22nd November 2019

DRAFT DECISION NOTICE

Dear South Bank Colleges

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: 19/02643/OUT Date of Application: 24.07.2019 Date of Decision: 22.11.2019

Proposed Development At: Lambeth College Vauxhall Centre Belmore Street London SW8 2JY

For: Hybrid application for the demolition of existing buildings and the erection of a mixed-use development comprising 1) detailed planning application for a new College facility (Class D1) with associated parking, servicing, new public realm, hard and soft landscaping and other associated works and 2) outline planning application for up to 15,000 sqm of College floorspace (Class D1), up to 272 student accommodation units and up to 4,570 sqm of shared workspace (Class B1) with associated parking, servicing and other works.

Approved Plans

Lambeth Planning
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Winchester
SO23 5DG

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Approved Documents

Design and Access Statement (including detailed Landscape information prepared by Turkington Martin) prepared by Architecture PLB (2764_GAD_100001 Rev B, 2764_GAD_100002 Rev B, 2764_GAD_100003 Rev B, 2764_GAD_100004 Rev B, 2764_GAD_100005 Rev B); Planning Statement (dated July 2019) prepared by Lichfields; Transport Assessment (Version 06) and Supplementary Technical Note (dated November 2019) prepared by Curtins; Draft Construction Environmental Management Plan prepared by Blue Sky Building (dated May 2019); Framework Travel Plan (Revision 04) prepared by Curtins; Site Waste Management Plan (Revision 05) prepared by Curtins; Delivery and Servicing Plan (Revision 06) prepared by Curtins; Daylight and Sunlight Assessment (Revision 06) prepared by Lichfields; Community Engagement prepared by Lichfields; Heritage Impact Assessment (dated July 2019) prepared by Lichfields; Statement of Community Engagement (dated July 2019) prepared by Lichfields; Heritage Impact Assessment (dated July 2019) prepared by Lichfields; Ground Contamination Assessment (Revision 05) prepared by Lichfields; Environmental Noise Assessment (E18026/NS/R1-A) prepared by Adnitt Acoustics; Air Quality Assessment (J5535A11/F4, dated June 2019) prepared by Air Quality Consultants; Wind Study (WE594-02F02 Revision 1) prepared by Windtech Consultants; Flood Risk Assessment (Revision 06) prepared by Curtins; Drainage Strategy (Revision 04) prepared by Curtins; SuDs Drainage Operations and Maintenance Manual (Revision 02) prepared by Curtins; Ecology Report (Issue 03) prepared by Delta Simons; Arboricultural Statement (Issue 03) prepared by Delta Simons; Archaeology Report (Revision 05) prepared by MOLA; Sustainability Statement (Issue 06, dated June 2019) prepared by Curtins; Energy Statement for the STEAM Centre including an Overheating Report prepared by MOLA; and Ground Contamination Assessment (Revision 05) prepared by Roberts Environmental Ltd.

Conditions

1. The commencement of development of Block A for which full planning permission is given (and as shown as Phase 1 on indicative phasing plan drawing no TM37-L05-C) must be begun not later than the expiration of three years beginning from the date of this decision notice.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Details of the following reserved matters in relation to the outline component of this hybrid application (Blocks B, C and D shown respectively as Phases 2, 3, and 4 on indicative phasing plan drawing nos. TM37-L06, TM37-L07 and TM37-L08) shall be submitted to and approved in writing by the Local Planning Authority before this part of the development is implemented. The development shall be carried out as approved.

a) Appearance.
b) Layout.
c) Scale.

Reason: To accord with the provisions of the Town and Country Planning Act (General Development Procedure Order) 1995 as amended and to enable the Local Planning Authority to retain adequate control over the proposed development.

3. Application for the approval of all the reserved matters in relation to the outline component of this hybrid application (Blocks B, C and D shown on indicative phasing plan dwg nos. TM37-L06, TM37-L07 and TM37-L08) and referred to in the preceding condition must be made not later than the expiration of three years from the date of this decision notice.

Reason: To comply with the requirements of Section 92(2)(a) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. The commencement of development in relation to the outline component of this hybrid application (Blocks B, C and D shown respectively as Phases 2, 3 and 4 on indicative phasing plan dwg nos. TM37-L06, TM37-L07 and TM37-L08) to which this permission relates must be begun not later than whichever is the later of the following dates:

(i) The expiration of five years from the date of this decision notice.
(ii) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92(2)(b) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Reason: Otherwise than as set out in the decision and conditions, it is necessary that the development be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning.

