



## **PLANNING APPLICATIONS COMMITTEE – ADDENDUM (PUBLISHED 03 FEBRUARY 2017)**

Date: **Tuesday 7 February 2017**

Time: **7.00 pm**

Venue: **Bolney Meadow Community Centre, 31 Bolney Street, London, SW8 1EZ**

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### **Members of the Committee**

Councillor Malcolm Clark, Councillor Bernard Gentry, Councillor Nigel Haselden, Councillor Diana Morris (Deputy Chair), Councillor Mohammed Seedat, Councillor Joanne Simpson and Councillor Clair Wilcox (Chair)

### **Substitute Members**

Councillor Liz Atkins, Councillor Anna Birley, Councillor Jennifer Brathwaite, Councillor Tim Briggs, Deputy Mayor Marcia Cameron, Councillor Jane Edbrooke, Councillor Robert Hill, Councillor Ben Kind, Councillor Luke Murphy, Councillor Louise Nathanson, Councillor Jane Pickard and Councillor Sonia Winifred

### **Further Information**

If you require any further information or have any queries please contact:  
Maria Burton, Telephone: 020 7926 8703; Email: [MBurton2@lambeth.gov.uk](mailto:MBurton2@lambeth.gov.uk)

Members of the public are welcome to attend this meeting. If you have any specific needs please contact Facilities Management (020 7926 1010) in advance.

### **Queries on reports**

Please contact report authors prior to the meeting if you have questions on the reports or wish to inspect the background documents used. The contact details of the report author are shown on the front page of each report.

## AGENDA

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE CHANGED AT THE MEETING

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**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**

<b>ITEM 1</b>																					
<b><u>Carnegie Library – Herne Hill Road</u></b>																					
<b><u>16/06270/FUL &amp; 16/06271/LB</u></b>																					
<b>Page Number</b>	<b>Report Changes</b>		<b>Decision Letter Changes</b>																		
11	<p>LAND USE DETAILS table has been updated to clarify the nature of existing lawful uses at basement, ground and part first floor level. For clarification purposes, it should be noted thsat the four residential flats do not form part of the application submission.</p> <table border="1" data-bbox="371 711 1375 746"> <tr> <td><b>Site area</b></td> <td>2,219 sq.m (0.22 ha)</td> </tr> </table> <table border="1" data-bbox="371 783 1375 959"> <thead> <tr> <th></th> <th><b>Use Class</b></th> <th><b>Use Description</b></th> <th><b>Floorspace (Gross External Area)</b></th> </tr> </thead> <tbody> <tr> <td><b>Existing</b></td> <td>D1</td> <td>Library/Community space</td> <td>1,860 sq.m</td> </tr> <tr> <td><b>Proposed</b></td> <td>D1</td> <td>Library/Community space</td> <td>1,206 sq.m</td> </tr> <tr> <td></td> <td>D2</td> <td>Gym</td> <td>744 sq.m</td> </tr> </tbody> </table>		<b>Site area</b>	2,219 sq.m (0.22 ha)		<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace (Gross External Area)</b>	<b>Existing</b>	D1	Library/Community space	1,860 sq.m	<b>Proposed</b>	D1	Library/Community space	1,206 sq.m		D2	Gym	744 sq.m	
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13	<p>The reason for referral has been amended as indicated in bold lettering:</p> <p>Reason for referral to PAC: The applications are reported to the Planning Applications Committee for determination in accordance with the following terms of reference:</p> <p>(3) Applications which the Delivery Director – Business, Growth &amp; Regeneration or Assistant Director of Planning and Development wishes to refer to the committee <b>and</b></p> <p><b>(5) Applications made by the Council for development of land in its ownership that the Council intends to dispose of to a third party.</b></p>		None																		

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14	<p><b>Para 1.8 has been amended as indicated in bold lettering to reflect the updated listed building description:</b></p> <p>A large purpose-built library, with gate piers and boundary walls, of 1906 by Wakeford and Sons, and funded by Andrew Carnegie.</p> <p><b>MATERIALS:</b> the main elevations and boundary walls are constructed of red brick and faced in faience tiles, imitating ashlar, with terracotta dressings and mouldings. The roof is finished in Lakeland slate and copper. Internally there are timber fixtures and fittings.</p> <p><b>PLAN:</b> the building stands on a sloping corner site with the principal elevation facing north-east. It has an H-shaped plan with a central main entrance. The principal library rooms are on the first storey of the central section with storage below. The wings are of three storeys, and have separate entrances. The south-eastern wing has offices to the ground floor, and accommodation across the upper two storeys with private access. The north-western wing has plant rooms to ground floor, and offices on the upper two storeys. A separate lift* and stair service this wing.</p> <p><b>EXTERIOR:</b> the library consists of a central two-storey section, comprising a raised principal, library, floor above a semi-basement, flanked by three-storey pavilions on the return elevations, and is designed in Free Renaissance manner. It is faced in red brick in an English bond, and has swags and classical detailing in light brown terracotta. Windows are predominantly mullioned with transoms with rectangular leaded lights with floral pattern glazing. The principal elevation is symmetrical and of seven bays. The central bay has an elevated porch, reached by steps, with a broken pediment and a small segmental-headed gable above, which is flanked by a curved balustrade of vase balusters. The porch has two multi-paned metal windows, either side of two Ionic columns, and a central draped cartouche. The open entrance has a round-headed stone architrave with central keystone, projecting from a rusticated entrance. The outer door is a C20 metal sliding concertina type*, but has the original ornate metal overthrow above, bearing the name 'Carnegie Library' now painted in</p>	None
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	<p>white. The projecting end pavilions are similarly pedimented, and have large, ornate, segmental-headed mullioned windows flanked by coupled Ionic columns. Other bays have square-headed mullion and transom windows with enriched, broken pediments, flanked by Ionic pilasters. The roof is shallow and finished in slate, behind a terracotta parapet. On the ridgeline are two octagonal, open-sided cupolas with bell-shaped roofs and tall finials.</p> <p>The north-western elevation has six bays. The first two bays, which form the return of the pavilion, are two storeyed with ashlar style dressing to the ground floor. Each of these bays has a later C20 metal casement window to the ground floor and a square-headed mullioned window under a pediment to the first floor. The next four bays are of three storeys and are symmetrical, apart from an entrance offset to the left with a stone hoodmould above. Windows are either round or square-headed, with mullions and transomes mullions, and with rectangular leaded lights. The outlying two bays project and have pediments with swags in relief, the eaves projecting over deep modillion cornices. The south-eastern elevation is similar to the north-western but has twin central doors and simpler mullion and transom windows. The south-western rear elevation is more plain and also has some mullion and transom windows. The roof at the central rear is flat and punctuated by roof lights, and is hidden behind a brick parapet. Rainwater goods are cast iron and shallow chimneys project on gable ends.</p> <p>INTERIOR: the entrance lobby to the former library has glazed brick walls and a black and white ceramic tile floor. The inner hall is defined by Tuscan pilasters, separated by tiled walls under a dado rail. There is also a rectangular leaded skylight with stained glass diamond and flower motifs set within a geometrically moulded ceiling. The three double entrance doors are painted timber, some panelled with ornate glazed upper panels, and with glazed margin panels; the doorcases are segmental headed with scrolled pediments and dentil cornices to the main doors, with overlights above, and have leaded glass with a tulip motif. Single doors, some set into original glazed partitions, have similar architraves. Mounted on the wall is a bronze commemorative panel to Carnegie which sits within a richly moulded mahogany cartouche. The floor is timber herringbone</p>	
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	<p>parquet, as it is throughout the main library.</p> <p>The ground floor space of the main library to the rear is lavishly treated. The wide open space is supported by Ionic columns enriched with swagged garlands and with the addition of circular and rectangular skylights with C20 glass, set into a box-moulded ceiling. To the south of the lobby, there is some C20 division of the library using partition walls* and a metal and glass cubicle* has been added to the office area. The office has a single classically detailed fireplace surround with a cast iron inset, and a wall safe. To the north of the lobby there are smaller C20 office partitions*, and some doors have safety glass inserts*. Beyond the central library area to the south, there are two conference rooms with high ceilings and Tuscan pilasters, but plainer detailing. In the northern section, there are more large rooms of similar style to the southern section, but a later C20 lift* has been inserted. A stone stair with a tall straight steel balustrade and safety guard connects the floors of the northern section, and leads to the ground floor which has a terrazzo floor and passageways with tiled dados. The ground floor houses the entrance to the wing, utility rooms and a large store room.</p> <p>SUBSIDIARY FEATURES: a low brick wall runs around the perimeter of the site on the north-western, north-eastern, and south-western sides. It has brick piers with moulded caps with terracotta copings, connected by later wrought iron railings.</p>	
14	<p>Para 1.9 has been added as indicated below:</p> <p>Carnegie Library is an Asset of Community Value (ACV) and was listed as an ACV on 13<sup>th</sup> January 2016.</p> <p>The rationale for listing states:</p> <p>A range of community activities that promote social wellbeing, community engagement to include the following: Adult literacy training, IT training, Meeting and exhibition space, children’s reading classes, hot-desking space, yoga and fitness classes.</p>	None

