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L.B. Lambeth LA 100019338
<table>
<thead>
<tr>
<th>Address:</th>
<th>247-251 Sternhold Avenue, London, SW2 4PG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Number:</td>
<td>20/00430/RG4</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Camilla Bebb</td>
</tr>
<tr>
<td>Ward:</td>
<td>Streatham Hill</td>
</tr>
<tr>
<td>Date Received:</td>
<td>03.02.2020</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Redevelopment to provide 4 residential dwellings together with a replacement Class D1 (non-residential institution) facility.</td>
</tr>
<tr>
<td>Applicant:</td>
<td>IndigoScott Group</td>
</tr>
<tr>
<td>Agent:</td>
<td>Rapleys LLP</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:**

1. Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations listed in this report.

2. Agree to delegate authority to the Director of Planning, Transport and Sustainability to:
   
   a. Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and
   
   b. Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).

3. In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Director of Planning, Transport and Sustainability, having regard to the heads of terms set out in this report, addendums and/or PAC minutes, to negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to meet the requirement of the Planning Inspector.

4. In the event that the Section 106 Agreement is not completed within 3 months of committee, delegated authority is given to the Director of Planning, Transport and Sustainability to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions identified in this report, addendums and/or the PAC minutes.
SITE DESIGNATIONS

<table>
<thead>
<tr>
<th>Relevant site designations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAA Helipad Safeguarding Zone</td>
</tr>
<tr>
<td>Smoke Control Area</td>
</tr>
<tr>
<td>Streets Under Conversion Stress</td>
</tr>
<tr>
<td>CAA Helipad Safeguarding Zone</td>
</tr>
<tr>
<td>Smoke Control Area</td>
</tr>
<tr>
<td>Sternhold Avenue</td>
</tr>
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LAND USE DETAILS

<table>
<thead>
<tr>
<th>Site area (ha):</th>
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</thead>
<tbody>
<tr>
<td>0.0958</td>
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NON-RESIDENTIAL DETAILS

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Use Description</th>
<th>Floorspace (sqm) (Gross Internal Area)</th>
</tr>
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<tbody>
<tr>
<td>Existing</td>
<td>D1 Community Centre Use</td>
<td>273</td>
</tr>
<tr>
<td>Proposed</td>
<td>D1 Community Centre Use</td>
<td>273</td>
</tr>
</tbody>
</table>

RESIDENTIAL DETAILS

<table>
<thead>
<tr>
<th>Residential Type</th>
<th>No. of bedrooms per unit</th>
<th>Total Habitable Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed On-Site</td>
<td>Studio 1 2 3 4 Total</td>
<td></td>
</tr>
<tr>
<td>Private/Market</td>
<td>0 0 0 4 4 26</td>
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</tr>
<tr>
<td>Total</td>
<td>0 0 0 4 4 26</td>
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<table>
<thead>
<tr>
<th>Amount (£)</th>
</tr>
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<tr>
<td>Payment in Lieu of Affordable Housing £273,515</td>
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PARKING DETAILS

<table>
<thead>
<tr>
<th>Car Parking Spaces (General)</th>
<th>Car Parking Spaces (Disabled)</th>
<th>% of EVCP</th>
<th>Bike Spaces</th>
<th>Motorcycle Spaces</th>
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<tbody>
<tr>
<td>Resi Commercial Visitor</td>
<td>Resi Commercial Visitor</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Existing</td>
<td>0 0 0 0</td>
<td>0 0 0 0</td>
<td>0 0 0 0</td>
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LEGAL SERVICES CLEARANCE

<table>
<thead>
<tr>
<th>Audit Trail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consultation Name/Position</td>
</tr>
<tr>
<td>Edward Lewis (Planning Lawyer)</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

The proposal is for the redevelopment of the current plot in order to provide 4 x 4-bedroom residential dwellinghouses together with a replacement Class D1 (non-residential institution) facility. The total floorspace to be created is 1,216sqm. The dwellings would be two storeys in height, with accommodation at roof level within the pitched roofs. The community centre use would be a similar height to the residential buildings, finished with a flat roof, with it being three storeys in height – the third storey would be set back at roof level.

The current site contains 3no. single storey unused community buildings (Use Class D1) which would be replaced with the same quantum of floorspace in the new community centre use at the end of the terrace along with 4no. residential dwellinghouses. The replacement of the community floorspace is in accordance with policies S1 and S2 of the Lambeth Local Plan 2015 (LLP).

In terms of the design of the proposed community centre, it would be set back from the main building line of the terrace and would have a flat roof – the building’s detailed design would help distinguish it from its domestic neighbours. The proposed 4no. dwellings would be two storeys in height (with roof level accommodation) and have a similar scale to adjacent terrace. The proposed dwellings are all 4-bedroom family dwellinghouses. All dwellings would be in accordance with the LLP and London Plan standards in terms of the quality of the accommodation.

Officers reviewed the submitted daylight/sunlight assessment and the scheme was subsequently amended to reduce the impact on the adjacent neighbouring properties Nos. 243 and 245 (immediately adjacent ground and first floor flats. Officers are now satisfied that the proposals would not have an unacceptable impact on daylight/sunlight to neighbouring properties. The reduction in size of the dwelling closest to Nos. 243 and 245 further ensured that its rear return matched the scale, massing and footprint of the rear return these properties. The development would also not harm the privacy or outlook of that currently enjoyed by neighbouring residents.

In respect of transport, it has been agreed that the dwellings can apply for one parking permit per dwelling within the Controlled Parking Zone, (CPZ) noting the size of the properties (all 4-bedroom properties), the low Public Transport Accessibility Level (PTAL 2), and current low levels of parking stress in the area. This also allowed for a larger affordable housing contribution to be secured, as the predicted sales values are higher with the availability of permits. Other aspects of transport and servicing are to be conditioned along with landscaping details.

The applicant has agreed to pay £273,515 in affordable housing contributions following an independent viability assessment. Officers are satisfied that this is the maximum reasonable amount of affordable housing the development can provide.

Officers consider that the development would comply with the development plan for the Borough and there are no material considerations of sufficient weight that would dictate that the application should otherwise be refused. Officers are therefore recommending approval of the scheme, subject to conditions and planning obligations in accordance with the presumption in favour of sustainable development conferred upon local planning authorities by the National Planning Policy Framework (NPPF).
OFFICER REPORT

Reason for referral to PAC: The application is reported to the Planning Applications Committee in accordance with (1)(i) and (ii) of the Committee's terms of reference as it relates to a major application for the provision of a building or buildings where the floor space to be created including changes of use, by the development is 1,000 sqm or more.

1 THE APPLICATION SITE

1.1 Historically the site contained four houses built in the early 1900s which formed part of the existing terrace. These properties were replaced in c.1948 with three temporary pre-fabricated houses demolished in c.1985.

1.2 The site currently comprises 3no. single storey buildings of brick construction, which were being used as community facilities (D1) that offer rehabilitation to young people and give careers and counselling services ('Your Story'). The site is situated on the corner of Sternhold Avenue and Rastell Avenue, abutting Tooting Bec Common on the western site boundary with a railway line and traincare depot located behind a large retaining wall to the rear of the site (south). Surrounding development is residential in use and typically characterised by terraced buildings.

1.3 The site has a Public Transport Accessibility Level (PTAL) level of 2, which means it has poor access to public transport services. It is located approximately 700m east of the Streatham over-ground station and approximately 425m east of bus service 255 along Sternhold Avenue.