6 The Parameter Plans submitted pursuant to the hybrid application details hereby approved shall be strictly adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the scheme is delivered in accordance with the key development principles.

7 All reserved matters application(s) submitted for each part and/or phase of development shall ensure that it
demonstrates full compliance with the key development principles set out in the Design Code (refer Section 4.8 of Chapter 4 of the Design and Access Statement) (June 2019) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring a high quality form of development and to accord with paragraph 127 of the National Planning Policy Framework and the aims and objectives of the Lambeth Local Plan

8 Before development commences in each part and/or relevant phase (above ground development only) the following details of the materials to be used in the external elevations of the relevant phase and/or part of the development shall be provided to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details for that phase. The following details are required:

a) a technical specification schedule of the materials  
b) a sample panel to be provided on site  
c) a photographic record of the sample panels, taken on site at midday

Reason: To ensure that the external appearance of the building is satisfactory (policies Q2, Q7 and Q8 of the London Borough of Lambeth Local Plan (2015)).

9 Notwithstanding the details shown on the approved and illustrative drawings and prior to the commencement of above ground construction works of each part and/or relevant phase of development hereby permitted, details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be thereafter built in accordance with the approved details for the relevant phase.

a) Details of windows: drawn elevation schedules at 1:20 or 1:25 and detail sections at a scale of 1:5
b) Details of boundary treatments including external walls, fences and gates  
c) Roof and parapets  
d) Details of balconies, balustrades and terraces  
e) Details of canopies  
f) Rainwater goods

Reason: To ensure that the external appearance of the buildings is satisfactory and that it protects or enhances the character and appearance of the local area. (Policies Q5, Q7 and Q8 of the Lambeth Local Plan (2015)).

10 Prior to commencement of above ground works of each phase of development a hard and soft landscaping scheme for all communal external amenity areas shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter carried out in accordance with the approved details within 6 months of the date of occupation. All tree, shrub 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 submitted details are expected to demonstrate the following:

a. The quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted.  
b. An indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection.  
c. Specification of which shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape.  
d. Proposals for plant and tree maintenance.  
e. The type and location of paving materials.  
f. Design and location of seating and other street furniture.  
g. Lighting of all external public areas.  
h. Any physical infrastructure that will facilitate cycling through the site.

All landscaping shall be maintained to the satisfaction of the local planning authority in perpetuity, such maintenance to include the replacement of any plants/trees that die, or are severely damaged, seriously diseased, or removed, upkeep of ground surfaces and hard landscaping features as well as cleaning schedule to include removal of graffiti/chewing gum.

Reason: In order to introduce high quality landscaping in and around the site in the interests of the ecological value of the site and to ensure a satisfactory landscaping of the site in the interests of visual amenity. (Policy Q9 of the Lambeth Local Plan 2015)).
Construction works (with the exception of site investigation works) shall not be commenced until a construction sequencing plan for the relevant part and/or phase of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development sequencing and provision of detailed design information occurs in a satisfactory order.

Before the relevant part and/or phase of development commences a Construction and Environmental Management Plan (CEMP) shall be submitted and approved in writing by the local planning authority in consultation with Transport for London. 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 including complaint recording and management;
iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
iv. Site working hours and a named person for residents to contact;
v. Detailed site logistics arrangements;
vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors, and arrangements for ongoing continuous monitoring and provision of monitoring results to the Local Planning Authority;
viii. Details of site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.

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 2015).

Before the relevant part and/or phase of development commences a construction logistics plan will be submitted to the Local Planning Authority for its agreement in writing. The plan shall detail the arrangements for:

a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in construction the development;
d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
e) wheel washing facilities; and
f) a scheme for recycling/disposing of waste resulting from demolition and construction works.
g) measures for the control and reduction of dust
h) measures for the control and reduction of noise and vibration.

The construction of the development shall be carried out in accordance with the plan so agreed.

Reason: To ensure that measures are put in place to manage and reduce noise and vibration impacts during construction and to safeguard the amenity of neighbouring occupiers, in accordance with Policies 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan (2013) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016).

Prior to the commencement of above ground works of each relevant part and/or phase of development, a site management plan shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter undertaken in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity.

A) No development in the relevant part and/or phase other than demolition to existing ground level shall
take place until a programme of archaeological evaluation site work has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) Under Part A, the programme of archaeological evaluation shall be implemented in accordance with a Written Scheme of Investigation.