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14	<p>Para 2.2 has been amended as indicated in bold below:</p> <p>The majority of the basement level currently has restricted head height and is unusable. The useable basement level floorspace was last in use as a plant room, storage space for <b>the home library service</b> and toilets covering 258sq.m. The toilets are proposed to be extended at basement level for gym users/staff (Class D2) along with the addition of new toilets at ground floor level for the retained community floorspace (Class D1). The <b>home library service which is a book borrowing library service within the borough</b> has been relocated offsite to Minet Library.</p>	None
16	<p>The objections table listed under para 4.3.2 has been reproduced as Appendix I of this document and an officer response provided.</p>	
16	<p>Para 4.2.1 has been amended as indicated in bold lettering:</p> <p><b>Herne Hill Society: Objected on the following grounds:</b></p> <p><b>1. As acknowledged in Lambeth’s SPD 2015, para 1.8, Lambeth are under a “legal duty to pay special regard to protect the special interest of listed buildings.” And under Local Plan (LP), Policy Q18, para 10.69–70 “Lambeth will use its planning powers (including enforcement powers) to ensure that special regard is paid to sustaining and enhancing the historic environment ... The historic environment is an irreplaceable resource which contributes significantly to Lambeth’s local distinctiveness, economy and quality of life.” These applications should be refused since they fail to satisfy Lambeth’s own fundamental criteria.</b></p> <p>Officer response: Full consideration has been given to the legislative requirement to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. This is detailed in Section 6.2 of this report.</p>	None

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**2. LP, Q20 para 10.82: “The council will support only the minimum amount of alteration necessary to secure the optimum viable use of a listed building”.**  
**There are several other gyms readily accessible in the area. The applications fail to provide any proper evidence of local need or support for a gym and no market assessments or financial forecasts are given. It cannot be shown that an “optimum viable use” would be secured in these circumstances.**

Officer response: Local Plan Policy S2 supports the provision of new or improved community premises including facilities for sports and recreation. There is no policy requirement for the applicant to provide market assessments or financial forecasts. PAC members are considering the acceptability of the land use within this Grade II listed building and whether it represents a sustainable form of development.

**3. Q20 also requires that development affecting a listed building should not “diminish its ability to remain viable in use in the long term”. A basement gym whose own viability is, at best, very uncertain will diminish the ability of the building to “remain viable in use in the long term”.**

Officer response: Paragraph 10.86 of the Local Plan states that *“Listed Buildings need to maintain the ability to adapt and evolve”* and *“...development that restricts the ability of the building to continue in viable long-term use will be resisted”*.

The operational development works (excavation, internal/external alterations and extensions) to create Class D2 useable floorspace would positively contribute to the ability of the building to continue in viable long-term use.

**4. LP, ED11(b) provides that: “Change of use or loss of existing visitor attractions, leisure, arts and culture uses will not be supported. Redevelopment for mixed use will only be supported where the existing use is re-provided on**

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<p><b>site, or a replacement facility is provided elsewhere in the locality.” Under the proposals the larger part of what used to be library space becomes “flexible community space”. Just how much library space will remain is far from clear. Library space, as it has existed to date, is not being “re-provided on site”, neither is any replacement facility being provided “in the locality”.</b></p> <p>Officer response: The application site currently has an unfettered lawful planning use for Class D1 (Non-residential institution purposes) and is not safeguarded solely for library use. No change of use is proposed at ground floor level. The change of use would be limited to the basement area.</p> <p>The proposal complies with Local Plan Policy S1 (Safeguarding exiting community premises) as it would retain a community use (Class D1) on ground and part first floor, which would be inclusive of a library use. The introduction of a Class D2 (gym) at basement level would ensure that a flexible stock of land and premises for social infrastructure is retained and is also complaint with Policy S1.</p> <p><b>5. The provision of two entrances makes sense if the two parts of the building function largely independently. However, it seems the intention is that the building should function as one to save on doubling up staffing, in which case there should be a single reception convenient to both community space/library and gym use. The current scheme is confused in this respect.</b></p> <p>Officer response: The Local Planning Authority must consider the application as submitted, which includes two separate entrances. There is no policy requirement for the two uses to be served by a single entrance/reception.</p> <p><b>6. The garden of the Carnegie is a particularly valuable asset.</b></p>	
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	<p>(i) <b>Backland development can erode amenity value and biodiversity, and is therefore discouraged under LP, Q14. If it is to be supported not less than 70% of the garden land should be retained –Q14c (i). The building of two plant rooms on the garden land does not satisfy this criterion.</b></p> <p>(ii) <b>Q6 (v) encourages “enhanced open space (including gaps between buildings) and landscaping/trees”. The proposal goes directly against this by building over garden land and removing three mature trees in the process.</b></p> <p>(iii) <b>It also goes against Q6 (ix) since building over the garden land does not “retain and enhance the heritage value of existing spaces, in terms of the spatial form, function, connection and relationship with surrounding buildings.”</b></p> <p>(iv) <b>The removal of three trees is inconsistent with Q10.</b></p> <p>(v) <b>The two plant rooms are not unobtrusive, especially in terms of enjoyment of the secluded garden, contrary to SPD 2.28.</b></p> <p><b>It is noted that the application does not include any proposal to make up for the loss of garden land by removing the Council-owned garages (accessed from Haredale Road) and restoring garden land on that site.</b></p> <p>Officer response: The proposed works within the rear garden area would not unduly erode the amenity value and habitat value of this space.</p> <p><b>7. The proposal to break through an opening into the stairwell will damage attractive original decorative tilework.</b></p> <p>Officer response: The proposed interventions to the listed building would not harm its significance/special interest and are compliant with Local Plan Policy Q20 (Statutory listed buildings). This is further expanded on in the heritage section of the officer report.</p>	
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	<p><b>8. The proposed height of the basement is 3m (less after finishes). This height does not meet the guidance for many activities. See Sport England Fitness and Exercise Spaces, Design Guidance Note, esp. paras 4.2 and pp.25-28.</b></p> <p>Officer response: The aforementioned document is a design guidance note only and is not an adopted planning policy document. There is no minimum standards for proposed gymnasiums within adopted local development plan policy. Officers consider that the proposed height of the basement would provide a useable and functional space.</p> <p><b>9. Since the basement height will not allow many activities there will be pressure to allow these to take place on the ground floor.</b></p> <p>Officer response: Planning permission would be required for any future proposal to change the use of the ground floor from Class D1 (community use) to Class D2 (gym) use. An additional safeguard is proposed through Condition 13 which would restrict any future permitted development rights to move between Class D1 and Class D2.</p> <p><b>10. Excavation of the basement offers the opportunity to enhance the relationship between the building and its garden. The failure to provide any natural light to the basement or direct access to the garden is a serious flaw in the design. So too the failure to improve the access from ground floor to garden.</b></p> <p>Officer response: There is no policy requirement to require that natural light is provided to the gym use at basement level.</p>	
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	<p>The access arrangements from the ground floor to the rear garden are existing and the introduction of additional/improved access arrangements are only material insofar as they relates to access arrangements for persons covered under the Equality Act.</p> <p><b>11. The structure providing a new entrance on Ferndene Road is poorly suited to this heritage building. The architectural idiom is both tired and obvious.</b></p> <p>Officer response: The proposed external alterations and extensions have been fully considered against local development plan policies. This is detailed in Section 6.2 of this report.</p> <p><b>12. Traffic: no consideration has been given to increased traffic and parking issues in this quiet residential location. A gym operating during the long hours that are proposed would have a seriously deleterious effect.</b></p> <p>Officer response: The proposed transport/highways impacts have been fully considered against local development plan policies. This is detailed in Section 6.4 of this report. The proposal is considered to be policy complaint in this regard.</p>	
22	<p>Para 6.1.4 has been amended as indicated in bold lettering:</p> <p>The majority of the basement level currently has restricted head height and is unusable. The useable basement level floorspace was last in use as a plant room, storage space for <b>the home library service</b> and toilets covering 258sq.m. The toilets are proposed to be extended at basement level for gym users/staff along with the addition of new toilets at ground floor level for the retained library/community use. The <b>home library service</b> has been relocated offsite to Minet Library.</p>	None
25	<p>Para 6.1.24 has been amended as indicated in bold lettering:</p> <p>A benefit of the current application submission is that it allows the Local Planning Authority to introduce planning controls to the lawful Class D1 use by restricting movement within this use class and to remove the ability to move to other use classes</p>	<p>Condition 13 of Planning Permission (Ref: 16/06270/FUL) is amended as follows:</p> <p><u>Protect against harmful uses</u></p>