1.4 The site is not located within any conservation area, town or local centre, nor are there any statutory/locally listed buildings nearby.
2 PROPOSAL

Summary of the Proposal

2.1 The proposal is to demolish the 3no. existing community building and for redevelopment of the current plot in order to provide 4 x 4-bedroom residential dwellings together with a replacement Class D1 (non-residential institution) community centre facility. The proposal includes associated cycle and refuse facilities.
Detail of the Proposal

2.2 The proposed dwellings would be two storeys in height including accommodation within the roof level. The total height of each dwelling would be 9.8m to the ridge and they would each have a width of 6.2m. The 4no. dwellings would be uniform in terms of scale and design. The height, building line and bay windows of the dwellings are of a similar scale to that of the adjacent terrace and align with the existing row of houses. The dwellings would have gable-end frontages which reflects the form of the neighbouring terrace. The dwellings include key architectural elements and detailing reflecting the neighbouring terrace including double height bay windows, similar window arrangements and proportions. The dwellings would be finished with red brick, similar to the neighbouring terrace.

2.3 The proposed community centre building would be three storeys in height with a flat roof located to the end of the proposed terrace. The third storey would be at roof level, set back from the two storey section. The total height of the community centre would be 9.8m and would have a width of 6.2m. The community centre would be set back from the main building line by 1.3m. The community centre has been designed to distinguish it from its domestic neighbours with larger windows, different detailing and roof design. The community centre would also be finished with red brick, and cladding on the second floor.

2.4 The front boundary treatment of the development would comprise proprietary black railings on a brickwork dwarf wall with stone capping extending to 1.2 metres in height. The rear boundaries would comprise of 1.8 metre high timber fencing. The proposal includes landscaping details but would result in the loss of a B2 grade tree (a tree of moderate quality) in order to facilitate the development.

2.5 The scheme would have no on-site car parking but it includes cycle parking for both the residential and the community centre. Refuse stores for the residential dwellings would be located within the forecourt of the property.

Amendments

2.6 The scheme was amended with alterations made to the design and the size of the dwelling on Plot 5 closest to the neighbouring properties and Plot one the community centre located at the end of the proposed terrace. The design was amended following pre-application advice from the design officer and Plot 5 was reduced in size to the rear due to concerns raised by officers about the impact of the originally proposed scheme on the adjacent properties in respect of daylight/sunlight and sense of enclosure.

2.7 The scheme was updated on 28/04/2020 and a full 21-day re-consultation was undertaken.

3 PLANNING HISTORY

3.1 94/03428/PLANAP - Application Permitted - Decision date: 08.02.1995
Replacement of 3 existing demountable buildings with new temporary buildings in connection with the continued use of the site as an intermediate treatment project for the schooling of children with schooling problems.

3.2 87/00013/PLANAP - Application Permitted - Decision date: 09.07.1987
Replacement of the existing eastern demountable storage building and workshop and the toilet buildings with new buildings, in connection with the use of the site as an intermediate treatment project for the schooling of children with schooling problem.
4 CONSULTATIONS

4.1 Statutory External Consultees

Thames Water – No objections.

National Rail – General advice given on maintenance, drainage, plant and materials, scaffolding, piling, fencing, lighting, noise and vibration and vehicle incursion.

4.2 Internal Consultees

Design and Conservation – No objections raised subject to conditions on materials and design detailing, landscaping, refuse and recycling, cycling and obscured glazing in stairs on Plot 5.

Transport – Advised that a Section 106 should be secured for Car Club Membership for the new dwellings and for the entire development to be secured as Car Parking Permit Free. Conditions requested to be secured are cycle parking, Method of Construction statement and Servicing and Delivery Statement.

Veolia Waste – No objections raised.

Parks & Open Spaces - No objections raised subject to conditions on ecological enhancement for bats and birds, landscaping details and maintenance and management plans.

Highways – No objections raised, but stated that the applicant is advised to contact the Highways Team at the earliest possible opportunity and to enter into S278 agreement with DWR Team to reconstruct the footway.

Trees – Object to the loss of mature green infrastructure within the street scene and consequent loss of landscape amenity. The scheme involves the loss of a number of trees and all but one is considered acceptable.

Air Quality - No objection subject to conditions.

Flooding – Objected to the Flood Risk Assessment based on inaccurate figures.

Officer Comment – A condition is suggested to address these matters.

Sustainability Team – No objections subject to conditions.

Economic Inclusion - On those floorspace/dwelling figures, it would not meet the threshold for employment and skills obligations.

4.3 Adjoining owners/occupiers

4.3.1 A site notice was displayed from 02.05.2020 to 23.05.2020 and the application was advertised in the local paper on 19.06.2020. The formal consultation period ended on 10.07.2020. Following amendments to the scheme, the development was re-consulted upon for a 21-day period commencing on 28.04.2020 with the overall period (including the press notice) expiring on 10.07.2020.

4.3.2 10 representations received during the consultation period. Three were in support, five were in objection, and two were neither supporting nor objecting. A summary of the concerns raised is set out below:
<table>
<thead>
<tr>
<th>Summary of objections</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land use</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Community centre not needed | Please see paragraph 6.17-6.19 of the report.  
The policy on community use states that any development will be required to replace any existing community use. Therefore, the proposal would meet the requirements of the Lambeth Local Plan (2015) policy S1 and S2. |
| **Design matters**    |          |
| The community use to the end of the terrace would be visually dominating within the streetscene and out of keeping with the neighbouring area. It has contrasting materials. | Please see paragraph 6.2 of the report.  
Officers consider both the community unit and the residential properties to be in keeping with the street scene.  
The community use building has been designed in a way to be distinctive as not to look like a residential property and would be set back from the main building line.  
The main external material is red brick which is in keeping with the streetscene and conditions will be added to ensure all materials externally are acceptable in terms of the design.  
Officers consider the use of the site to be acceptable and would not look out of keeping with the massing and scale of properties on the street. |
| The proposal is unimaginative architecturally. |          |
| The proposal is overdevelopment. |          |
| The proposal is underdevelopment of the site. |          |
| **Impact on neighbouring amenity** | |
| Impact on windows on the adjacent site with sunlight, daylight and outlook. | Please see paragraph 6.4.of the report.  
The proposal was amended after these comments had been submitted to reduce the impact on neighbouring amenity. Officers accept there will be an impact on daylight/sunlight for the immediately adjoining neighbouring properties however officers consider the loss to be within acceptable limits.  
The proposal was set in from the shared boundary to prevent any significant impact on outlook. |
POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Lambeth is the London Plan (2016, consolidated with alterations since 2011), the Lambeth Local Plan (September 2015) and the South Bank and Waterloo Neighbourhood Development Plan (‘the SoWNDP’) (October 2019).

The latest National Planning Policy Framework was published in 2018 and updated in 2019. This document sets out the Government’s planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.

London Plan

In December 2019 the London Plan (Intend to Publish version) was published by the Mayor of London. This followed the Examination in Public on the Draft London Plan (published in December 2017), which was held between January and May 2019. On 21 October 2019 the Panel of Inspectors appointed by the Secretary of State issued their report and recommendations. Many of these recommendations (although not all) were incorporated into the Intend to Publish version. The draft London Plan is given a significant amount of weight in planning decisions. It will not be given full weight until the final version of the London Plan is published.

On 13 March 2020 the Secretary of State formally directed the Mayor to make a number of detailed modifications to the wording of various policies in the Intend to Publish version released in December 2019. Under the Greater London Authority Act 1999, whilst such a direction remains in force, the Mayor must not proceed to publish the London Plan (in its final form) without modifying the Intend to Publish version so as to comply with the direction. From the Mayor’s reply to the Secretary of State on 24 April 2020 as published on the GLA website, it appears that there may be further dialogue between the Mayor and Secretary of State about the modifications. However, the outcome of this process is not known at present. Officers have therefore needed to take into account the effect of the Secretary of State’s direction on emerging London Plan policies.

It is not considered that the Secretary of State’s modifications to the Intend to Publish version alter the assessment of the application. This is because the emerging London Plan policies that are affected by the direction are not considered relevant to the current proposal. The degree of weight to be attached to the draft London Plan as a whole is noted above.