C) A report of the evaluation results will be submitted for approval by the local planning authority which will be given in writing.

D) Dependent upon the results presented under Part C, no development other than demolition to existing ground level shall take place until the implementation of a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

E) Under Part D, a programme of archaeological mitigation shall be implemented in accordance with a Written Scheme of Investigation.

F) The site investigation and post-investigation assessment will be completed prior to one year post the completion date of the development as defined by the borough building regulation officer, in accordance with the programme set out in the Written Scheme of Investigation approved under Parts A and D, and the provision for post-investigation assessment, analysis, publication via the Battersea Channel Project report and dissemination of the non-Battersea Channel Project archaeological results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

16 No blocks/properties shown in each phase of development shall be occupied until confirmation has been provided that all water network upgrades required to accommodate the additional flows from the development have been completed.

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.

17 Before development commences in each phase the applicant shall submit a detailed Sustainable Drainage System (SuDS) Strategy document for the final surface water management system in each phase for approval by the Local Planning Authority. The document must demonstrate the technical feasibility/viability of the development's surface water drainage system through the use of SuDS to manage the flood risk to the site and elsewhere during and post construction; and the measures taken to manage the water quality for the lifetime of the development. The SuDS Strategy must include but not limited to:

- An assessment of the surface water drainage system's ability to discharge at the equivalent greenfield rate and volume. Should reducing the discharge rate to a figure more in line with the greenfield equivalent be deemed unachievable please provide an explanation supported with evidence.
- Confirmation of the method of surface water discharge/disposal and demonstration of its technical feasibility.
- Detailed design and plan of the development's surface water management system and associated pipework, including cross-section and long-sections of the surface water drainage infrastructure.
- A demonstration of the surface water management system’s capability to manage all storms up to and including the 1% Annual Exceedance Percentage (AEP) event critical storm with an appropriate climate change factor.
- Detail and efficacy of the measures to manage the site's water quality and runoff volume for the lifetime of the development.
- A Timetable of implementation for the surface water management system, including the measures used to manage surface water runoff rates and quality during construction.

The approved 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 in accordance with Policies 5.12 and 5.13 of the London Plan (2015) and Policies EN5 and EN6 of the Lambeth Local Plan (September 2015). It is important that these details are agreed prior to the commencement of
development as any works on site could have implications on flood risk.

18 Each part and/or relevant phase of development shall only be occupied when a SuDS management and maintenance plan (for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime) has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented as agreed for each phase 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 (Government ministerial statement HCWS161).

19 The finished floor levels for all sleeping accommodation must be set no lower than 4.05 metres above Ordnance Datum (mAOD).

Reason: To reduce the risk of flooding to the development and occupants. The modelled maximum likely water level (MLWL) for 2100 is 4.05mAOD.

20 Prior to the commencement of the relevant part and/or phase of development approved the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) a site investigation scheme, based on the submitted ‘preliminary environmental risk assessment’ (PRA) by Roberts Environmental (dated February 2019: reference 190111.R.005 V5.0), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

2) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

3) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: For the protection of controlled waters. The site is located over a Secondary Aquifer and within SPZ2, and it is understood that the site may be affected by historic contamination.

21 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

22 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: There is always the potential for unexpected contamination to be identified during ground works, particularly during renovation of the lower ground floor (basement) level. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters. (Policies 5.14 and 5.21 of the London Plan (2011))

23 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance ‘Piling into contaminated sites’. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

24 Prior to occupation of the relevant part and/or phase of development, a lighting scheme must 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 obtrusive 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 GN01:2011. The scheme shall be designed such that light does not exceed 10 lux at the boundary of the development.

The lighting scheme shall be implemented in accordance with the approved details and 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 GN01:2011"

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally (Policy Q2 of the Lambeth Local Plan 2015).

25 Prior to the occupation of the relevant building within each phase of development hereby permitted, 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 be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for its designated use. The waste and recycling storage areas/facilities should comply with Lambeth’s ‘Waste and Recycling Storage and Collection Requirements: Technical Specification for Architects & Developers’ (October 2013), unless it is demonstrated in the submissions that such provision is inappropriate for this specific development.

Reason: To ensure suitable provision for the occupiers 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 (2015)).

26 Prior to the occupation of the relevant building within each phase of development hereby permitted, a Waste Management Strategy shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be built in accordance with the approved details and shall thereafter be retained solely for its designated use. The use hereby permitted shall thereafter be operated in accordance with the approved Waste Management Strategy. The Waste Management Strategy will align with Lambeth’s ‘Waste and Recycling Storage and Collection Requirements: Technical Specification for Architects & Developers’ (October 2013).