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	<p>if permitted development rights are amended. Officers are mindful that some Class D1 uses may have a more harmful impact on residential amenity and local parking conditions <b>than</b> other uses. <b>It is therefore considered appropriate to impose a condition to restrict the D1 use class for use only as a flexible community space inclusive of a library and community café. A community management plan will also be secured to ensure the uses are appropriate.</b></p>	<p>Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the D1 use on the ground floor and part of the first floor <b>shall continue to be used as a flexible community space inclusive of a library function</b> and for no other purposes. The flexible community uses and community café within the unit shall only operate ancillary to the community use (D1 use).</p> <p>Reason: To ensure no other uses are introduced into the space which may cause nuisance or disturbance to the detriment of the amenities of adjoining occupiers or users of the area generally (policy Q2 of the London Borough of Lambeth Local Plan (2015)).</p>
27	<p>Para 6.2.12 has been amended as indicated in bold lettering:</p> <p>It is noted that the <b>list</b> description for Carnegie Library was amended <b>by Historic England</b> for the perimeter wall and <b>gate piers</b> on 19<sup>th</sup> January 2017. The amended description is a means to clarify what the special interest is of Carnegie Library. The proposal has been assessed against the amended list description and it would not affect the assessment of the proposal as the perimeter wall and <b>gate piers</b> remain unaltered as part of the proposals. The council's conservation and design officer was consulted on the application and had no objection to the proposal on the amended list description.</p>	None
27	<p>Para 6.3.3 has been amended as indicated in bold lettering:</p> <p>With regard to outlook it is considered that the proposed extension and external plant compounds would not reduce outlook for any neighbouring residential occupiers by virtue of their location and the distances to nearby residential properties. With regard</p>	None

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	to privacy, whilst new windows are inserted to the front elevation of the proposed extension facing <b>Ferndene Road</b> , the relationship across a public road is comparable to the already existing situation on this street and no significant loss of privacy will occur.	
32	<p>Para 6.6.4 has been amended as indicated in bold lettering:</p> <p>Three Ash trees and various overgrown shrubs are to be removed to accommodate the extensions and the new footpath provided to link the Ferndene Road access with the rear garden. The applicant has provided an amenity assessment of the trees within the development and three are to be removed as part of the development. These are category C trees with low amenity value and their removal is considered acceptable in order to achieve the development. <b>Two mature category B trees will be retained.</b></p>	None
32	<p>Para 6.6.5 has been amended as indicated in bold lettering:</p> <p>Five new trees are proposed alongside new shrub planting including evergreen shrubs and nectar-bearing flowering plants. Elements of evergreen planting will be provided to screen the proposed plant room extension and external compound. The landscaping proposal is considered to enhance the new building and contribute positively to the amenity of future users and the character and appearance of the area. The Arboricultural Officer was consulted on the application and had no objections subject to conditions of a tree protection and retention plan and professionally specified landscape scheme and maintenance plan. <b>These matters will be secured by an appropriately worded planning condition.</b></p>	None
31	<p>Section 6.5 has been amended as follows:</p> <p><del>Refuse and Recycling</del></p> <p><del>Lambeth Local Plan Policy Q12 relates to refuse and recycling storage and requires arrangements for waste storage to be integrated into the design of a development from the outset to ensure that it is attractively designed and conveniently located for users and collection. In his case, the refuse bins will be located at the southern side of the building in the single storey rear extension with waste collection from Ferndene Road, as existing which is considered acceptable.</del></p>	None

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The refuse storage is located at the southern side of the building in the single storey extension and collection will be from Ferndene Road as existing. The proposed refuse/recycling storage does not seem adequate for the library and gym uses. Further clarification of this storage area would be secured by way of condition. The details should include how the refuse and recycling provision would comply with the Councils waste and recycling storage and collection requirements document (October 2013). Low level of deliveries are expected for the Gym / Library uses and the proposal that these will take place from on-street, is acceptable. However, further details on deliveries and servicing will be secured by condition. The refuse store has doors which are deemed unacceptable by the Council's Conservation Officer, this is a minor design detail which could be conditioned if the Council is minded to approve the application.

Refuse and Recycling

Lambeth Local Plan Policy Q12 relates to refuse and recycling storage and requires arrangements for waste storage to be integrated into the design of a development from the outset to ensure that it is attractively designed and conveniently located for users and collection. In this case, the refuse bins will be located at the southern side of the building in the single storey rear extension with waste collection from Ferndene Road, as existing which is considered acceptable.

The refuse storage is located at the southern side of the building in the single storey extension and collection will be from Ferndene Road as existing. However the provision (quantum) of refuse/recycling bins does not appear to be adequate for the library and gym uses. Further clarification of this provision would be secured by way of condition. The details should include how the refuse and recycling provision would comply with the Council's waste and recycling storage and collection requirements document (October 2013).

Low level of deliveries are expected for the gym/library uses and the proposal that these will take place from on-street, is acceptable. However, further details on deliveries and servicing will be secured by condition. The refuse store has doors which are deemed unacceptable by the Council's Conservation Officer, this is a minor design detail which could be conditioned if the Local Planning Authority is minded to approve

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	the application.	
32/33	<p>Para 6.7.2 has been amended as indicated in bold below:</p> <p>A sustainability statement has been submitted with the application. The applicant has stated that the majority of the building is existing with relatively small new extensions and there is a high level of interest in maintaining the character of the listed building Page 32 internally and externally and as such it would not be viable. These factors have a limiting effect on the types of improvements that can be undertaken to the building, particularly restricting the inclusion of any sources of renewable energy. <b>It is considered that the appropriate sustainability measures can be dealt with under building regulations.</b></p>	None
34	<p>Para 8.1 has been amended as follows:</p> <p><del>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).</del></p> <p>In assessing the application and making a recommendation due regard has been paid to the Council's duties under the Equality Act 2010. Section 149 requires the Council to have due regard to its public sector equality duty and the need to-</p> <ul style="list-style-type: none"> <li>(a) eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act;</li> <li>(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it</li> <li>(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</li> </ul>	None

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	<p>This application means that the Council must consider the equality impacts on all protected groups when exercising its functions and case law establishes that this must be proportionate and relevant. In accordance with the provisions of the Equality Act (2010), the Council is required to have due regard for the potential of the proposed development to affect the various needs of the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.</p> <p>The application has been assessed against the Equality Act 2010. Equality Impact Assessments were undertaken in respect of Safe and Interesting Spaces (Libraries) (including the Carnegie Library) and Culture 2020 (including the Carnegie Healthy Living Centre) and reported to the EIA Panel on 5 October 2015. An update in respect of Libraries was reported to the EIA Panel on 7 July 2016.</p> <p>The equality impact analysis concludes that the proposed development would not be designed in such a way to exclude or have any significant detrimental impact on any groups in society and therefore it is considered that the proposed development would not contravene the Equality Act (2010).</p> <p>In conclusion it is considered that the Council has complied with section 149 of the Equality Act and has had due regard to provision of the equality impact of the proposed development in its consideration of this application.</p>	
34	<p>The Transport and Highways section of paragraph 6.10.2 to be amended as follows:</p> <p><u>Transport and Highways</u></p> <p><del>- Contribution of £10,000 for an additional disabled parking bay on street. The contribution is for costs of corresponding traffic orders, signage and on-going maintenance.</del></p> <p>- Provision of an additional disabled parking bay on street inclusive of the cost of corresponding traffic orders, signage and on-going maintenance. The bay to be</p>	

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	provide prior to commencement of use of the gym (Class D2) at basement level.	
36	<p>Condition 3 of planning application 16/06270/FUL to be amended as follows:</p> <p><u>Demolition and construction management</u></p> <p>3. No works shall commence, including works of demolition, excavation, and construction, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall have regard to guidance in BS5228:2009 and include details of the following:</p> <ul style="list-style-type: none"> <li>i. An introduction consisting of demolition, excavation, and construction phase environmental management plan – definitions, abbreviations, and project description;</li> <li>ii. A description of management responsibilities;</li> <li>iii. A description of the work programme which identifies activities likely to cause high levels of noise, vibration, or dust;</li> <li>iv. A named person for residents to contact;</li> <li>v. Detailed site logistics arrangements;</li> <li>vi. Details regarding parking, deliveries, and storage;</li> <li>vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors;</li> <li>viii. An assessment and remediation strategy detailing how any unsuspected contamination found during the course of works will be dealt with;</li> <li>ix. Other measures to mitigate the impact of works on the amenity of the area and safety of the highway network; and</li> <li>x. Communication procedures with the council and local community regarding key works – newsletters, fliers etc.</li> <li><b>xi. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area. The hours of deliveries associated with construction activity should work around the core school hours at nearby schools.</b></li> </ul>	To be reflected in decision notice if planning permission is granted.