Lambeth Local Plan (LLP)

The LLP is currently under partial review to ensure it complies with amendments to changes in the NPPF and London Plan. The council have consulted on a new Draft Revised Lambeth Local Plan which was published in October 2018 and will also eventually supersede the current Lambeth Local Plan once the final version is adopted (anticipated late 2020 / early 2021). The Draft Revised Lambeth Local Plan Proposed Submission Version (DRLLP PSV, January 2020) was included in the publication for Cabinet on 13 January 2020. The formal pre-submission publication has also now taken place and the DRLLP was submitted to the Secretary of State for examination on 22 May 2020. The Draft Revised Lambeth Local Plan is a material consideration in planning decisions but is currently afforded very limited weight, although the weight to be given is a matter for the decision maker.
Summary

5.7 The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance. A full list of relevant policies and guidance has been set out in Appendix 3 to this report.

6 ASSESSMENT

6.1 Land Use

Residential Use

New Dwellings Principle and Unit Mix

6.1.1 The proposal would introduce 4 no. additional dwellings on the site, which would contribute towards the borough’s housing stock. As such, the proposal is supported by LLP policy H1, subject to other policy and considerations, especially the relevant land use considerations in respect of the re-provision of community uses.

6.1.2 The provision of 4 x 4-bedroom units would meet the council’s requirement to contribute to housing provision within the borough. Policy H4 requires that proposals for market housing provide a balanced mix of unit sizes and types to meet current and future housing needs, including family-sized accommodation. The proposal provides 4 x 4-bedroom dwellings. It is considered appropriate and provides family sized dwellings.

Affordable Housing

6.1.3 The applicant submitted a Financial Viability Assessment (FVA) with the application. An independent assessment of this was undertaken. The applicant originally offered £237,380 as an affordable housing contribution after the scheme was amended and reduced in size. Following the original independent assessment (the Review) of the FVA, it was advised that the maximum reasonable amount of affordable housing that the development could provide was £306,045 for the amended scheme. Most figures were only marginally different between those included in the Review and those included in the FVA, such as the house sale prices. The key differences were the value of the community centre, build costs and the existing use value which were all less in the Review than those included in the FVA. The existing use value originally stated in the FVA was £550,000 while the Review estimated this to be £324,782.

6.1.4 After further discussions between the applicant, officers and the independent advisors, the applicant has agreed to provide £273,515 as an affordable housing contribution which would be secured by a Section 106 agreement. Officers are satisfied that this maximum reasonable amount of affordable housing the development can provide. This contribution would be provided in the form of a payment-in-lieu for off-site affordable housing schemes. The proposal is considered by officers to comply with policy H2 of the Lambeth Local Plan (2015).

Non-Residential Uses (Community Use)

6.1.5 The new community centre provides the same internal space as the existing three buildings and modern facility under one roof. Therefore, officers are satisfied that the requirements of LLP policy S1 and S2 have been met - there is no loss of community use floorspace and the proposed building would have a flexible and adaptable layout for future community uses. The building is also fully accessible to the local community. A condition has been included for a Community Management Plan to be submitted, which would manage any impact on neighbouring amenity.
6.2 **Design**

Residential Units

6.2.1 The proposed dwellings would be two storeys in height including accommodation at roof level. The total height of the dwellings would be 9.8m and they would each have a width of 6.2m. The dwellings would all be uniform in terms of scale and design along the front elevation. They would continue the terrace row on the existing streetscene and the scale is similar in width to the existing houses. Therefore, the proposal would not look out of place and is subordinate in scale and massing.

![Figure 3: Proposed front elevation](image)

The height, building line and bay windows of the proposed dwellings are also similar in scale to the adjacent terrace and they would align with these. In terms of appearance, the dwellings would have gable-end frontages, which reflects the form of the neighbouring terrace. The dwellings include key architectural elements and detailing within the neighbouring terrace to positively reflect the adjacent terrace, including double height bay windows, similar window arrangements and proportions. The dwellings would be finished with red brick similar to the neighbouring terraced properties.

6.2.3 To the rear of the properties, all plots all have single storey rear projections which measure 3.6m in depth with lantern lights and bi-folding doors. Plots 2, 3, and 4 are full width first and second floors. Plot 5 includes a 7.3m deep outrigger at first floor with a pitched roof and has been designed to mirror the neighbouring property in terms of its scale and height. The outrigger is set in 1.9m from the shared boundary.
Figure 4: Proposed rear elevation

6.2.4 The layout of each dwelling includes a small forecourt which measures 23sqm in area. The front boundary treatment of the development would comprise proprietary black railings on a brickwork dwarf wall with stone capping extending to 1.2 metres in height. The rear boundaries would comprise 1.8 metre high timber fencing.

6.2.5 Overall, the proposed residential dwellings are considered to comply with policy Q5, Q6, Q7 and Q8 of the Lambeth Local Plan (2015). The design and appearance are in keeping with the streetscene in terms of mass, scale and appearance. Conditions would require the further details on materials and detailed design features.

Community Use Unit

6.2.6 The proposed community centre is three storeys in height with a flat roof located to the end of the proposed terrace. The total height of the community centre would be 9.8m and would have a width of 6.2m. The community centre would be set back from the main building line by 1.3m. The community building has been designed to distinguish it from its domestic neighbours and its design is supported by the Design Officer.

6.2.7 The community centre compared to the proposed residential units has longer but narrower windows, different detailing and roof design. The third floor of the community centre has a flat roof and would be finished with cladding, adding a contemporary aspect which is still considered in keeping with the area. The community centre would also be finished with red brick on the ground and first floor.

6.2.8 Noting the above, officers consider the scale, massing, appearance and layout of the proposed community centre to be acceptable.

6.3 Standard of Accommodation

Residential Accommodation

Layout and Access

6.3.1 Access to the site is off Sternohold Avenue. The proposed access arrangements are considered acceptable.
6.3.2 The proposal is for 4-bedroom properties. It is noted that there is a ‘study’ proposed on the first floor which measures 12.5 sqm, however due to the width of 2.1m is not considered to meet the requirements to be considered a bedroom and will be considered as a study.

6.3.3 The following table evaluates the proposed dwellings against the relevant space standards:

<table>
<thead>
<tr>
<th>Type</th>
<th>Proposed GIA (square metres (sqm))</th>
<th>Required GIA (sqm)</th>
<th>Bedroom sizes (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot 2, 3, 4 4b8p</td>
<td>249</td>
<td>130</td>
<td>Bed 4 – 16.3 Bed 3 – 16.4 Bed 2 – 16.5 Bed 1 – 23.5</td>
</tr>
<tr>
<td>Plot 5 4b8p</td>
<td>196</td>
<td>130</td>
<td>Bed 4 – 15.9 Bed 3 – 15.5 Bed 2 – 12.3 Bed 1 – 23.8</td>
</tr>
</tbody>
</table>

6.3.4 The size and layout of the proposed residential accommodation accords within the minimum size requirements for units, bedrooms and internal storage as set out in London Plan policy 3.5 and within draft policy.

Privacy

6.3.5 The proposed housing has been appropriately sited and arranged to ensure that good levels of privacy would be provided to future occupants, noting the linear pattern and railway line to the rear of the site. This accords with LLP policy Q2.

Daylight, Sunlight and Outlook

6.3.6 A Daylight and Sunlight Assessment (DSA) has been submitted with the application. This calculates the levels of daylight and sunlight which are likely to be received by the proposed units, having regard to the relevant tests set out in the BRE guidance.

6.3.7 The majority of internal habitable rooms would meet the guidelines for ADF. All rooms and windows would exceed recommendations for Daylight Distribution and Sunlight respectively. Furthermore, all dwellings would be dual aspect, with good levels of outlook and natural ventilation.

6.3.8 The proposed amenity areas would also exceed their recommended minimum amounts of sunlight.

6.3.9 Overall, it is considered that the proposed residential accommodation would be provided with good levels of daylight, sunlight and outlook, which is acceptable in respect of LLP policies H5 and Q2.

