)
- Energy Planning Guidance (2022)
- Housing SPG (2016)
- London View Management Framework (2012)
- Planning for Equality and Diversity in London (2007)
- Play and Informal Recreation SPG (2012)
- Public London Charter LPG (2022)
- Social Infrastructure (May 2015)
- Sustainable Design and Construction (April 2014)
- Sustainable Transport, Walking and Cycling LPG (2022)
- The control of dust and emissions during construction and demolition (July 2014)
- Town Centres (July 2014)
- Urban Greening Factor LPG (2023)
- Whole Life Carbon (2022)
- Fire Safety LPG (draft)
- Characterisation and Growth Strategy LPG (draft)
- Optimising Site Capacity: A design-led approach LPG (draft)

Lambeth Local Plan 2020- 2035 (adopted 2021)

- D1 Delivery and monitoring
- D2 Presumption in favour of sustainable development
- D3 Infrastructure
- D4 Planning obligations
- H1 Maximising housing growth
- H2 Delivering affordable
- H4 Housing size mix in new developments
- H5 Housing standards
- H8 Housing to meet specific community needs
- ED15 Employment and training
- S1 Safeguarding existing social infrastructure
- T1 Sustainable travel
- T2 Walking
- T3 Cycling
- T4 Public transport infrastructure
- T6 Parking
- T7 Servicing
- EN1 Open space, green infrastructure and biodiversity
- EN3 Decentralised energy
- EN4 Sustainable design and construction
- EN5 Flood risk
- EN6 Sustainable drainage systems and water management
- EN7 Sustainable waste management
- Q1 Inclusive environments
- Q2 Amenity
- Q3 Safety, crime prevention and counter terrorism
- Q5 Local distinctiveness
- Q6 Urban design: public realm
- Q7 Urban design: new development
- Q8 Design quality: construction detailing

- Q9 Landscaping
- Q10 Trees
- Q12 Refuse and recycling
- Q13 Cycle storage
- Q15 Boundary treatments
- Q18 Historic environment strategy
- Q20 Statutory listed buildings
- Q21 Registered parks and gardens
- Q22 Conservation areas
- Q23 Non-designated heritage assets: local heritage list
- Q24 River Thames
- Q25 Views
- Q26 Tall buildings
- Q27 Basement development
- PN8 Kennington/Oval

Local Guidance / Supplementary Planning Documents

Relevant local guidance and SPDs for Lambeth include:

- Waste Storage and Collection Requirements - Technical Specification (2013)
- Air Quality Planning Guidance Notes
- Conservation Area statements
- Draft Design Code SPD (2020)