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	<p>The works, including demolition, excavation, or construction, shall thereafter be carried out in accordance with the details and measures approved in the CMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.</p> <p>Reason: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (policies 7.14 of the London Plan (2015); and policies EN4, T6 and T8 of the Lambeth Local Plan (2015)).</p>	
36	<p>Condition 5 of planning application 16/06270/FUL to be amended as follows:</p> <p><b><u>Drawings of all new works</u></b></p> <p><b>No works relating to the extension and alterations hereby permitted shall commence until construction drawings at 1:10 scale of all proposed works (including sections and fixing), internal elevations, joinery etc, new doorway, fascias, copings, architectural trim, lighting, railings, gates, steps been submitted to and approved in writing by the local planning authority.</b> The development hereby permitted shall be thereafter built in accordance with the approved details.</p> <p>Reason: <b>To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building</b> (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	To be reflected in decision notice if planning permission is granted.
37	<p>Condition 7 of Planning Permission (Ref: 16/06270/FUL) is amended as follows:</p> <p><b><u>Cycle storage</u></b></p> <p>Notwithstanding the approved plans, prior to the relevant works commencing, details of design and materials used in the provision of cycle parking shall be submitted to</p>	To be reflected in decision notice if planning permission is granted.

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	<p>and approved in writing by the local planning authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the gymnasium (D2) use or D1 use commences, and shall thereafter be retained solely for its designated use.</p> <p><b>Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (policies T1, T3 and Q13 of the London Borough of Lambeth Local Plan (2015)).</b></p>	
37	<p>Condition 8 of planning application 16/06270/FUL to be amended as follows:</p> <p><u>Waste storage</u></p> <p>Notwithstanding the approved plans, prior to the relevant works commencing details of waste and recycling storage for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall thereafter be implemented in full in accordance with the approved details before the gymnasium (D2) use or D1 use commences, and shall thereafter be retained solely for its designated use. The waste and recycling storage areas/facilities should comply with the Lambeth's Refuse &amp; Recycling Storage Design Guide (2013), unless it is demonstrated in the submissions that such provision is inappropriate for this specific development.</p> <p><b>Reason: To ensure suitable provision for the occupiers of the overall development, to encourage the sustainable management of waste, and to safeguard the visual amenities of the area (policies Q2 and Q12 of the London Borough of Lambeth Local Plan (2015)).</b></p>	To be reflected in decision notice if planning permission is granted.
37/38	<p>Condition 10 of planning application 16/06270/FUL to be amended as follows:</p>	To be reflected in decision notice if planning permission is granted.

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	<p><u>Community use plan</u></p> <p>The use of the gymnasium (<b>D2</b>) use or <b>D1</b> premises hereby permitted shall not commence until a community use plan has been submitted and approved in writing by the local planning authority. The uses shall thereafter be operated in accordance with the approved details. The submitted details must include the following:</p> <p>a) details of the D1 uses operating on the site, including any ancillary uses such as the community cafe;  b) details of the floorspaces occupied by the both the D1 and D2 uses;  c) details of the hours of staff attendance in both the D1 and D2 uses;  d) details of any shared or flexible community use of premises.</p> <p><b>Reason: To ensure the combination and balance of uses on the site provide a flexible stock of premises serving the needs of the borough, as well as safeguarding the amenity of the surrounding area (policies ED7, S1, S2, and Q2 of the London Borough of Lambeth Local Plan (2015)).</b></p>	
38	<p>Condition 11 of planning application 16/06270/FUL to be amended as follows:</p> <p><u>Servicing Management Plan</u></p> <p>The use of the gymnasium (<b>D2</b>) use or <b>D1</b> premises hereby permitted shall not commence until a servicing management plan has been submitted and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details. The submitted details must include the following:</p> <p>a) frequency and hours 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.</p> <p><b>Reason: To avoid obstruction of the surrounding streets and limit the effects of</b></p>	To be reflected in decision notice if planning permission is granted.

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	<p><b>the increase in travel movements within the locality as well as safeguarding public safety and the amenity of the surrounding area (policies EN4, T1, T6 and T8 of the London Borough of Lambeth Local Plan (2015)).</b></p>	
38	<p>Condition 13 of planning application 16/06270/FUL to be amended as follows::</p> <p><u>Protect against harmful uses</u></p> <p>Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the D1 use on the ground floor and part of the first floor <b>shall continue to be used as a flexible community space inclusive of a library function</b> and for no other purposes. The flexible community uses and community café within the unit shall only operate ancillary to the community use (D1 use).</p> <p>Reason: To ensure no other uses are introduced into the space which may cause nuisance or disturbance to the detriment of the amenities of adjoining occupiers or users of the area generally (policy Q2 of the London Borough of Lambeth Local Plan (2015)).</p>	To be reflected in decision notice if planning permission is granted.
39	<p>Condition 17 of planning application 16/06270/FUL to be amended as follows::</p> <p><u>Noise from uses</u></p> <p>Noise from the gymnasium (<b>D2 use</b>) or <b>D1</b> premises hereby approved shall not exceed the background noise level L90dB(A) 15 minutes, when measured from outside the building.</p> <p><b>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 2015).</b></p>	To be reflected in decision notice if planning permission is granted.
40	<p>Additional condition to be added</p> <p><u>Details of lighting</u></p>	To be reflected in decision notice if planning permission is granted.

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	<p>Prior to first use of the gym (Class D2), full details of a lighting strategy for the new extension and all external areas, including any lighting to be affixed to the host building, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting shall thereafter be installed in full before first use of the gym (Class D2), or in accordance with an agreed implementation strategy, and retained thereafter for the duration of the development in accordance with the approved details.</p> <p>Reason: To ensure that satisfactory attention is given to detailed design to address security and community safety considerations and to minimise any impact on the residential amenity of neighbouring occupiers (Policies Q2 and Q3 of the Lambeth Local Plan (September 2015)).</p>	
42	<p>Condition 4 of the Listed Building Consent application (16/06271/LB) is amended as follows:</p> <p><u>Details of materials – the listed building</u></p> <p>No internal or external works to the fabric of the listed building shall commence until <b>sample panels of the proposed materials are provided on site (walls, coping, cills, louvres, windows, doors etc, air bricks, roofing, paving, modesty glazing) and a schedule of these materials has been submitted to and approved in writing by the local planning authority.</b> The development hereby permitted shall be thereafter built in accordance with the approved details.</p> <p>Reason: No works to the listed building should commence before satisfying this condition in order to safeguard the special interest of the listed building (policies Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	To be reflected in decision notice if Listed Building Consent is granted.
42	<p>Condition 5 of the Listed Building Consent application (16/06271/LB) is amended as follows:</p> <p><u>Drawings of all new works</u></p>	To be reflected in decision notice if Listed Building Consent is granted.

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	<p><b>No works relating to the extension and alterations hereby permitted shall commence until construction drawings at 1:10 scale of all proposed works (including sections and fixing), internal elevations, joinery etc, new doorway, fascias, copings, architectural trim, lighting, railings, gates, steps been submitted to and approved in writing by the local planning authority.</b> The development hereby permitted shall be thereafter built in accordance with the approved details.</p> <p>Reason: <b>To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building</b> (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	
42	<p>Condition 6 of the Listed Building Consent application (16/06271/LB) is amended as follows:</p> <p><u>Match existing materials</u></p> <p>All new external and internal work and finishes, and work of making good, shall match the existing adjacent original work in respect of the, materials, colour, size, texture, profile, and finished appearance, except where indicated otherwise on the drawings hereby approved, or unless otherwise required by condition.</p> <p>Reason: To ensure the appearance of the building is satisfactory and it protects the <b>special interest</b> of the listed building (policies Q2 and Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	To be reflected in decision notice if Listed Building Consent is granted.
42	<p>Condition 7 of the Listed Building Consent application (16/06271/LB) is amended as follows:</p> <p><u>Louvred vents and extractor airbrick for toilets and kitchens</u></p> <p>All new louvred extract grilles and airbricks shown on the approved plans or as approved by condition shall be of the materials, finish and colour to match the exterior and will be retained as such.</p>	To be reflected in decision notice if Listed Building Consent is granted.