Noise and Vibration

6.3.10 The site is located at the end of Sternhold Avenue and would border two residential flats (one at ground floor and one at first floor). The area is predominantly residential in nature with Tooting Bec Common along the western boundary. A condition would be secured with regard to the proposed D1 community use. This would require a community use management plan and noise mitigation measures to be provided ahead of occupation to ensure no nuisance and disturbance is caused by the future use of the site to the proposed residential units or surrounding area. The application is in accordance with LLP policy Q2 in this respect, subject to conditions.
Amenity Space

6.3.11 The proposal includes rear ground floor private amenity spaces. All four plots exceed the required 30sqm. This meets LLP policy H5 requirement for private amenity for new dwellings. Furthermore, the layout is considered acceptable and a condition has been added to secure appropriate landscaping.

Conclusion

6.3.12 Overall, it is considered that the standard of the residential accommodation that is proposed is acceptable.

Community Centre Use

6.3.13 The main entrance to the community centre is off Sternhold Avenue. An additional entrance will be provided from Tooting Bec Common into the rear amenity space of the unit. The proposed access arrangements are considered acceptable.

6.3.14 The community space provides large open plan layouts which would allow for a range of uses. This is considered acceptable. The community centre would only be used for D1 use.

6.4 Amenity for Neighbouring Occupiers

Daylight, Sunlight and Overshadowing

6.4.1 The beginning of the Agenda Pack contains broad contextual overview of the assessment framework within which BRE compliant sunlight and daylight studies are undertaken. This includes an explanation of the key terms and targets contained within the BRE guidance. The following assessment has been made in the context of this information.

6.4.2 A Daylight and Sunlight Assessment (DSA) has been submitted with the application. Officers reviewed the assessment and the scheme was subsequently amended to reduce the impact on the adjacent neighbouring properties No.243 and No.245, which are ground and first floor flats immediately adjacent to the site and proposed Plot 5. An updated DSA was provided.

6.4.3 The following habitable rooms of the development would not meet the minimum levels for Vertical Sky Component (VSC) as recommended in the BRE guidance:

<table>
<thead>
<tr>
<th>Location &amp; Room reference</th>
<th>Room</th>
<th>Window reference</th>
<th>Proposed VSC</th>
<th>Existing VSC</th>
<th>Times existing value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor R002</td>
<td>Bedroom</td>
<td>W005</td>
<td>10.43</td>
<td>16.07</td>
<td>0.65</td>
</tr>
<tr>
<td>Ground Floor R003</td>
<td>Bedroom</td>
<td>W006</td>
<td>6.53</td>
<td>17.92</td>
<td>0.36</td>
</tr>
<tr>
<td></td>
<td></td>
<td>W007</td>
<td>5.06</td>
<td>17.09</td>
<td>0.30</td>
</tr>
<tr>
<td>Ground Floor R004</td>
<td>Kitchen</td>
<td>W008</td>
<td>3.1</td>
<td>12.49</td>
<td>0.25</td>
</tr>
<tr>
<td>First Floor R008</td>
<td>Unknown</td>
<td>W017</td>
<td>23.63</td>
<td>38.13</td>
<td>0.62</td>
</tr>
<tr>
<td>First Floor W018</td>
<td>Unknown</td>
<td>W018</td>
<td>22.07</td>
<td>30.84</td>
<td>0.72</td>
</tr>
<tr>
<td>First Floor R007</td>
<td>Unknown</td>
<td>W015</td>
<td>14.56</td>
<td>25.62</td>
<td>0.57</td>
</tr>
<tr>
<td></td>
<td></td>
<td>W016</td>
<td>21.76</td>
<td>37.35</td>
<td>0.58</td>
</tr>
</tbody>
</table>
6.4.4 The following habitable rooms of the development would not meet the minimum levels of Daylight Distribution (DD) as recommended in the BRE guidance:

<table>
<thead>
<tr>
<th>Location &amp; Room reference</th>
<th>Room</th>
<th>Lit Area Proposed DD (%)</th>
<th>Lit Area Existing DD (%)</th>
<th>Times existing value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor R002</td>
<td>Bedroom</td>
<td>44</td>
<td>80</td>
<td>0.54</td>
</tr>
<tr>
<td>Ground Floor R003</td>
<td>Bedroom</td>
<td>19</td>
<td>84</td>
<td>0.23</td>
</tr>
<tr>
<td>First Floor R006</td>
<td>Unknown</td>
<td>59</td>
<td>84</td>
<td>0.70</td>
</tr>
</tbody>
</table>

6.4.5 Officers acknowledge that some of the windows would have a reduction in daylight and sunlight within rooms of the immediately adjoining properties beyond BRE target levels. However, the existing good conditions at Nos. 243 and 245 are partly due to the existing open site conditions, with windows facing over the application site, which currently has an uncharacteristically low form of development. It should also be noted that the original terrace extended to the end of Sternhold Avenue at the application site and the pattern of development can be seen in the below image in Figure 5 (with the application site to the left of the terrace). The BRE guidance notes that it is important to consider whether an existing affected building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. It further advises that where side windows of an existing building are close to the boundary, to ensure new development matches the height and proportions of existing buildings, alternative daylight and sunlight targets can be set to those of a ‘mirror-image’ building of the same height and size, an equal distance away on the other side of the boundary.

Figure 5: Rear of the terrace on Sternhold Avenue, showing pattern of rear returns (application site to left of terrace)

6.4.6 Following a review of the original proposals and noting the above mentioned BRE guidance, Plot 5 was reduced in scale to the rear, to mirror that of the immediately adjoining neighbouring properties of Nos. 243 and 245 along the terrace. The massing and height have therefore been reduced along the boundary and set in at first floor level, as shown in Figure 6 below. There is a separation distance between the proposed Plot 5 and the neighbouring property at first floor level of 3.25m – this reflects the gaps found elsewhere in the terrace and would reintroduce the original form of development at the rear of the terrace.
6.4.7 It is also noted that the main affected rooms are likely to be bedrooms, which the BRE guidelines state are less important than living rooms and kitchens when it comes to daylight. Noting the above, officers consider the proposed relationship between the existing and proposed properties is an acceptable one in respect of daylight, sunlight and overshadowing.

Privacy

6.4.8 No windows are proposed on the flank elevations of the residential properties. The proposed windows on the dwellings would face over the railway and therefore no significant overlooking or impact on privacy is expected. There is a small window at first floor on Plot 5 which is closest to the existing neighbouring properties. This lights the stairs and is not likely to result in an impact on privacy due to its location in a non-habitable room.

6.4.9 The proposed community centre would overlook Tooting Bec Common and would provide an element of natural surveillance to the green space which is considered acceptable.

Outlook and Sense of Enclosure

6.4.10 The community centre is located to the end of the terrace and would not result in a loss of outlook or sense of enclosure.

6.4.11 As noted above, the proposed development has been amended to be reduced in height along the boundary with Nos.243 and 245, therefore reducing the sense of enclosure and impact on outlook on the neighbouring properties. At first floor there is a separation distance of 1.9m to the shared boundary and a distance of 3.2m between the side walls of the proposal and neighbouring property. This is a relationship consistent with that found elsewhere on the terrace, and would reintroduce the original relationship between the part of the site closest to Nos. 243 and 245. Noting this and the distances of the new development to neighbouring properties, it is considered that acceptable levels of outlook would be retained following the construction of the development.
Noise and Vibration

6.4.12 With regard to noise, the area surrounding the site is predominantly residential in nature. It is considered that the living conditions of existing residents in terms of noise and disturbance would not be materially affected by the proposed residential use on the site. The community centre is positioned to the end of the proposed dwellings and therefore would not impact existing residential properties.

Conclusion

6.4.13 In light of the above assessment it is considered that the development would not have an unacceptable impact on surrounding properties in respect of amenity, in line with LLP policy Q2.

6.5 Trees, Landscaping and Biodiversity

6.5.1 The Parks and Open Space officer has reviewed the proposed plans and has no fundamental objections to this application. There is no physical encroachment onto Tooting Common which is designated as a Sites of Importance for Nature Conservation and is adjacent to the application site, and any boundaries are respected and protected.