APPENDIX 4: OTHER RELEVANT PLANS AND PHOTOS

GROUND FLOOR PLAN



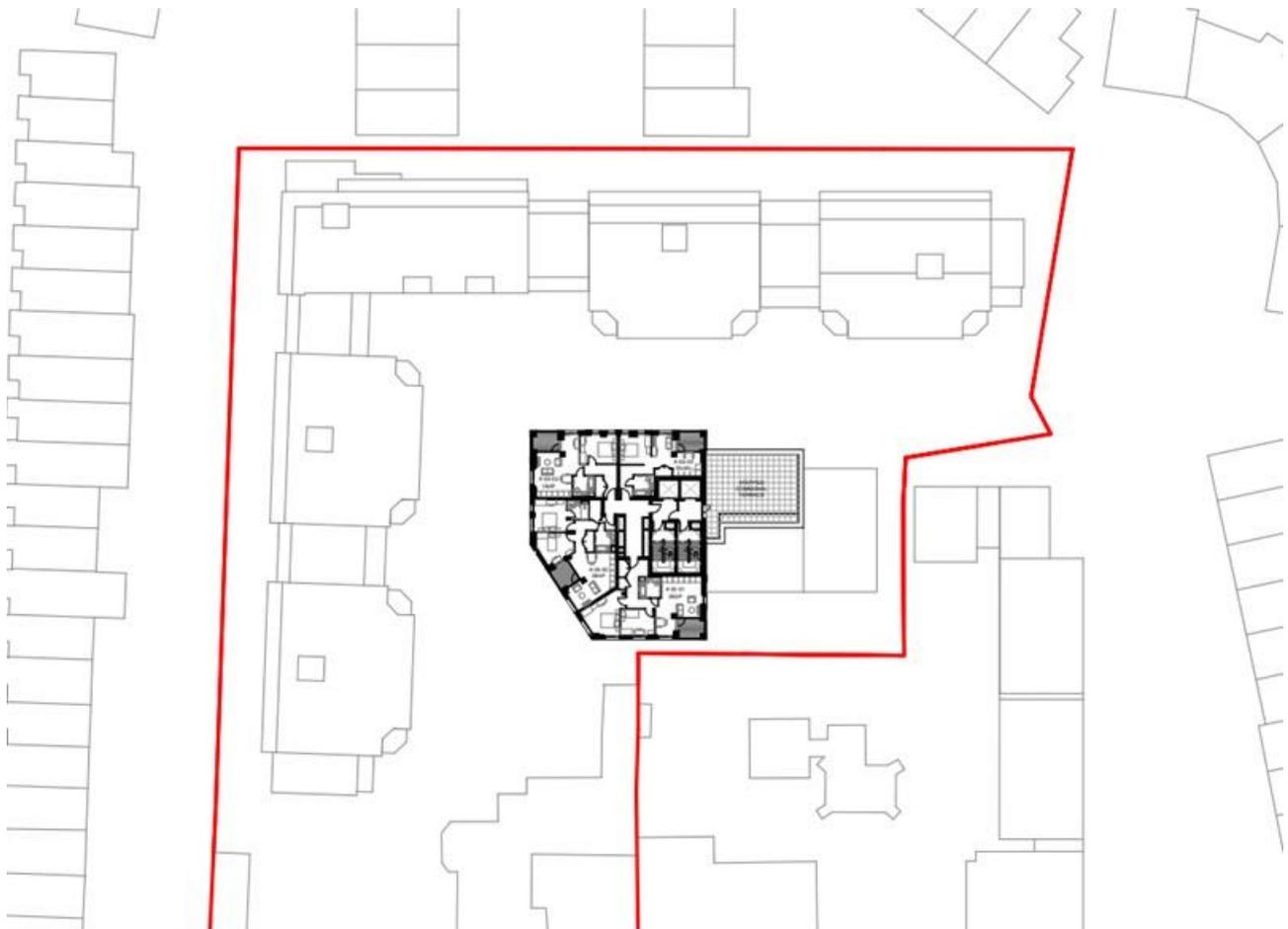
THIRD FLOOR PLAN



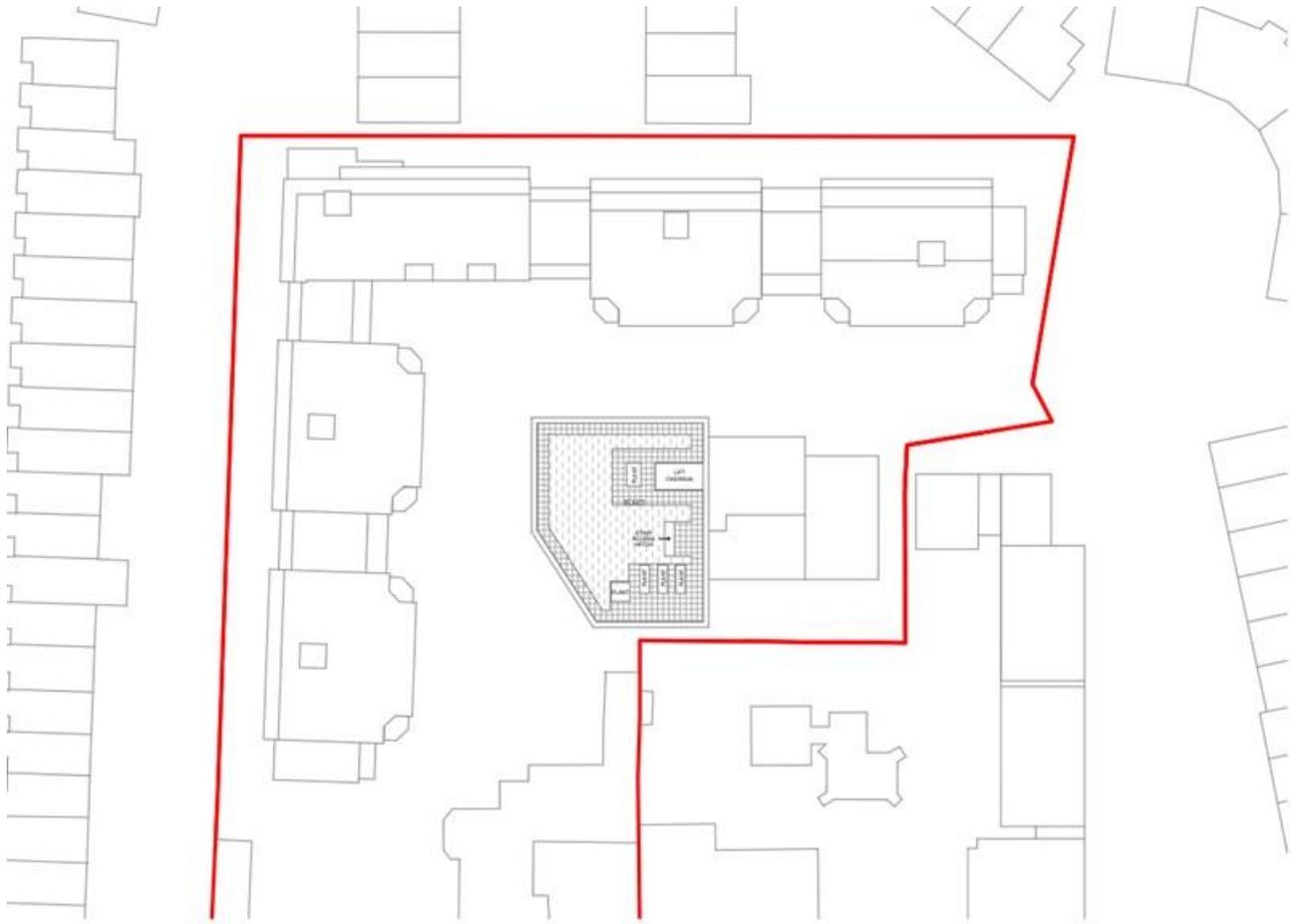
FOURTH FLOOR PLAN



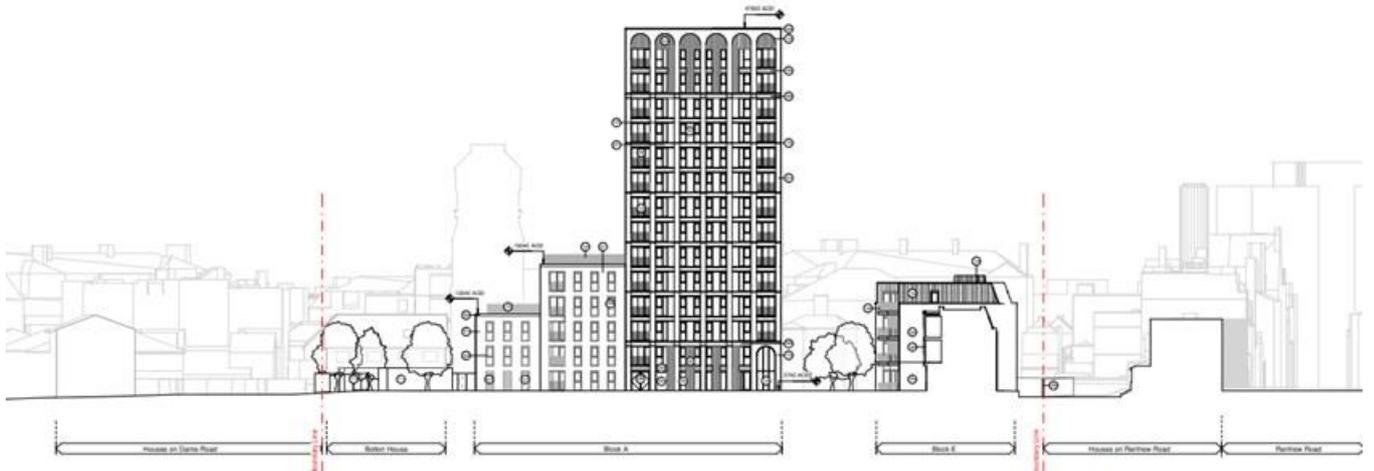