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	Reason: To ensure the external appearance of the building is satisfactory and it protects the character and appearance of the listed building (policies Q2 and Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).	
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**Appendix 1 – Objections table**

Summary of objections	Response
<p><b>Land Use</b></p> <ul style="list-style-type: none"> <li>- A full working library will not be provided – the proposed plans shows the uses as a flexible community space and flexible library option.</li> <li>- Loss of a library - building should remain in use as a staffed library which the locality needs.</li> <li>- Reduction of library facilities without adequate demonstration of lack of demand for former library.</li> <li>- Library space, as it has existed to date, is not being "re-provided on site", neither is any replacement facility being provided "in the locality".</li> </ul>	<p>The application site currently has an unfettered lawful planning use for Class D1 (Non-residential institution purposes) and is not safeguarded solely for library use. No change of use is proposed at ground floor level. The change of use would be limited to the basement area.</p> <p>The proposal complies with Local Plan Policy S1 (Safeguarding exiting community premises) as it would retain a community use (Class D1) on ground and part first floor, which would be inclusive of a library use. The introduction of a Class D2 (gym) at basement level would ensure that a flexible stock of land and premises for social infrastructure is retained and is also complaint with Policy S1.</p>
<p>No need or demand for a gym in the locality.</p>	<p>Local Plan Policy S2 supports the provision of new or improved community premises including facilities for sports and recreation. There is no policy requirement for the applicant to provide market assessments, financial forecasts or evidence of demand for the proposed use. The LPA must limit its consideration to the acceptability of the proposed land use and whether it represents a sustainable form of development at this location.</p> <p>The acceptability of change of use to D2 gym use in planning terms has be</p>

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<p>Fails to provide an improved library service provision. Furthermore, it has not been demonstrated that provision of a gym (for which no business plan has been made public) and the transfer of the remainder of the property to a yet to be determined group will deliver any approved strategies for service improvements.</p>	<p>The LPA must limit its consideration to the acceptability of the proposed land use and whether it represents a sustainable form of development at this location. The ability of any future operator to successfully run the business is not a material consideration in this instance and a business plan would not be required.</p> <p>The accompanying text of Local Plan Policy S1 paragraph 7.10 states that <i>'where premises have been registered with the council as an asset of community value under the Localism Act 2011, this is likely to be a material consideration in the determination of applications for the site for change of use to non-community related use'</i>. Carnegie Library has been registered as an asset of community value. As noted above a gym is a community facility and there is an in principle planning policy position in support of its use.</p> <p>Ongoing discussions around a potential Community Asset Transfer is not material to the consideration. Any future operator would have the ability to seek planning permission for an alternative use if they so wished.</p>
<p>The change of use effectively pushes out any chance of there being an effective library space in the building. These are totally at odds with Lambeth's objectives to be a co-operative council.</p>	<p>The proposal is considered to appropriately safeguard existing community premises in line with the requirements of Policy S1 of the Lambeth Local Plan 2015.</p> <p>The proposed change of use at basement floor level would introduce a new community service that is supported by Local Plan Policy S2.</p>
<p>It is unacceptable to suggest that the main, ground floor central space will be 'flexible community space'. Plans show the library per se will be squeezed into one or two small rooms of the building, which cannot possibly serve the needs of the community.</p>	<p>The application site currently has an unfettered lawful planning use for Class D1 (Non-residential institution purposes) and is not safeguarded solely for library use. No change of use is proposed at ground floor level. The change of use would be limited to the basement area.</p>
<p>The proposed café/kitchen areas are small and ill-positioned.</p>	<p>There are no planning policy requirements or standards in respect of layout or size of community spaces including community cafes.</p>

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<p>There is a lack of toilet provision for the ground floor library/community areas.</p>	<p>Male/female toilets and an accessible toilet are proposed at ground floor level. No toilet provision is provided at ground floor level at present.</p>
<p>Lambeth Council has not provided any credible evidence that it has properly considered or researched ways of maintaining or enhancing the building's original intended use or of changing its use to something more in keeping with its status as a community asset and which would be more likely to be supported by the library's former users and by residents in the area.</p>	<p>The application site currently has an unfettered lawful planning use for Class D1 (Non-residential institution purposes) and is not safeguarded solely for library use. No change of use is proposed at ground floor level and it would remain in use for community use purposes. This complies with Policy S1 of the Lambeth Local Plan 2015.</p>
<p>No clear plans have yet been presented as to what space, if any, will be available for library and community use and how or if it will be staffed.</p>	<p>The planning application seeks to retain a general community land use at ground floor. As such there is no requirement to present plans for the future layout of a library space as part of the consideration of this application</p> <p>Staffing arrangements is a matter for the future operator.</p>
<p><b>Amenity</b></p>	
<p>The proposed opening times are inappropriate to the wholly residential area.</p>	<p>To address amenity concerns the hours of operation will be restricted on weekdays from 07.00 hours to 22.00 hours and on weekends, bank holidays and public holidays from 08.00 hours to 20.00 hours via a planning condition. This is further expanded on in section 6.3.</p>
<p>Generation of noise and vibration from the gym to the use of the other rooms/floors in the building.</p>	<p>The Council's Environmental Health Consultant has reviewed the submitted information and has raised no objection in respect of noise or vibration disturbance from the gym use. A number of planning conditions have been recommended which are detailed within the officer report.</p>
<p>Light pollution from the new build reception and car park area.</p>	<p>The existing building has a significant number of windows and has co-existed with adjoining residential neighbours without causing undue light pollution.</p> <p>Details of the lighting proposed for the new build reception and the new car park layout will be secured by condition in the event that</p>

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	<p>planning approval is granted. These details would then be assessed in consultation with technical input provided by the Council's Environmental Health Officer.</p>
<p>Noise and air pollution from the boilers and air conditioning units which will be built in the garden area.</p>	<p>The Environmental Health Consultant has reviewed the submitted information and has imposed conditions to restrict noise and vibration levels outside the nearest noise sensitive or residential premises.</p> <p>Any issues arising in respect of air pollution could be dealt with through the Control of Pollution Act 1974 (as amended).</p>
<p>Noise of comings and goings associated with up to 300 visits/day</p>	<p>The building was last in use as a community facility and generated a number of visitor trips per day. This is material to the consideration of the total number of trips generated to the building. Officers do not consider that the additional trips generated by the introduction of the gym use would unduly compromise the residential amenity of adjoining neighbours.</p> <p>To address amenity concerns the hours of operation will be restricted on weekdays from 07.00 hours to 22.00 hours and on weekends, bank holidays and public holidays from 08.00 hours to 20.00 hours via a planning condition.</p>
<p>The long hours proposed for allowing 'noisy work' are unacceptable, and are likely to severely affect neighbours' quality of life for the months it will take to complete the structural work.</p>	<p>The draft construction method statement submitted with the application states that any normal construction noisy works, such as cutting and drilling, will only be undertaken during the following times:</p> <ul style="list-style-type: none"><li>• Monday to Friday 9.00am – 10.00am</li><li>• Monday to Friday 12.00pm – 2.00pm</li><li>• Monday to Friday 4.00pm – 5.00pm</li></ul> <p>A condition requiring the submission of a final demolition and construction management plan will be secured by condition. Further details regarding noise mitigation measures to be deployed including identification of sensitive receptors along with other details will be secured.</p>

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Information on limits of timings of the noisiest building work but no information at all quantifying noise limits.	Noise limits and statutory noise nuisance would be dealt with by Environmental Health legislation.
The sound proofing of the building is inadequate and music played within the proposed gym and community space will clearly mean that the relative quiet of a library study space will be not be achievable.	The Environmental Health Consultant has reviewed the proposal and has imposed noise level conditions to ensure that the proposed gym use could co-exist with the community use and residential uses on the upper floors.
The air conditioning units will be directly below two bedroom windows, creating noise and disturbance to the residents, neighbours, and those who use the garden.	The Environmental Health Consultant has reviewed the submitted information and has imposed conditions to restrict noise and vibration levels outside the nearest noise sensitive or residential premises.
<b>Transport</b>	
Increased pressure on the limited amount of parking spaces	A transport statement supporting the application includes surveys of on-street parking demands for weekday/weekend and results show existing parking stress levels of between 50% – 60%. The transport assessment has forecast the weekday peak hourly traffic demand generation for the gym of nine arrival / nine departure vehicular movements. This level of vehicular traffic would not have a significant impact of traffic conditions or on parking stress levels on adjacent roads, where sufficient shared permit/pay and display bays are available.
Excavation work of the basement will be extremely noisy and cause traffic and parking disruption in Ferndene Road.	<p>The draft construction method statement submitted with the application states that any normal construction noisy works, such as cutting and drilling, will only be undertaken during the following times:</p> <ul style="list-style-type: none"> <li>• Monday to Friday 9.00am – 10.00am</li> <li>• Monday to Friday 12.00pm – 2.00pm</li> <li>• Monday to Friday 4.00pm – 5.00pm</li> </ul> <p>It also states that there will be no contractor's parking on site, other than possibly one vehicle within the existing car park. Site personnel will be expected to travel to the site via public transport. If any site personnel drive to the site they will be expected to park their vehicles</p>