Reason: To ensure that adequate provision is made for the storage of refuse, the disposal of waste and the provision of recycling facilities on the site and in the interests of the amenities of the area.

27 Before development commences in each relevant phase the applicant shall provide full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority. In preparing the AQDMP the applicant should follow the guidance on mitigation measures for Medium Risk sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014. Both ‘highly recommended’ and ‘desirable’ measures should be included. The AQDMP can form part of the Construction Environmental Management Plan (CEMP). The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):

- A summary of work to be carried out;
- Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
- Inventory and timetable of all dust and NOx air pollutant generating activities;
- List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
- Details of any fuel stored on-site;
- Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);
- Summary of monitoring protocols and agreed procedure of notification to the local authority; and
A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring.

Reason: To minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within AQMAs) (policy 7.14 of the London Plan 2015.)

Before development commences in each relevant phase the applicant shall confirm that all non-road mobile machinery (NRMM) to be used on site has been registered at 'https://nrmm.london/user-nrmm/register' and that all registered NRMM is compliant with the NRMM Low Emission Zone requirements.

Reason: To ensure that air quality is not adversely affected by the development.

Prior to the commencement of the relevant part and/or phase of development, full details (including elevational drawings) and a tabulated Schedule of any proposed 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 protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015)).

The use and/or the operation of any building services plant relating to each relevant phase 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 (other than emergency plant which shall be separately controlled). The use hereby permitted, or 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 (2015)).

Prior to the commencement of the relevant part and/or phase of development permitted, a scheme of noise and vibration attenuation and ventilation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable, commercial and educational room standards as detailed in BS8233:2014 and Building Bulletin 93 Acoustic Design of Schools (BB93), with no relaxation for exceptional circumstances including suitable consideration of night time Lmax from the new Covent garden market site on residential occupiers 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 protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015)).

Prior to the commencement of the relevant part and/or phase of development (above ground works only), a detailed 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 specifically consider screening and hard landscaped protection in seating standing and doorway areas identified as requiring mitigation in the Windtech Pedestrian Level Wind Microclimate Assessment reference WE594-02F02(rev1). The scheme shall take account of BRE Digest DG520 (Wind Microclimate around Buildings) and shall include elevational drawings and any further supporting assessment to demonstrate that all external spaces achieve the relevant standards set out in the Lawson Comfort Criteria, allowing for cumulative development.

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. Any variation to the layout or built form of the development shall be accompanied by a revised Wind Microclimate Assessment which details any additional identified adverse wind microclimate impacts. Any additional steps required to mitigate these impacts shall be detailed and implemented, as necessary. The revised assessment shall be submitted to and approved by the Local Planning Authority and the details as
approved shall thereafter be permanently retained.

Reason: To avoid unacceptable detriment of the amenities of future occupiers or of the area generally (Policy Q2 (Amenity) - Lambeth Local Plan 2015) and in accordance with policy 7.6 of the Mayors London Plan.

33 Prior to the occupation of the relevant building in each phase of development hereby permitted, a delivery and servicing management plan/strategy shall be submitted to and approved in writing by the local planning authority. The uses hereby permitted shall thereafter be operated in accordance with the approved details for each phase. 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, including through the use of procurement / consolidation

Reason: To protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015) and to limit the effects of the increase in travel movements (policies T1, T6 and T8 of Lambeth Local Plan 2015).

34 Prior to the occupation of the relevant building in each phase, full details of cycle parking and storage (including temporary phased cycle provision) shall be submitted to and approved in writing by the Local Planning Authority. Cycle parking information shall include adequate provision for student pool bikes. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences 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 Policy Q13 of the Lambeth Local Plan (2015) and Policy 6.9 of the London Plan (2016)).

35 Prior to the occupation of the relevant building in each phase of development hereby permitted, a car park management strategy/plan shall be submitted to and approved in writing by the local planning authority. Access and use of parking spaces shall thereafter be carried out solely in accordance with the approved details. This will include details of the monitoring of demand for and implementation of additional disabled parking spaces on site.

Reason: To ensure that vehicular movements from the development are appropriate and to limit the effects of the increase in travel movements.