FIFTH FLOOR PLAN



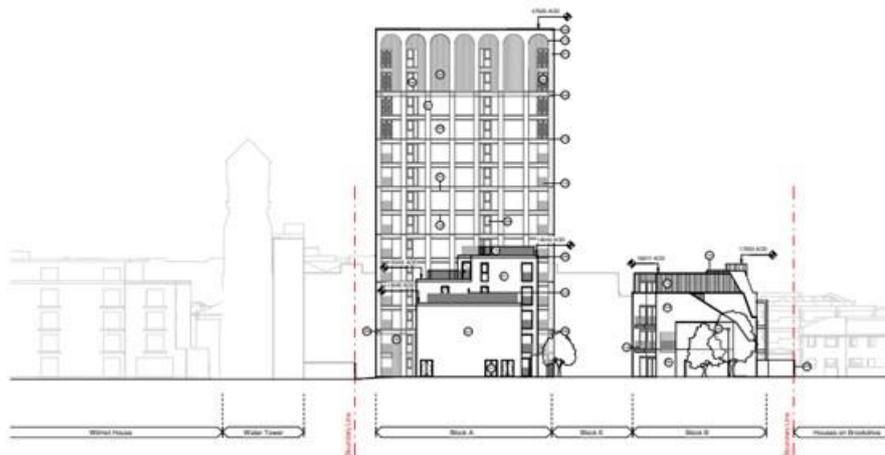
ROOF PLAN



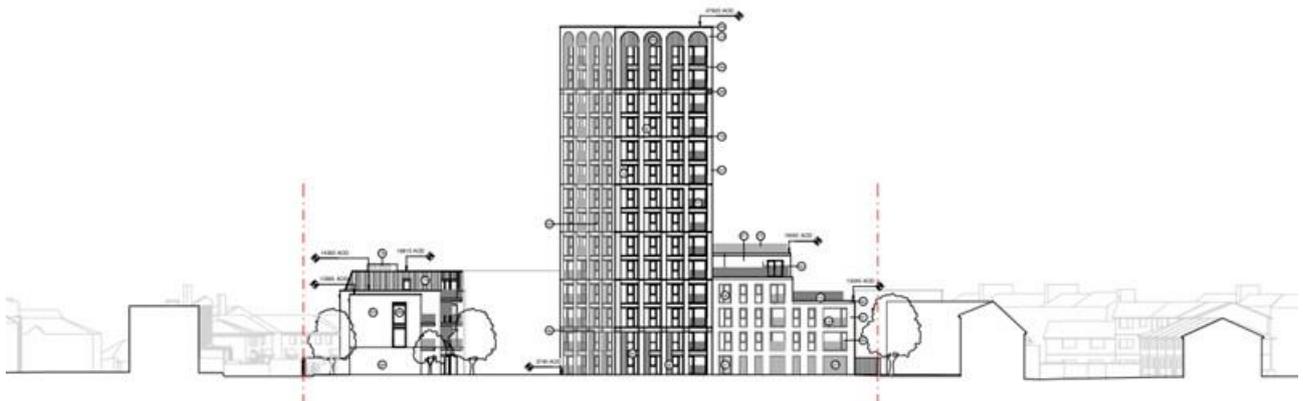
NORTH ELEVATION BLOCK A



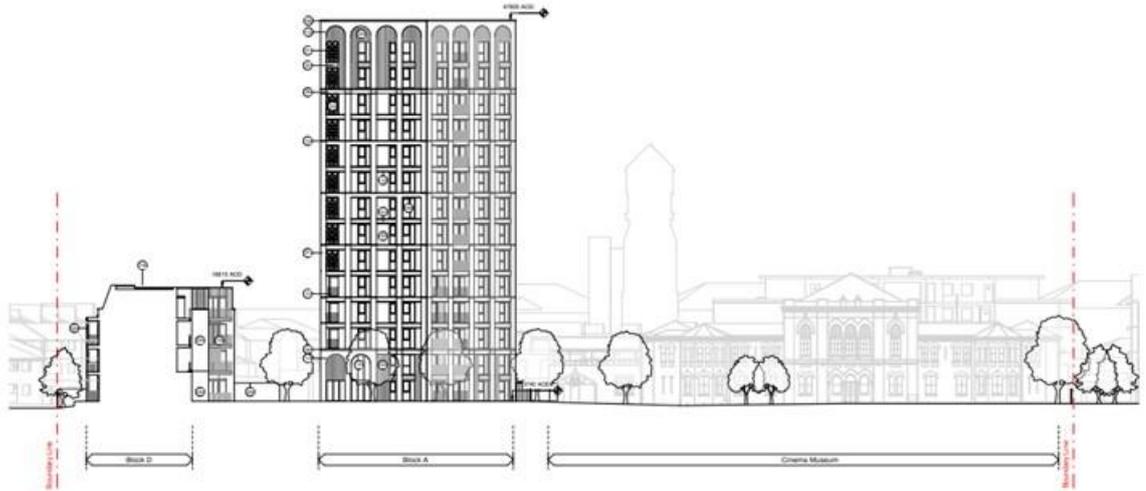
EAST ELEVATION BLOCK A