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	<p>in the surrounding streets, taking into account Lambeth Council parking restrictions.</p> <p>The parking bay adjacent to the car park entrance will be suspended for the duration of the project and a timber site hoarding will be erected. This will provide a secure and safe loading and unloading area for plant and materials.</p> <p>A condition requiring the submission of a final demolition and construction management plan will be secured by condition. Further details regarding parking, deliveries and storage as well as details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors along with other details will be secured.</p>
Increased traffic	<p>A transport statement supporting the application includes surveys of on-street parking demands for weekday/weekend and results show existing parking stress levels of between 50% – 60%. The transport assessment has forecast the weekday peak hourly traffic demand generation for the gym of nine arrival / nine departure vehicular movements. Lambeth's Transport Officer has reviewed the statement and the level of vehicular traffic would not have a significant impact of traffic conditions or on parking stress levels on adjacent roads, where sufficient shared permit/pay and display bays are available.</p>
No provision of car parking for gym users	<p>A transport assessment has been submitted with the application. The parking stress survey indicates that there is sufficient on street parking for the additional gym users. The Council's Transport Officer has reviewed this document and concurs with its findings.</p>
The inconvenience of the public transport will encourage people to drive to the building, increasing traffic and parking problems in the immediate locality.	<p>It is anticipated that the proposed gym will have a maximum of 1,250 members, largely from a catchment area of a 10 minute walking distance. There will be an average of 300 visits/day to the proposed gym. It is envisaged that most visitors will walk or use public transport and only approximately 15% travel by car.</p>

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	<p>A transport statement supporting the application includes surveys of on-street parking demands for weekday/weekend and results show existing parking stress levels of between 50% – 60%. The transport assessment has forecast the weekday peak hourly traffic demand generation for the gym of nine arrival / nine departure vehicular movements. Lambeth’s Transport Officer has reviewed the statement and the level of vehicular traffic would not have a significant impact of traffic conditions or on parking stress levels on adjacent roads, where sufficient shared permit/pay and display bays are available.</p>
<p>The waste disposal is proposed to be 'as existing' but with trip generation increased by a predicted 310 extra users for the gym, waste disposal will increase causing extra noise in the neighbourhood on collection day.</p>	<p>The refuse storage is located at the southern side of the building in the single storey extension and collection will be from Ferndene Road as existing. However the provision of refuse/recycling bins does not seem adequate for the library and gym uses. Further clarification of this provision would be secured by way of condition. The details should include how the refuse and recycling provision would comply with the Councils waste and recycling storage and collection requirements document (October 2013). Low level of deliveries are expected for the Gym / Library uses and the proposal that these will take place from on-street, is acceptable. However, further details on deliveries and servicing will be secured by condition.</p>
<p><b>Design/Heritage</b></p>	
<p>Unsympathetic Extension on a Grade II Listed Building</p>	<p>The proposed rear extension has a contrasting, glazed/contemporary appearance which sits well within its context. It is set back from the corner of the listed building and would remain subordinate. Its mono-pitched roof slopes towards a box gutter so the extension itself is not up against the historic fabric of the listed building. Further design detail will be secured by condition.</p>
<p>The proposed excavation is not deep enough to accommodate gym users. 3m floor to ceiling height is a sub-standard offer according to Sport England Fitness and Exercise Spaces Design Guidance Notes.</p>	<p>The Sports England Fitness and Exercise Spaces Design Guidance Notes states the following:</p> <p>The optimum ceiling height should be between 3.5 - 4m from finished floor level and should not be lower than 2.7m, as this would limit the use of some exercise equipment.</p>

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	It is considered that 3m is considered acceptable. It is also noted that the Sports England document is a design guidance document only, and not an instrument of planning policy.
Internal works not justified and would harm the listed building	Internal works have been assessed by the Council's Conservation and Design Officer and are considered acceptable. Further detail is outlined in section 6.2 of the report.
Harm the "significance/special interest" of the listed building, which is strongly linked to Andrew Carnegie, was purpose-built as a library on condition that it be used for nothing else, and has functioned extremely well in its original usage.	<p>The works to the listed building have been assessed by the Council's Conservation and Design Officer and are considered acceptable. Further detail is outlined in section 6.2 of the report.</p> <p>There are no planning policy reasons for restricting the use of the building for library purposes only. Any request by the original benefactor to retain the library use in perpetuity is not material to the consideration of the planning application.</p>
Additional information required on the design quality of the extensions.	Additional information on design detail will be secured by condition. This approach is recommended in national planning policy guidance.
The work needed to be done to convert the library into a gym will destroy the fabric of the building.	<p>Officers are mindful that Policy Q20 requires that developments affecting listed building should not diminish its ability to remain viable in use in the long term. As such, it is considered appropriate to seek the submission of a basement construction method statement before works commence to the listed building. This will ensure that the approved works are carried out in a manner that would not unacceptably impact upon the structural integrity of the Grade II building.</p> <p>Officers do not consider that the internal works work unacceptably impact upon the special interest of the listed building.</p>
<b>Landscaping</b>	
Loss of garden/amenity space to facilitate development. Policy requires 70% of gardens to be retained.	The area in question is approximately 356sqm of which 124sqm will be lost to facilitate development. Whilst recognising that the loss of some space is not ideal, the quantum that will remain at 232 sq.m will continue to be a positive and useable asset for the library and the reduction in area would not jeopardise its function. There would still

**PLANNING APPLICATIONS COMMITTEE 7<sup>TH</sup> FEBRUARY 2017**  
**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**

	be sufficient space for library users to utilise this space for reading or for children’s play space or other such uses. The existing residents’ access rights will be retained.
Destroying mature trees	Three Ash trees are to be removed to accommodate the extensions and the new footpath provided to link the Ferndene Road access with the rear garden. The applicant has provided an amenity assessment of the trees within the development and three are to be removed as part of the development. These are category C trees with low amenity value and their removal is considered acceptable in order to achieve the development. Two mature category B trees and will be retained. The Council’s Arboricultural officer was consulted on the proposal and had no objection to the removal of the three category C trees. Five new trees are proposed and a professionally specified landscape plan will be secured via condition.
<b>Sustainability</b>	
The area undergoing conversion and extension is over 500m2 and therefore a BREEAM assessment is required in accordance with Lambeth Policy EN4 (Sustainable design and construction).	The majority of the building is existing with relatively small new extensions and there is a high level of interest in maintaining the character of the listed building internally and externally and as such it would not be viable. These factors have a limiting effect on the types of improvements that can be undertaken to the building, particularly restricting the inclusion of any sources of renewable energy.
<b>Other</b>	
Applications only given minimal publicity	A full and thorough consultation process was conducted in accordance with statutory requirements and the Council’s adopted Statement of Community Involvement.
Website down over Christmas so could not leave comments.	It is acknowledged that the website was unavailable for a limited period during the festive period. Officers were made aware of this issue and continued to accept comments beyond the end of the consultation period in line with normal practice.
Detailed information and greater opportunities to engage with the council about this matter should have been provided but local residents feel that there has been an overall lack of information about the proposed plans. The consultation with the community	The consultation carried out with local residents in advance of submission of the application is not material to the consideration of these application.