36 Prior to the commencement of the development (works above ground only), details of proposed new accesses to the site shall be submitted to and approved in writing by the local planning authority. No part of Block A (Phase 1) shall be occupied until the new means of access has been sited, laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

37 An inclusive signage/advertisement strategy for each phase detailing appropriate signage, communication and wayfinding measures through the site shall be submitted and approved in writing by the LPA prior to occupation of the buildings in that relevant part /and/or phase of the development. All signage/advertisement shall be displayed in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To improve legibility throughout the site and wider Vauxhall area.

38 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 relevant part and/or phase of development and shall be implemented in accordance with the approved details prior to occupation.

Reason: To ensure that the development maintains and enhances community safety (policy Q3 of the London Borough of Lambeth Local Plan (2015)).

39 Before development commences (above ground only) in each relevant part and/or phase, a report demonstrating how the principles outlined within the approved Sustainability Statement with regard to materials sourcing and selection have been adopted should be submitted to and approved in writing by the Local Planning Authority. These principles include how materials that are locally sourced, made from recycled materials, are
durable and have a low whole life carbon have been prioritised.

Reason: The details are required ahead of work commencing to ensure that construction is undertaken in a way which ensures that the objectives of sustainable development identified in London Plan (2016) Policies 5.1, 5.2 and 5.3 and Policy EN4 of the Lambeth Local Plan (2015) can be achieved.

40 Before each part and/or phase of development commences (above ground works only), a Construction Waste Management Plan demonstrating how waste from demolition and construction will be minimised in line with the waste hierarchy with minimal disposal to landfill should be submitted to and approved in writing by the Local Planning Authority.

Reason: The details are required ahead of work commencing to ensure that construction is undertaken in a way which ensures that the objectives of sustainable development identified in London Plan (2016) Policies 5.1, 5.2 and 5.3 and Policy EN4 of the Lambeth Local Plan (2015) can be achieved.

41 Prior to first occupation of the buildings in each relevant phase of development, a Post Construction Waste Management Report must be submitted to and approved in writing by the Local Planning Authority demonstrating how construction waste recycling has been maximised with details of waste stream quantities and final waste destinations provided using waste transfer notes.

Reason: The details are required ahead of work commencing to ensure that construction is undertaken in a way which ensures that the objectives of sustainable development identified in London Plan (2016) Policy 5.18 and Policy EN4 of the Lambeth Local Plan (2015) can be achieved.

42 Before the commencement of the Outline phases of the development (Blocks B, C and D) (above ground works only) an Overheating Assessment Report shall be submitted showing that the risk of overheating has been reduced in line with the Mayor's cooling hierarchy and demonstrating compliance with CIBSE TM52/TM59 and TM49.

Reason: To ensure the design of the development reduces (as far as is possible) the potential for overheating and reliance on air conditioning systems in accordance with Policy 5.9 of the London Plan.

43 Prior to the installation of the green roof relating to Block A (Phase 1), a detailed specification of the green roof should 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 roof, together with details of their anticipated routine maintenance and protection for the lifetime of the development. The green roof shall only be installed and thereafter maintained in accordance with the approved details.

Reason: In order to promote biodiversity and rainwater attenuation on the site. (Policy 5.11 of the London Plan (2016) and Policy EN4 of the Lambeth Local Plan (2015)).

44 Prior to the commencement of above ground works for Blocks B, C and D, a detailed feasibility study for green roofs must be submitted to and approved in writing by the Local Planning Authority. If the study demonstrates that Block B, C or D has the capacity for a green roof, a specification shall be agreed in writing with the Local Planning Authority. The green roof to the approved specification must be installed and rendered fully operational prior to the first occupation of the buildings hereby granted consent and retained and maintained thereafter.

Reason: In order to promote biodiversity and rainwater attenuation on the site. (Policy 5.11 of the London Plan (2016) and Policy EN4 of the Lambeth Local Plan (2015)).

45 Prior to the first occupation of any part of Block A (Phase 1), information showing the siting, size, number and design of the photovoltaic (PV) arrays and air source heat pumps, including cross sections of the roof of the building with the equipment in situ, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in strict accordance with the approved details.

Reason: To ensure that the development can positively contribute towards minimising carbon emissions in accordance with Policy EN3 of the Lambeth Local Plan 2015 and secure a satisfactory external appearance that does not detract from the character and visual amenity of the area in accordance with Policies Q5, Q6, Q7, Q8 and Q26 of the Lambeth Local Plan (September 2015).