6.5.2 They also support the conclusions in the submitted Preliminary Ecological Appraisal (PEA) and Bat Survey, and the submission of an Outline Mitigation Strategy (OMS) which all assume a reasonable worst-case scenario and outlines a series of appropriate mitigation requirements, including potential need for a licence, guidance on the timing and supervision of works and securing roost mitigation and site enhancement for bats.

6.5.3 They support this approach and would recommend the provision of further details, which can be secured by condition, as to general ecological enhancements for both bats and birds, e.g. bird and bat boxes, and landscaping planting to increase foraging opportunities for bats, birds and mammals on site.

6.5.4 The submitted landscaping plans are acceptable in-principle and provide an appropriate balance between biodiversity and amenity. However, further detailed information, as well as suitable maintenance and management plans, would be secured by condition.

6.5.5 The Arboricultural officer has also reviewed the proposal and has objected to the loss of a tree which they considered to be a B2 grade tree which is a Sycamore on the street frontage. The proposal would protect the trees to the western boundary and would provide soft landscaping in the rear gardens. The proposed loss of 9 trees currently on site is considered to be acceptable when considering the overall benefits the scheme provides, noting its loss is to enable the development itself.
Figure 7: Proposed landscaping scheme

6.6 Transport

Site Context

6.6.1 The site is currently unused and has no parking or cycling infrastructure. The main access to the site is by car along Sternhold Avenue and Rastell Avenue. The site can also be accessed by walking from Tooting Bec Common to the western boundary. The site is bound by a railway line to the south. To the west is Tooting Bec Common and beyond which is the centre of Balham, approximately 1.2km walking distance. Streatham Hill National Rail station is located approximately 750m walking distance.

6.6.2 Public Transport Accessibility Level (PTAL) is a method to assess the access level of geographical areas to public transport. PTAL is calculated on the distance from any point to the nearest public transport stop, and service frequency at those stops. The result is a grade from 1-6 (including subdivisions 1a, 1b, 6a and 6b), where a PTAL of 1 indicates extremely poor access to the location by public transport, and a PTAL of 6 indicates excellent access by public transport.

6.6.3 The site has a PTAL of 2 (classified as poor) - public transport accessibility level.

Cycling

6.6.4 The community facility would require short-stay cycle parking for visitors and long-stay cycle parking for employees in line with the Draft New London Plan standards. Cycle parking is proposed to the rear of the site for the community centre which would meet the number of spaces required by the Draft London Plan.
6.6.5 The applicant has submitted details within the supporting Transport Statement, which proposes bespoke cycle parking storage units for up to 2 cycles per unit, which is welcomed, with further details secured by condition.

6.6.6 The cycle parking provision is in accordance with the Draft New London and LLP policy Q13 for both residential and community uses.

**Car Parking**

6.6.7 Sternhold Avenue is located within CPZ 'G.' operational Monday to Friday between 10am and 12pm. During these hours, vehicles must either display a relevant parking permit or can pay by phone, but with a maximum stay of 1 hour. Parking stress levels are at between 64-65 per cent, as per the applicant's parking stress survey submitted with the application.

6.6.8 The transport officer considered that the site should not have parking permits and should be permit free. However, due to the low PTAL, the size of the properties and the low parking stress results of the parking survey, officers consider that one parking permit per dwelling is acceptable in this instance. This also resulted in a larger contribution towards affordable housing being secured by a Section 106 Agreement, as the predicted sales values of properties with availability of parking permits is greater than that of properties unable to apply for parking permits.

Furthermore, mitigation measures of provision of Car Club membership is required for all residents from first occupation of a development scheme. This is to be secured by a Section 106 Agreement. A (three year) Car Club membership should be provided to all future residents (one membership per residential unit is acceptable) - available from first occupation.

**Delivery and Servicing**

6.6.9 Due to the size and scale of the development it is not considered it a necessary requirement for a Servicing and Delivery Statement.

**Waste and Recycling**

6.7.1 It acknowledged that the applicant has shown the positioning of the refuse or recycling storage to be provided on site. Further details are required by means of a planning condition, requiring the development to ensure that the storage spaces provided comply the council's requirement for refuse and recycling storage to comply with LLP policies Q8 and Q12. A servicing strategy is also required, setting out how bins would be presented to the street for collection, and returned to their stores afterwards.

**Construction Management**

6.8.1 A draft Method of Construction Statement has been submitted with the proposal. Lambeth Highways have confirmed that they are satisfied with this draft document. A final Method of Construction Statement would be conditioned and submitted prior to the commencement of construction works, for approval by Lambeth Highways. This would accord with LLP policy T8(d) by demonstrating arrangements for construction traffic and how environmental, traffic and amenity impacts would be minimised.

6.8.2 Highways officers also requested that the applicant would need to enter into a Section 278 agreement with DWR Team to reconstruct the footway that would be affected by the removal of trees. This can be conditioned.
6.9 Sustainable Design and Construction

Energy

6.9.1 The London Plan requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy

6.9.2 Major residential developments are required to achieve at least a 35 per cent reduction in regulated carbon dioxide emissions on site beyond that required by Part L of the Building Regulations 2013. The energy statement proposed measures that will result in a site-wide reduction in regulated carbon dioxide emissions of over 35 per cent beyond Part L of the Building Regulations 2013. The council’s sustainability consultants have reviewed the scheme and had no objections subject to conditions in order to meet the Draft London Plan requirements.

Sustainability

6.9.3 Upon review of the applicant’s Sustainability Statement, the council’s sustainability consultants have advised that this lacks detail on how waste generated from the demolition and construction of the development would be minimised. This is information is expected to be presented in line with the waste hierarchy within the Sustainability Statement, demonstrating compliance with the minimum standards of the Mayor’s Sustainable Design and Construction SPG. A pre-commencement condition is requested to ensure that high standards of sustainable design and construction are met, as required by LLP policy EN4.

6.10 Other Environmental Matters

Flood Risk

6.10.1 LLP policy EN5 seeks to minimise the impact of flooding. The site is located in Flood Zone 1 which is considered to have a low risk of fluvial or tidal flooding. The development is unlikely result in an increased risk in flooding in the area. LLP policy EN6 requires that sustainable drainage systems (SuDS) are incorporated in development proposals to mitigate and enhance the development’s impact on flood risk, water quality and habitat/amenity value.

6.10.2 The council’s flood risk officer reviewed the original Flood Risk Assessment (FRA) and concluded that the figures used within the report were not accurate. Therefore, given the low flood risk, officers have conditioned a new FRA by way of condition along with a condition related to SuDS.

Air Quality

6.10.3 LP policy 7.14 requires development proposals to minimise increased exposure to existing poor air quality and to make provision to address local problems. An Air Quality Assessment (AQA) was provided with the application, which has been reviewed by officers and the Air Quality Officer.
The development is close to the Streatham Air Quality (AQ) focus area and so there is potential to introduce users to poor air quality. Baseline conditions have been reviewed and air pollutant concentrations are within legal limits. The overall dust risk of the site is low, but medium risk for the demolition phase. The Air Quality Officer has requested a full Air Quality and Dust Management Plan, a Method of Demolition and Construction Statement and other conditions in order to make the application acceptable but they had no objections to the scheme subject to conditions.

Urban Greening Factor

The Draft London Plan (Intend to Publish Version) policy G5 relates to urban greening factor. This requires a target score of 0.4 for major developments that are predominantly residential, which this application falls under. A condition has been requested to ensure that a minimum Urban Greening Factor of 0.4 has been achieved through landscaping design.

Designing Out Crime

LLP policy Q3 states that the council will expect development to utilise good design to design out opportunistic crime, anti-social behaviour and fear of crime in a site-specific manner. Particular regard should be paid to shared space and communal areas within developments. A condition has been requested to ensure that the safety and security of the development is maximised.

Employment and Training

LLP policy ED14 states that planning obligations should be used to secure employment opportunities and apprenticeships arising from major developments, so that local residents are given access to the right skills training so that they can take advantage of opportunities created by new development.