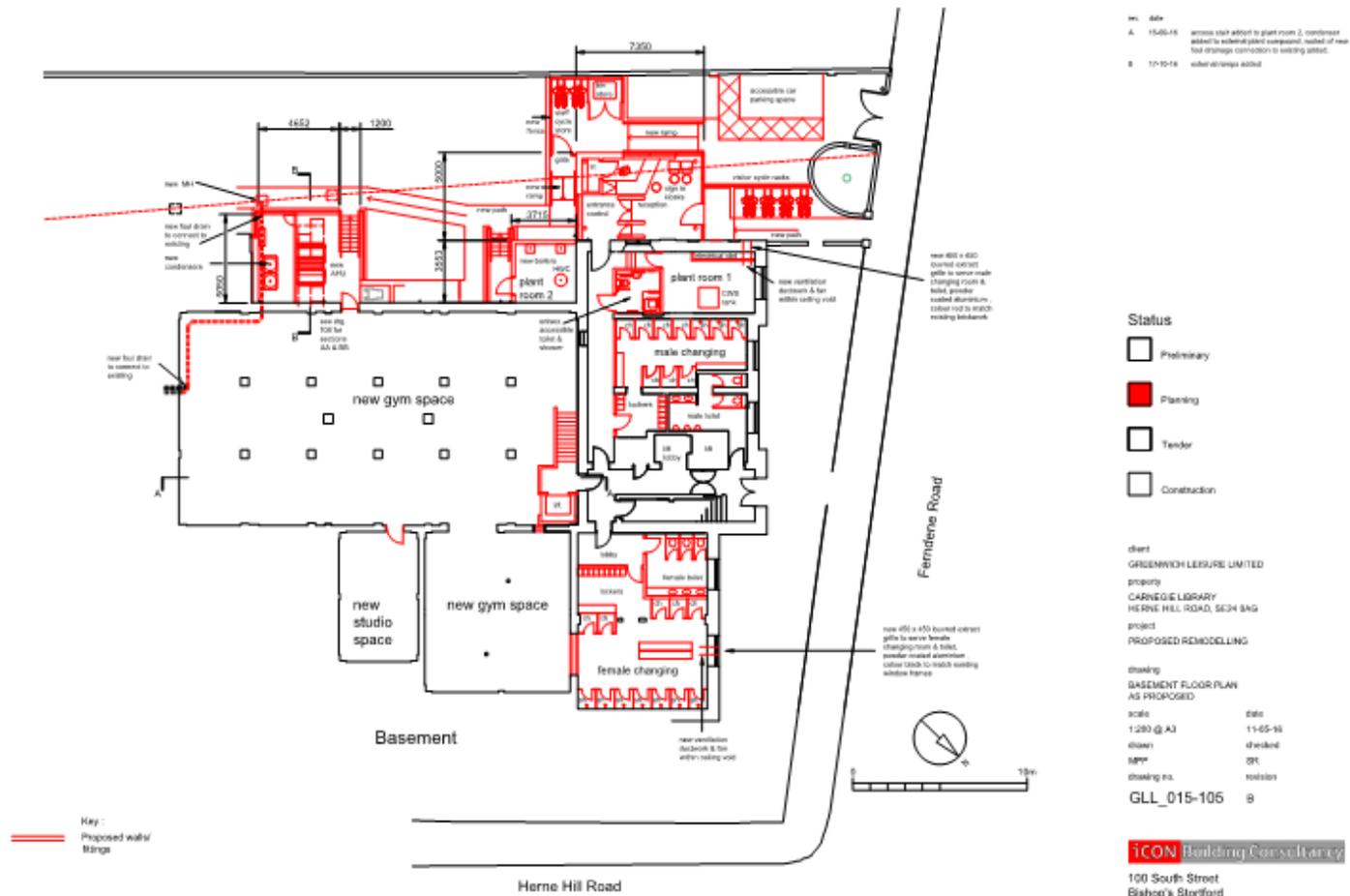
**PLANNING APPLICATIONS COMMITTEE 7<sup>TH</sup> FEBRUARY 2017**

**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**

and the residents of the building has been consistently poor to non-existent.	
Properly qualified and paid Librarians should be running the library, paid for by the council and not undemocratic voluntary trusts where there is no long term guarantee of service.	This is not material to the consideration of these application.
Ethnic inequalities are at their worst in Lambeth	Ethnic inequalities has been considered as part of this application and is outlined in section 8 of this report.
<b>Not material planning considerations</b>	
No business plan shown by GLL for the need of a gym. There is no evidence that the planned gym will be commercially viable.	This is not a material planning consideration. The viability of the potential operator does not impact on the planning merits of the case.

**Appendix 2 – Selection of application drawings**

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**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**



- 11. 15-06-16 access door added to plant room 2, ventilation added to external plant compartment, noted of new hot drainage connection to existing shaft.
- 12. 17-10-16 water drainage added

**Status**

- Preliminary
- Planning
- Tender
- Construction

client  
 GREENWICH LEISURE LIMITED  
 property  
 CARNEGIE LIBRARY  
 HERNE HILL ROAD, SE24 8AG  
 project  
 PROPOSED REMODELLING

drawing  
 BASEMENT FLOOR PLAN  
 AS PROPOSED  
 scale 1:200 @ A3 date 11-05-16  
 drawn JF/MSK checked  
 MPP BR  
 drawing no. revision  
 GLL\_015-105 8

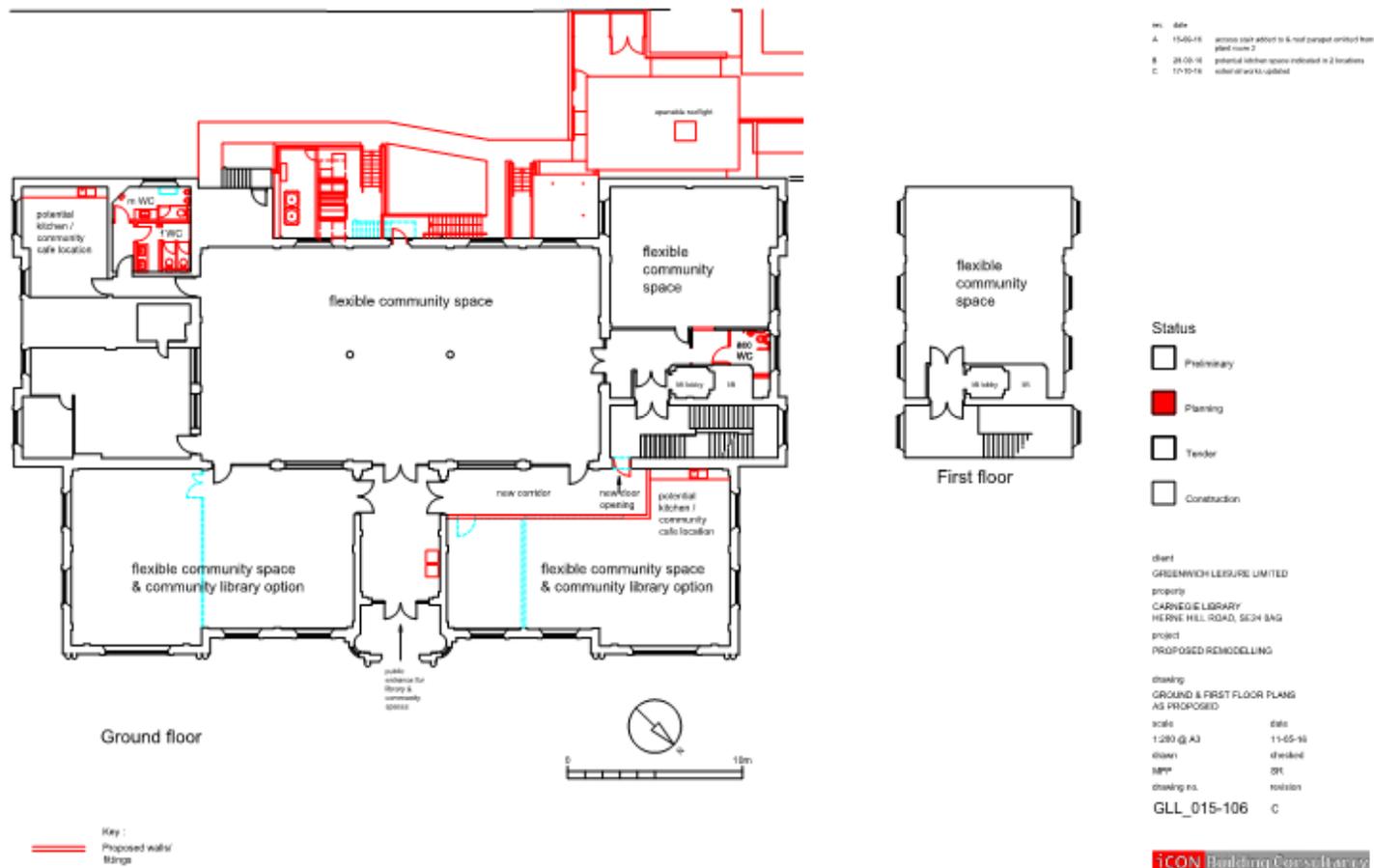
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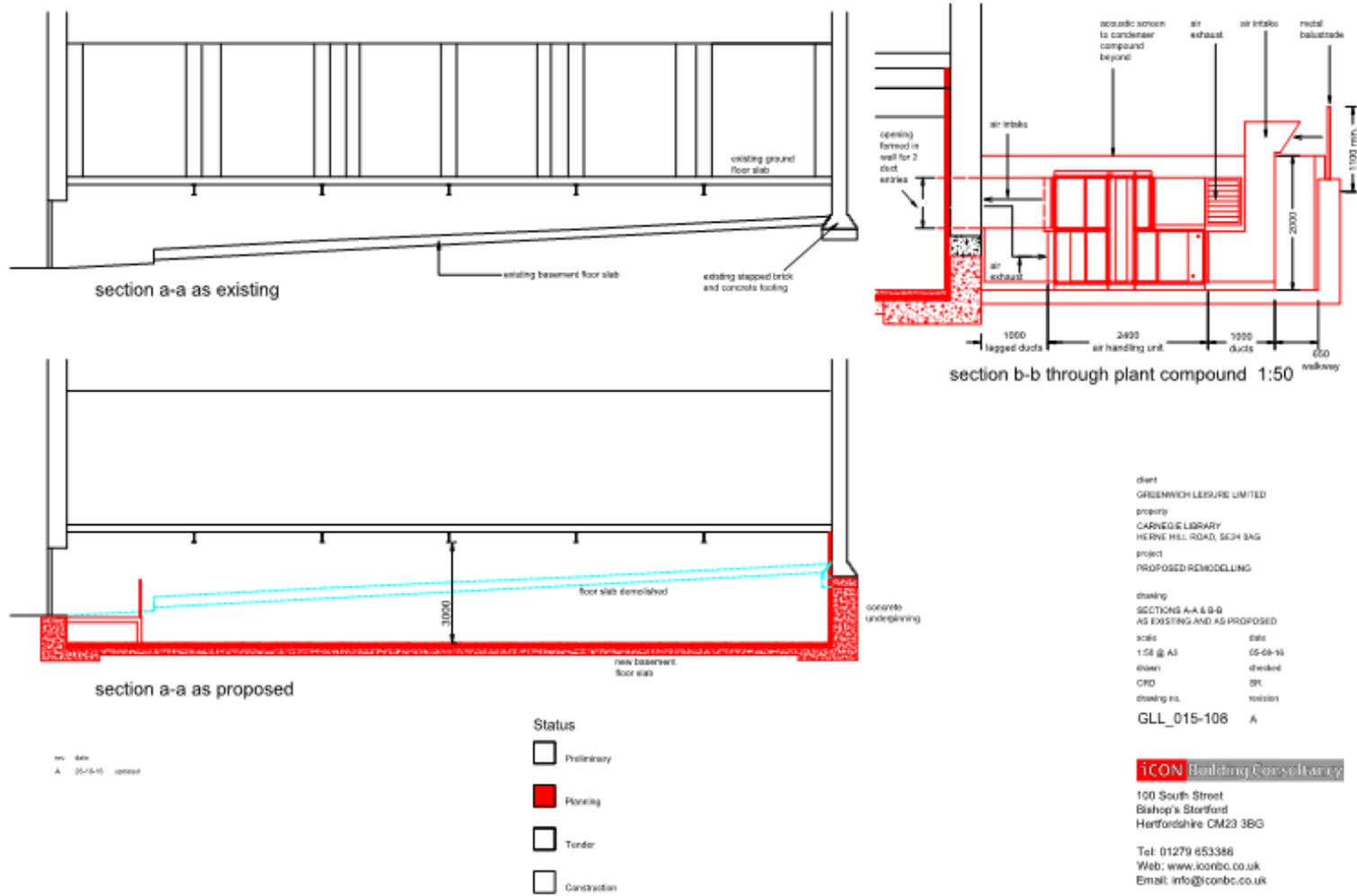
Proposed Basement Plan