SOUTH ELEVATION BLOCK A



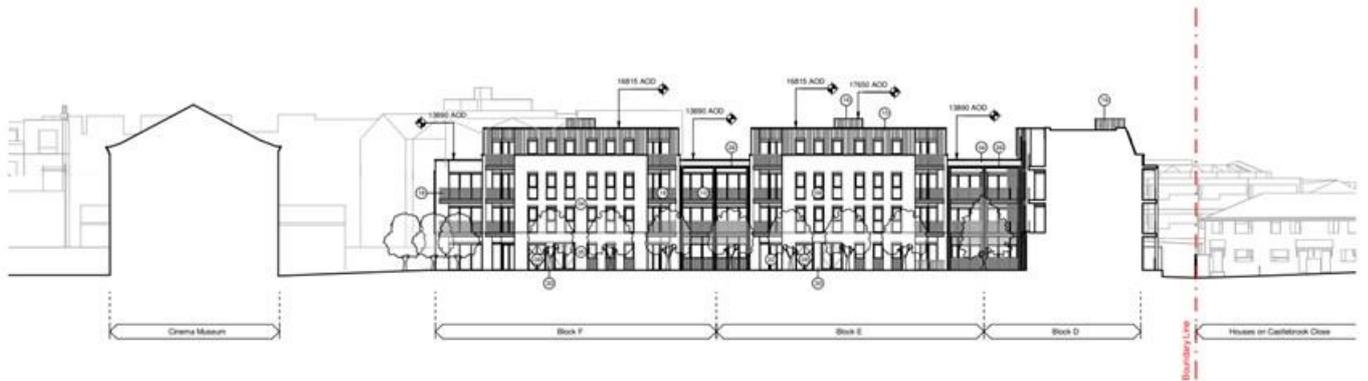
WEST ELEVATION BLOCK A



NORTH ELEVATION BLOCKS B, C, D



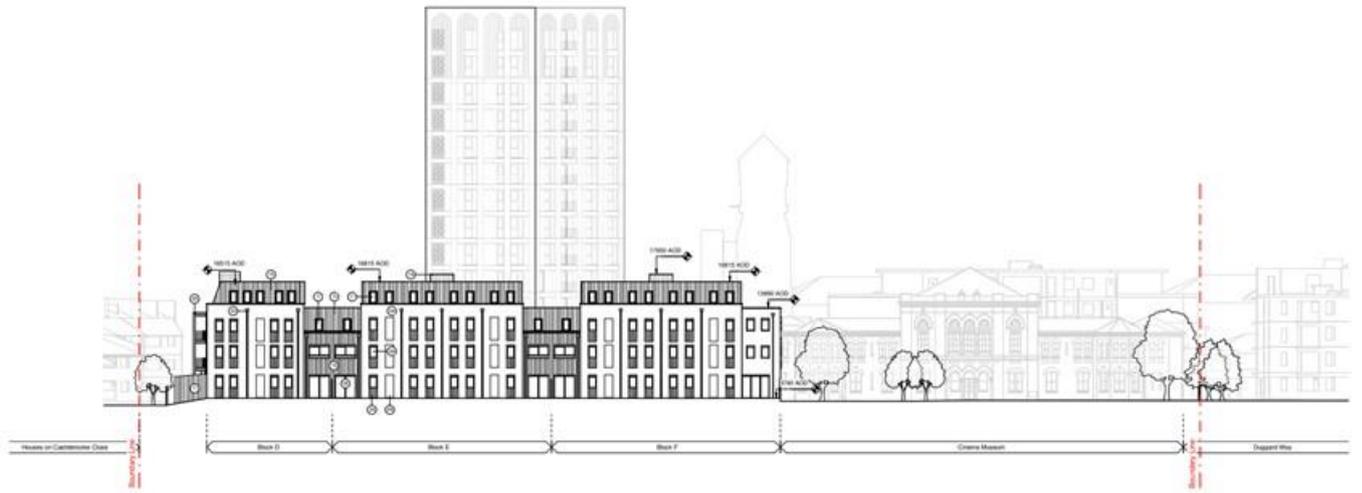
EAST ELEVATION BLOCKS F, E, D



SOUTH ELEVATION BLOCKS B, C, D



WEST ELEVATION BLOCKS, D, E, F



TENURE PLAN



Ground Floor



First Floor



Second Floor



Third Floor

Tenure	Homes	%HR
Private	106	76%
Affordable	20	24%
Total	126	

Tenure	Homes	% Affd HR
Affd Rent	13	72%
Intermediate	7	28%