46 Prior to the first occupation of any part of Blocks B, C and D (Phases 2, 3 and 4), a scheme showing the siting, size, number and design of the photovoltaic (PV) arrays and air source heat pumps, including cross sections
of the roof of the building with the equipment in situ, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in strict accordance with the approved details.

Reason: To ensure that the development can positively contribute towards minimising carbon emissions in accordance with Policy EN3 of the Lambeth Local Plan 2015 and secure a satisfactory external appearance that does not detract from the character and visual amenity of the area in accordance with Policies Q5, Q6, Q7, Q8 and Q26 of the Lambeth Local Plan (September 2015).

47 Before the commencement of above ground works of the Outline phases of the development (Blocks B, C and D), Design Stage SBEM calculations as an output of the National Calculation Method for the relevant phase of development should be submitted to and approved in writing by the Local Planning Authority demonstrating that the blocks will be constructed in accordance with the approved Energy Strategy (Nine Elms Campus).

Reason: The details are required ahead of work commencing to ensure that construction is undertaken in a way which does not preclude incorporation of energy efficiency measures. The condition is necessary to ensure that the achievement of the objectives of sustainable development identified in London Plan (2016) Policies 5.1, 5.2 and 5.3 and Policy EN4 of the Lambeth Local Plan (2015).

48 Prior to first occupation of the relevant part and/or phase of development, As Built SBEM calculations as an output of the National Calculation Method for the relevant phase of development should be submitted and approved in writing by the Local Planning Authority demonstrating that the blocks were constructed in accordance with the approved Energy Strategy (Nine Elms Campus).

Reason: The details are required ahead of work commencing to ensure that construction is undertaken in a way which does not preclude incorporation of energy efficiency measures. The condition is necessary to ensure that the achievement of the objectives of sustainable development identified in London Plan (2016) Policies 5.1, 5.2 and 5.3 and Policy EN4 of the Lambeth Local Plan (2015).

49 Before development commences in each part and/or relevant phase the applicant shall provide a detailed scheme for the enhancement of biodiversity (to include timescales for implementation and future management) and shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter retained.

Reason: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to Policy D4 of the Lambeth Local Plan (2015) and Policy 7.19 of the London Plan (2016).

50 At least 10% of the student accommodation flats in Block C (Phase 3) hereby permitted shall be designed so that they can be easily adaptable to meet the Wheelchair Housing standard.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints (policies 3.8 of the London Plan (2015) and Q1 of the London Borough of Lambeth Local Plan (2015) and the guidance in the London Plan Housing SPG (2012)).

51 Before development commences in each part and/or relevant phase the applicant shall provide a details/scheme for reducing solar reflectivity/glare from buildings for approval in writing by the Local Planning Authority. The details approved shall be strictly complied with thereafter.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015)).

52 Within 9 months of the date of this decision letter, the applicant shall submit details of all areas/phases to be enclosed by hoardings including a specification to maintain and/or enhance their visual appearance until such time the respective development of the site commences.

Reason: In the interests of ensuring health and safety including visual amenities of the area are not compromised.

53 No above ground new development shall commence in the relevant Phase until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products
and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy D11 of the Draft London Plan.

Notes to Applicants:
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2019) 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 (2015) 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 Within 9 months of the date of this decision letter, the applicant shall submit details of all areas/phases to be enclosed by hoardings including a specification to maintain and/or enhance their visual appearance until such time the respective development of the site commences.

Reason: In the interests of ensuring health and safety including visual amenities of the area are not compromised.

2 The Battersea Channel Project is defined by the Historic England over-arching brief supported 10 June 2014 by Wandsworth and Lambeth Local Planning Authorities.

3 Only Section F of the archaeology condition (No.15) will remain after the completion of the archaeological site work stages.

4 The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. 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.
Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

5 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you’re planning significant works near our mains (within 3m) we’ll need to check that your development doesn’t reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes

6 For information on the NRMM Low Emission Zone requirements please visit 'http://nrmm.london/nrmm
Yours sincerely

Rob Bristow
Assistant Director Planning, Transport & Development
Growth, Planning and Employment Directorate

Date printed: 22nd November 2019
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 therein shall be regarded as dispensing with such compliance or be deemed to be a consent by the council there under.

Your attention is drawn to the provisions of the Building Regulations 2000 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 applicants rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

Appeals to the Secretary of State
If you are aggrieved by this decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 3/13 Temple Quay House, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate or you can contact them by phoning 0303 444 5000. The First Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

The First Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the First Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices
If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the London Borough of Lambeth. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.