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**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**



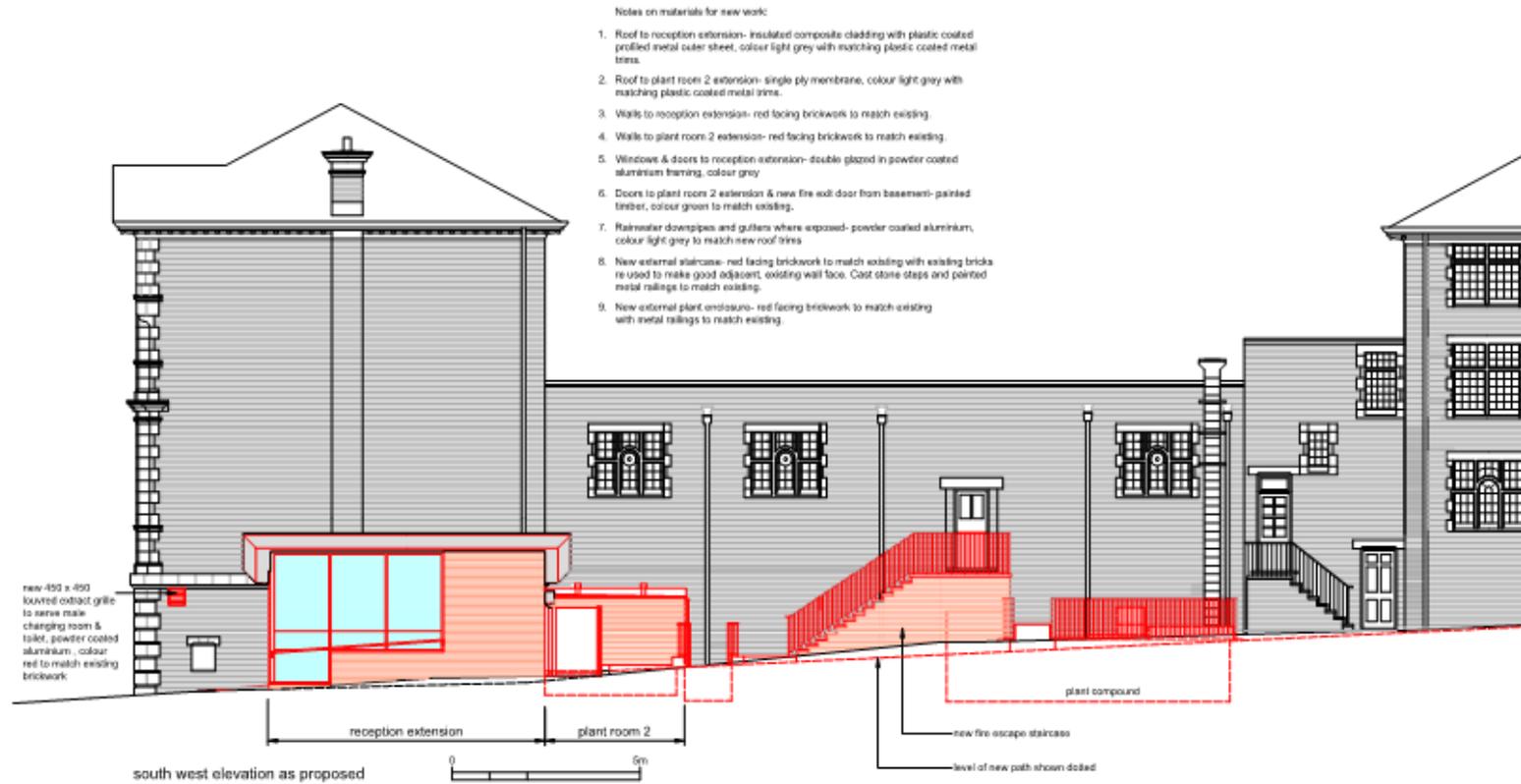
Proposed Ground Floor Plan

**PLANNING APPLICATIONS COMMITTEE 7<sup>TH</sup> FEBRUARY 2017**  
**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**



Cross section of basement as existing and proposed

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**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**



- Notes on materials for new work:
1. Roof to reception extension- insulated composite cladding with plastic coated profiled metal outer sheet, colour light grey with matching plastic coated metal trims.
  2. Roof to plant room 2 extension- single ply membrane, colour light grey with matching plastic coated metal trims.
  3. Walls to reception extension- red facing brickwork to match existing.
  4. Walls to plant room 2 extension- red facing brickwork to match existing.
  5. Windows & doors to reception extension- double glazed in powder coated aluminium framing, colour grey.
  6. Doors to plant room 2 extension & new fire exit door from basement- painted timber, colour green to match existing.
  7. Rainwater downpipes and gutters where exposed- powder coated aluminium, colour light grey to match new roof trims.
  8. New external staircase- red facing brickwork to match existing with existing bricks re used to make good adjacent, existing wall face. Cast stone steps and painted metal railings to match existing.
  9. New external plant enclosure- red facing brickwork to match existing with metal railings to match existing.

REV	DATE	DESCRIPTION
A	10-09-16	extension under fields-related to red facing brickwork, plant room 2 roof lowered & parapets omitted
B	11-10-16	step & rise path profile added, fire exit added to extension wall

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client  
 GREENWICH LEISURE LIMITED  
 property  
 CARNEGIE LIBRARY  
 HERNE HILL ROAD, SE24 DAG  
 project  
 PROPOSED REMODELLING  
 drawing  
 SOUTH WEST FACING ELEVATION  
 AS PROPOSED

scale  
 1:100 @A3  
 drawn  
 CRD  
 date  
 04-06-16  
 checked  
 SR  
 drawing no.  
 GLL\_015-110  
 revision  
 B

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Proposed South West Elevation

**PLANNING APPLICATIONS COMMITTEE 7<sup>TH</sup> FEBRUARY 2017**  
**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**

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new 450 x 450 louvred extract grille to serve female changing room & toilet, powder coated aluminium, colour black to match existing window frames

north west elevation to Ferndene Road as proposed

rev. title



Status

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client  
GREENWICH LEISURE LIMITED

property  
CARNEGIE LIBRARY  
HERNE HILL ROAD, SE24 0AG

project  
PROPOSED REMODELLING

drawing  
NORTH WEST FACING ELEVATION  
AS PROPOSED

scale  
1:100 @A3

drawn  
CRD

date  
26-10-16

checked  
SR

drawing no.  
GLL\_015-112

revision

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Proposed North West Elevation