Due to the size of the scheme with only 4no. residential units being provided it was concluded that such obligations are not required, as confirmed by the council's employment and training team.

Planning Obligations and CIL

The LLP policy D4 and Annex 10 sets out the Council’s policy in relation to seeking planning obligations and the charging approaches for various types of obligation. For contributions that are not covered by Annex 10, the Council’s approach to calculating contributions is guided by the Development Viability SPD (adopted 2017) and the Employment and Skills SPD (adopted 2018).

The planning obligations that are proposed are considered necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in kind and in scale to the development. They are therefore compliant with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010.

The proposed obligations to be secured by the Section 106 Agreement are as follows:

<table>
<thead>
<tr>
<th>Obligation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Secure the off-site affordable housing and cash-in lieu payment of £273,515</td>
</tr>
<tr>
<td>Car Club</td>
<td>Free car club membership to all residential units for 3 years</td>
</tr>
<tr>
<td>Monitoring Fee</td>
<td>£13,675 (5% of total contributions of £273,515 or other sum which is agreed between the applicant and LPA to be reasonable and justified)</td>
</tr>
</tbody>
</table>

If the application is approved and the development is implemented, a liability to pay the Lambeth Community Infrastructure Levy (CIL) will arise.
6.13.5 Expenditure of the majority of a future CIL receipt will be applied towards Borough infrastructure needs in accordance with the applicable policies and procedures relating to expenditure decisions.

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

7 CONCLUSION

7.1 The proposal is for the redevelopment of the current plot in order to provide 4 x 4-bedroom residential dwellings together with a replacement Class D1 (non-residential institution) facility. The total floorspace to be created is 1,216sqm.

7.2 The proposal would add 4no. additional houses to Lambeth's housing target and these are family sized units, each with 4 bedrooms. All dwellings would be in accordance with the Local Plan and London Plan standards in terms of the quality of the accommodation.

7.3 The proposed development also results in an underused community facility being redeveloped and improved, which brings benefits to the wider community and is considered to comply with policies S1 and S2 of the Lambeth Local Plan (2015).

7.4 In terms of the design, the proposed dwellings take into account the local vernacular, reflecting and expressing key elements of the established architecture within the proposal. They have been designed to be in keeping with the streetscene and are of a similar scale and mass as the surrounding development. The community centre is set back from this main building line and would have a flat roof and is designed to help distinguish it from its domestic neighbours. The design is considered be in keeping with the neighbouring properties but allows for a modern clad third floor, adding character and interest to the fenestrations.

7.5 In terms of impact on neighbouring amenity, the scheme was amended following a review of the original proposals, to reduce the impact on the adjacent neighbouring properties Nos. 243 and 245 (immediately adjacent ground and first floor flats). Whilst there are some impacts beyond the BRE guidelines, noting the open-nature of the existing site, this was always very likely to be the case, with the neighbouring terrace receiving a lot of their light over the application site. The reduction in size of the dwelling closest to Nos. 243 and 245 (Plot 5) ensures that its rear return would match the scale, massing and footprint of the rear return at Nos. 243 and 245. Overall the impact is considered acceptable by officers.

7.6 In respect of transport, it has been agreed that the dwellings can apply for one parking permit per dwelling, noting the size of the properties (all 4-bedroom properties), low PTAL, and current low levels of parking stress in the area. This also allowed for a larger affordable housing contribution, as the predicted sales values are higher with the availability of permits.

7.7 Officers note that the proposal would result in a loss of trees on-site but the proposal would include soft landscaping and maintain the trees on the western boundary. This is considered to be acceptable, noting the benefits provided by the development.
The proposed development would provide public benefits in the form of new family-sized residential accommodation, all with good standards of accommodation; it would provide a financial contribution towards off-site affordable housing, and it would provide improved community facilities. Whilst there would be some impact on neighbouring amenity and there would be a loss of on-site tree coverage, officers consider these impacts to either be within acceptable limits or justified through either the public benefits of the scheme, or through the mitigation measures provided. Officers therefore recommend that planning permission be granted subject to conditions and subject to the completion of a Section 106 Agreement.

8 EQUALITY DUTY AND HUMAN RIGHTS

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

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

8.3 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

9 RECOMMENDATION

9.1 Resolve to grant conditional planning permission subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations listed in this report.

9.2 Agree to delegate authority to the Director of Planning, Transport and Sustainability to:
   - Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and
   - Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).

9.3 In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Director of Planning, Transport and Sustainability, having regard to the heads of terms set out in this report, addendums and/or PAC minutes, to negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to meet the requirement of the Planning Inspector.

9.4 In the event that the Section 106 Agreement is not completed within 3 months of committee, delegated authority is given to the Director of Planning, Transport and Sustainability to refuse planning permission for failure to enter into a Section 106 Agreement for the mitigating contributions identified in this report, addendums and/or the PAC minutes.
APPENDICES

Appendix 1: Draft Decision Notice
DRAFT DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990.

PERMISSION FOR DEVELOPMENT

Dear IndigoScott Group

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: 20/00430/RG4  Date of Application: 03.02.2020  Date of Decision:

Proposed Development At: 247-251 Sternhold Avenue London SW2 4PG

For: Redevelopment to provide 4 residential dwellings together with a replacement Class D1 (non-residential institution) facility. (Amended Plans).

Approved Plans

Conditions

1. The development to which this permission relates 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 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice.

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

3 Prior to the commencement of the development hereby permitted above ground level, samples and schedules of the materials to be used in the external elevations, and detailed drawings of the below mentioned items at 1:5, 1:10, 1:20 scale (including sections) (or at another scale agreed by the local planning authority) shall be submitted to and approved in writing by the local planning authority.

   a) Decorative masonry including string courses and window surrounds;
   b) Windows, cills, reveals and doors;
   c) Wall vents;
   d) Copings, parapets, soffits and upstands;
   e) Rainwater goods;
   f) Main entrances;
   g) Lighting of building;
   h) Building signage and
   i) Solar panels (including location, size and pitch).

   The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory (Policies Q2, Q5, Q7 and Q8 of the Lambeth Local Plan (2015)).

4 Prior to the occupation of the development hereby permitted, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the local planning authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details prior to occupation and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (Policies T1, T3 and Q13 of the Lambeth Local Plan (2015)).

5 Prior to the occupation of the development hereby permitted, details of the provision of refuse storage and recycling area and waste collection arrangements to serve the development shall be submitted to and approved in writing by the local planning authority. The refuse and recycling storage facilities shall be in accordance with the requirements of the London Borough of Lambeth's 'Waste and Recycling Storage and Collection Requirements: Guidance for Architects and Developers' (May 2006) and the Refuse & Recycling Storage Design Guide (July 2013). The refuse storage facilities shall be provided in accordance with the approved details prior to the occupation of the development and the waste collection arrangements shall be managed in accordance with the approved details.

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 (Policies Q2 and Q12 of the Lambeth Local Plan (2015)).

6 Prior to first occupation of the development, manufacturers' datasheets with a corresponding water efficiency calculator for the installed fixtures and fittings shall be submitted to and approved in writing by the local planning authority to demonstrate that internal water consumption will not exceed 105 litres/person/day in line with The Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. The development shall thereafter be carried out in accordance with the approved details.


7 Prior to occupation of the dwellings, evidence shall be submitted to and approved in writing by the local planning authority demonstrating that water metering, water saving and water recycling (where relevant) measures have been installed in the dwellings.
8 Prior to the occupation of the development hereby approved, a S278 agreement with DWR Team must be entered into, to reconstruct the footway that will be affected by the trees that will be removed.

Reason: To ensure safe pedestrian movement and to safeguard the visual amenities of the area (Policies Q2 and T2 of the Lambeth Local Plan (2015)).

9 The approved development shall meet 'Secured by Design Standards', consistent with s17 of the Crime and Disorder Act 2005.

Reason: To ensure the safety and security of future occupiers and adjoining properties and prevent crime and disorder occurring within and in the immediate vicinity of the site, in the interest of community safety (Policy Q3 the Lambeth Local Plan (2015)).

10 Prior to the commencement of the relevant works, details of the siting and design of all walls and/or fencing including all boundary treatment between plots shall be submitted to and approved in writing by the local planning authority. Such walls or fencing as may be approved shall be erected before the first occupation of the buildings.

Reason: To ensure a satisfactory resultant appearance and in the interests of the privacy of future and existing residents (Policies Q2, Q11 and Q15 of the Lambeth Local Plan (2015)).

11 Prior to the commencement of above ground works of the development hereby approved, a specification of all proposed soft landscaping and tree planting shall be submitted to and approved in writing by the local planning authority. The scheme of soft landscaping shall include details of the quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted, together with 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. The specification shall include all green roof details. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape shall be similarly specified. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS8545:2014 and current landscape best practice.

Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development (Policy Q9 of the Lambeth Local Plan (2015)).

12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development (Policy Q9 of the Lambeth Local Plan (2015)).

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement, alteration, building, or enclosure permitted by Schedule 2, Part 1, Classes A, B, C, D, E or F of the Order shall be carried out or erected without the prior written permission of the local planning authority.

Reason: In the opinion of the local planning authority, the nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment (Policy Q2 of the Lambeth Local Plan (2015)).

14 The use of the D1 Community Centre Use (Plot 1 as shown on the approved Proposed Site Plan, drawing ref. MDS 1451/203 D) within the development hereby permitted shall not commence until a D1 Use Management Plan has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter operated strictly in accordance with the approved details. The submitted details will demonstrate the following:

a) The nature of the proposed D1 use;
b) The proposed opening hours of the D1 use;
c) Measures to provide noise mitigation to ensure no unacceptable noise impacts for surrounding occupiers from the proposed D1 use; and
d) Details of site management and any other measures to ensure neighbouring amenity is not unacceptably impacted by the proposed D1 use.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (Policies S2 and Q2 of the Lambeth Local Plan (2015)).

15 No demolition or development shall commence until a Tree Protection Plan has been submitted to and approved in writing by the local planning authority and until the measures of tree protection identified in the approved Tree Protection Plan have been fully implemented. The Tree Protection Plan shall thereafter be retained and maintained for the duration of the demolition and construction period.

Reason: Development must not commence before this condition is discharged to ensure the retention of, and avoid irrevocable damage to, the retained trees adjacent to the site that represent an important visual amenity to the locality and the wider surrounding area (Policies 7.21 of the London Plan (2016) and Q10 of the Lambeth Local Plan (2015)).

16 The development hereby approved must be implemented in accordance with the recommendations made in the submitted Ecological Report and Internal Bat Assessment. This shall include the following:

a) Additional detailed assessments (including the emergence surveys detailed in respect of bats) should be undertaken as proposed in the submitted Ecological Report and Internal Bat Assessment; and
b) Prior to the occupation of the development, details of appropriate mitigation measures as informed by the additional detailed assessments as required by part a) shall be submitted to and approved in writing by the local planning authority (e.g. in respect of bird and bat boxes to be installed). The development shall then be carried out strictly in accordance with these mitigation measures approved.

Reason: To safeguard the Borough's biodiversity on the site (Policy 7.19 of the London Plan (2016) and Policy EN1 of the Lambeth Local Plan (2015)).

17 Prior to the first occupation of any part of the development, details of the landscape design shall be submitted to and approved in writing by the local planning authority to demonstrate that net biodiversity has been achieved.

Reason: To safeguard the Borough's biodiversity on the site in accordance with G6 of the Draft London Plan (Intend to Publish Version 2019).

18 No demolition or development shall commence until full details of the proposed construction methodology, in the form of a Method of Construction Statement, have been submitted to and approved in writing by the local planning authority. The Method of Construction Statement shall include details regarding:

a) The notification of neighbours with regard to specific works;
b) Advance notification of road closures;
c) Details regarding parking, deliveries, and storage;
d) Details regarding dust mitigation;
e) Details of measures to prevent the deposit of mud and debris on the public highway; and
f) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network.

No demolition or development shall commence until provision has been made to accommodate all site operatives’, visitors’ and construction vehicles loading, off-loading, parking and turning within the site or otherwise during the construction period in accordance with the approved details. The demolition and development shall thereafter be carried out in accordance with the details and measures approved in the Method of Construction Statement.

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 (Policy 7.14 of the London Plan (2016); and Policies T6 and T8 of the Lambeth Local Plan (2015)).

19 Prior to installation, the proposed gas boiler system should meet the emission standards set out in the GLA's Sustainable Design and Construction Supplementary Planning Guidance 2014 (or any superseding requirements). Full details of the final proposed gas boiler system should be submitted to the local planning authority for written approval prior to its installation.
Reason: To ensure that air quality is not adversely affected by the development in line with London Plan (2016) Policy 7.14 and the Mayor's SPG: Sustainable Design and Construction.

20 No demolition or development shall commence until 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 for demolition and low risk sites for construction, earthworks and trackout, as 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.

No demolition or development shall commence until all necessary pre-commencement measures described in the AQDMP have been put in place and set out on site. The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP.

Reason: Development must not commence before this condition is discharged to manage and mitigate the impact of the development on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment (London Plan (2016) Policies 5.3 and 7.14, and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition).

21 No demolition or development shall commence until all non-road mobile machinery (NRMM) to be used on site is compliant with the NRMM Low Emission Zone requirements.

Reason: To ensure that air quality is not adversely affected by the development (Policy 7.14 of the London Plan (2016) and Policy SI 1 of the Draft London Plan (Intend to Publish Version 2019)).

22 Prior to the commencement of the development hereby permitted, an Energy Statement (and accompanying GLA SAP 10 spreadsheet) shall be submitted to and approved in writing by the local planning authority which demonstrates the following:

i) the final site-wide carbon emissions reduction achieved, and also the reductions achieved for the residential and non-residential spaces separately at each stage of the Energy Hierarchy (in line with the GLA's Energy Assessment Guidance);

ii) The potential for integrating PV has been fully explored (including using roof plans to demonstrate space is available for the residential and non-residential elements of the development, and looking at integrating PV with green roofs), with SAP DER, TER and Building Compliance worksheets are provided for each residential unit, including a block compliance worksheet; and

iii) Carbon emissions reductions achieved for the stages of the Energy Hierarchy for both the residential and non-residential elements of the buildings, which shall follow the Mayor's Energy Assessment Guidance (2018). Where the on-site reduction of 10 per cent achieved through energy efficiency measures from Draft London Plan (Intend to Publish Version 2019) Paragraph 9.2.7 cannot be achieved for the residential units, sufficient justification will be required.

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

Reason: To ensure that the development has an acceptable level of sustainability (Policy SI 2 of the Draft London Plan (Intend to Publish Version 2019)).
23 Prior to first occupation of the development hereby approved, As Built SAP calculations with a Block Compliance worksheet as an output of the National Calculation Method shall be submitted to and approved in writing by the local planning authority demonstrating that the dwellings have achieved a 35 per cent reduction in carbon emissions over that required by Part L of the Building Regulations 2013, in line with the approved Energy Statement.

Reason: To ensure that the development has an acceptable level of sustainability (Policy SI 2 of the Draft London Plan (Intend to Publish Version 2019)).

24 Prior to first occupation of the development hereby approved, As Built SBEM calculations as an output of the National Calculation Method shall be submitted to and approved in writing by the local planning authority demonstrating that the site wide development has achieved a 35 per cent reduction in carbon emissions over that required by Part L of the Building Regulations 2013, in line with the approved Energy Statement.

Reason: To ensure that the development has an acceptable level of sustainability (Policy SI 2 of the Draft London Plan (Intend to Publish Version 2019)).

25 Prior to the first occupation of any part of the development, a scheme showing the siting, size, number and design of the photovoltaic (PV) arrays, 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 has an acceptable level of sustainability (Policy SI 2 of the Draft London Plan (Intend to Publish Version 2019)).

26 Prior to the commencement of the development hereby permitted, a Sustainability Statement shall be submitted to and approved in writing by the local planning authority which demonstrates that sustainable design standards are integral to the design, construction and operation of the development and demonstrate how the proposal follows the guidance of the GLA’s Sustainable Design and Construction SPG. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan (2015) and SI 2 of the Draft London Plan (Intend to Publish Version 2019)).

27 Prior to commencement of the development hereby permitted, a BREEAM pre-assessment shall be submitted to and approved in writing by the local planning authority demonstrating that a rating of 'Excellent' can be achieved, unless it is demonstrated that it is not technically feasible or viable to do so, in which case the development should demonstrate a 'Very Good' rating with a minimum score of 63 per cent.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan (2015)).

28 Within six months of work commencing on site, a BREEAM Design Stage certificate and summary score sheet shall be submitted to and approved in writing by the local planning authority demonstrating that a rating of 'Excellent' has been achieved (unless it is demonstrated that it is not technically feasible or viable to do so, in which case the development should demonstrate a 'Very Good' rating with a minimum score of 63 per cent).

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan (2015)).

29 Within six months of first occupation, a BREEAM Post-Construction certificate and summary score sheet shall be submitted to and approved in writing by the local planning authority demonstrating that a rating of 'Excellent' has been achieved (unless it is demonstrated that it is not technically feasible or viable to do so, in which case the development should demonstrate a 'Very Good' rating with a minimum score of 63 per cent).

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan 2015).
30 Prior to commencement of the development hereby permitted, evidence shall be submitted to and approved in writing by the local planning authority to demonstrate that: the development has been analysed for overheating; that the cooling hierarchy has been followed and that reliance on cooling in the has been reduced. SAP worksheets shall be provided to confirm that the residential units pass the overheating criteria in the SAP assessment. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan (2015) and SI 4 of the Draft London Plan (Intend to Publish Version 2019)).

31 Prior to commencement of the development hereby permitted above ground level, a detailed specification of the green roofs shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the quantity, size, species, position and the proposed time of planting of all elements of the installed green roof, together with details of their anticipated routine maintenance and protection. The green roofs shall be thereafter installed and maintained in accordance with the approved details. Where it is not possible to install green roofs/walls, justification should be provided.

Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the Lambeth Local Plan (2015) and G1 of the Draft London Plan (Intend to Publish Version 2019)).

32 Prior to the first occupation of any part of the development, a detailed specification of the landscape design and biodiversity proposals shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the quantity, size, species, position of all elements of the landscape design (together with details of their anticipated routine maintenance and protection) to demonstrate that a minimum Urban Greening Factor of 0.4 has been achieved.

Reason: To ensure that the development has an acceptable level of sustainability (Policy G5 of the Draft London Plan (Intend to Publish Version 2019)).

33 No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the national Planning Practice Guidance (or any subsequent guidance), the Non-Statutory Technical Standards for Sustainable Drainage Systems (standards S3, S5, S6, S7) and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall include:

a) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b) a timetable for its implementation; and

c) a 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.

Reason: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value (Policies EN5 and EN6 of the Lambeth Local Plan (2015)).

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 the 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. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

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

3. Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.
4. You are advised of the necessity to consult the Transport and Highways team within the Transport Division of the Directorate of Environmental Services, with regard to any alterations affecting the public footway. It is current Council policy for the Council's contractor to construct new vehicular accesses and to reinstate the footway across redundant accesses. The developer is to contact the Council's Highways team on 020 7926 9000, prior to the commencement of construction, to arrange for any such work to be done. If the developer wishes to undertake this work the Council will require a deposit and the developer will need to cover all the Council's costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council's specification.

5. Street Naming & Numbering
As soon as building work starts on the approved development, you must contact the Street Naming and Numbering Officer if you need to do any of the following
- name a new street
- name a new or existing building
- apply new street numbers to a new or existing building
- apply new numbers to internal flats or units

This will ensure that any changes are agreed with Lambeth Council before use, in accordance with the London Buildings Acts (Amendment) Act 1939 and the Local Government Act 1985. Contact details for the Street Naming and Numbering Officer are listed below:
email: StreetNN@lambeth.gov.uk
telephone: 020 7926 2283

6. You are advised of the necessity to consult the Council’s Highways team prior to the commencement of construction on 020 7926 9000 in order to obtain necessary approvals and licences prior to undertaking any works within the Public Highway including Scaffolding, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections, Hoarding, Excavations (including adjacent to the highway such as basements, etc), Temporary Full/Part Road Closures, Craneage Licences etc.

7. The latest Sustainable Design and Construction SPG can be found on the GLA's website https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance. The Combined Heat and Power System information request from can be found in the air quality resource section of Lambeth Air Quality webpage www.lambeth.gov.uk/AirQuality

8. 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: 15th July 2020
If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate. The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
Appendix 2: List of consultees (statutory and Other Consultees)

Streatham Action  
Design Out Crime Officer  
Veolia Waste Lambeth Planning App  
Transport Lambeth  
Highway Team Lambeth  
 Arboricultural Officer  
Parks & Open Spaces  
London Ecology Unit  
Building Control  
Network Rail  
Conservation & Urban Design  
Bioregional  
Flood Risk Officer  
Air Quality  
Economic Inclusion

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

Draft London Plan (Intend to Publish Version 2019) (DLP) policies:

GG2 Making the best use of land  
GG4 Delivering the homes Londoners need  
D3 Optimising site capacity through the design-led approach  
D4 Delivering good design  
D6 Housing quality and standards  
D14 Noise  
H1 Increasing housing supply  
H7 Monitoring of affordable housing  
S1 Developing London’s social infrastructure  
G1 Green infrastructure  
G5 Urban greening  
G6 Biodiversity and access to nature  
S1 5 Water infrastructure  
S1 12 Flood risk management  
S1 13 Sustainable drainage  
T1 Strategic approach to transport  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6 Car parking  
DF1 Delivery of the Plan and Planning Obligations

London Plan (2016) (LP) policies:

1.1 Delivering the vision and objectives for London  
3.4 Optimising housing potential  
3.5 Quality and design of housing developments  
3.8 Housing choice  
3.9 Mixed and balanced communities  
5.1 Climate change mitigation  
5.2 Minimising carbon dioxide emission
5.3 Sustainable design and construction
6.1 Strategic approach
6.3 Assessing effects of development on transport capacity
6.9 Cycling
6.10 Walking
6.13 Parking
7.1 Lifetime neighbourhoods
7.2 An inclusive environment
7.3 Designing out crime
7.4 Local character
7.6 Architecture

Lambeth Local Plan (2015) (LLP) policies:

D1 Delivery and monitoring
D2 Presumption in favour of sustainable development
D4 Planning obligations
H1 Maximising housing growth
H2 Delivering affordable housing
H4 Housing mix in new developments
H5 Housing standards
S1 Safeguarding existing community premises
S2 New or improved community premises
T2 Walking
T3 Cycling
T6 Assessing impacts of development on transport capacity
T7 Parking
T8 Servicing
EN1 Open space and biodiversity
EN4 Sustainable design and construction
EN7 Sustainable waste management
Q1 Inclusive environments
Q2 Amenity
Q3 Community safety
Q7 Urban design: new development
Q8 Design quality: construction detailing
Q9 Landscaping
Q10 Trees
Q12 Refuse/recycling storage
Q13 Cycle storage
Q15 Boundary treatments

Other Planning Guidance, Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG):

London Plan Housing SPG (2016)
London Plan Sustainable Design and Construction SPG (2014)
London Plan Affordable Housing and Viability SPG (2017)
Lambeth Development Viability SPD (2017)
Lambeth Refuse & Recycling Storage Design Guide
Lambeth Waste Storage and Collection Requirements - Technical Specification
BRE Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (Second Edition)