

Appendix 1: Draft Decision Notice

Your Ref:
Our Ref: 20/02374/RG3



Homes For Lambeth
c/o Mr Ben Thomas
Savills
33 Margaret Street
London
W1G 0JD

12th November 2020

DRAFT DECISION NOTICE

Dear Homes For Lambeth

TOWN AND COUNTRY PLANNING ACT 1990. PERMISSION FOR DEVELOPMENT

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

Application Number: 20/02374/RG3 **Date of Application:** 16.07.2020 **Date of Decision:**

Proposed Development At: Flats 24 To 66 Fenwick Place London SW9 9NW

For: Redevelopment of the site comprising of the demolition of the existing buildings and erection of 4-storey and a 5-storey building to provide 27 residential units (Use Class C3) together with associated landscaping works.

Approved Plans

3496F_PL(90)100 Rev P03, 3496F_PL(90)101 Rev P03, 3496P_PL(90)201 Rev P02, 3496P_PL(90)202 Rev P02, 3496P_PL(90)203 Rev P02, 3496P_PL(90)204 Rev P03, 3496P_PL(90)205 Rev P03, 3496P_PL(90)206 Rev P03, 3496P_PL(90)207 Rev P03, 3496P_PL(90)208 Rev P03, 3496P_PL(90)209 Rev P03, 3496P_PL(20)301 Rev P03, 3496P_PL(20)302 Rev P03, 3496F_PL(20)311 Rev P03, 3496F_PL(20)312 Rev P03, 3496F_PL(20)313 Rev P03,

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Lambeth Planning
PO Box 734
Winchester
SO23 5DG

Telephone 020 7926 1180
Facsimile 020 7926 1171
www.lambeth.gov.uk
planning@lambeth.gov.uk

Approved Documents

Fenwick Place Landscape Enhancements Revision 001 (dated 20.10.2020, prepared by Outerspace); Outline Fire Safety Strategy - Issue 02 (dated October 2020, prepared by fds consult); Design and Access Statement (dated October 2020, prepared by Stockwool); Revised Planning Statement (dated October 2020, prepared by Savills); Daylight and Sunlight Report (dated 28/05/2020, prepared by eb7); Air Quality Assessment (dated May 2020, prepared by Mayer Brown) and Air Quality Addendum (dated November 2020, prepared by Mayer Brown); Archaeological Desk-Based Assessment (dated May 2020, prepared by RPS); Outline Construction Logistics Plan (dated May 2020, prepared by Ardent) email from Savills containing additional information (dated 21.10.2020); Ecological Walkover Report (Dated May 2020, Prepared by AAe Environmental consultants); Energy Statement (dated May 2020, prepared by Hodkinson); Flood Risk Assessment & Drainage Strategy (dated May 2020, prepared by Ardent); Heritage Statement (ref: NGR 530100 175632, Prepared by MOLA); Landscape Design Report Revision 02 (dated 10.06.2020, prepared by Outerspace); Noise Assessment (dated May 2020, Prepared by Ardent); Dynamic Overheating Assessment (dated May 2020, prepared by Hodkinson); Statement of Community Involvement (dated May 2020, prepared by Your Shout); Sustainability Statement (dated May 2020, prepared by Hodkinson); Transport Statement (dated May 2020, Prepared by Mayer Brown); Arboricultural Implications Report (Ref: SJA air 19272-01a, prepared by SJA Trees); Utilities and Servicing Statement (Ref: 193880-03A, prepared by Ardent); Financial Viability Assessment Report (dated July 2020, prepared by Savills) and Financial Viability Assessment Addendum (dated November 2020, prepared by Savills)

Conditions

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 In accordance with approved plans

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

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

3 The development hereby approved, shall provide at least 485m sqm of communal amenity space to the rear of the application site.

Reason: For the avoidance of doubt and in the interests of proper planning and ensure secured for the long term (Policy EN1 of the Lambeth Local Plan 2015).

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

- I. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- II. A description of management responsibilities including complaint recording and management;
- III. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- IV. Site working hours and a named person for residents to contact;
- V. Detailed Site logistics arrangements;
- VI. Details regarding parking, deliveries, and storage;
- VII. Details regarding dust and noise mitigation measures to be deployed together with arrangements for ongoing continuous monitoring of construction noise impacts against suitable noise targets in accordance with BS5228 Code of Practice for Noise and Vibration control in accordance with the principles detailed in the Ardent Noise Assessment of May 2020 and provision of monitoring results to the Local Planning Authority;
- VIII. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- IX. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.

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

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally, and to avoid unnecessary hazard and obstruction to the public highway (Policies EN4 (Sustainable Design and Construction), EN7 (Sustainable Waste Management) & T8 (Servicing) - Lambeth Local Plan 2015)

5 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 AQMDP the applicant should follow the guidance on mitigation measures for Low Risk sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014 for earthworks, construction and trackout. 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 (earthworks, construction and trackout):

- o A summary of work to be carried out;
- o 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;
- o Inventory and timetable of all dust and NOx air pollutant generating activities;
- o List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
- o Details of any fuel stored on-site;
- o Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);
- o Summary of monitoring protocols and agreed procedure of notification to the local authority; and
- o 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 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 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).

6 If Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW is required on site during the course of demolition, site preparation and construction phases, it must comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer must register all NRMM at <https://nrmm.london/user-nrmm/register> prior to bringing it on to site and shall keep the register up to date by listing all NRMM used during the demolition, site preparation and construction phases of the development.

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan policy 7.14 and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

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

Reason: Development must not commence before relevant parts of this condition are discharged to safeguard future users or occupiers of this site and the wider environment from irreversible risks associated with the contaminants which are present by ensuring that the contaminated land is properly treated and made safe before development. (policies 5.21 of the London Plan (2015) and EN4 of the Lambeth Local Plan (2015)).

8 No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and

minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

9 Notwithstanding the details shown on the drawings or supporting information hereby approved, prior to commencement of the development beyond the superstructure of the development hereby permitted, samples and a schedule of the materials to be used in the external elevations, including on site samples of the textured cladding panels and all external brickwork (including pointing, bonding and special brick detailing) erected on site for inspection, shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details and shall thereafter be maintained as such for the lifetime of the development hereby approved.

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

10 Notwithstanding the details shown on the drawings or supporting information hereby approved, prior to commencement of the development beyond the superstructure of the development hereby permitted, drawings showing all external construction detailing shall be submitted to and approved by the Local Planning Authority in writing. The drawings shall include details of:

- o Detailed elevations
- o Details of windows (including technical details, elevations, reveal depths, plans and cross sections)
- o Details of terraces and balconies (including soffits) balustrades and privacy screens
- o Details of entrances, canopies (canopy arch), front porch enclosure and doors (including technical details, elevations, surrounds, reveal depths, plans and sections)
- o Details of cladding system (including fixings)
- o Details of roof treatments, cills and parapets
- o Details of rainwater goods (including locations and fixings)
- o Details and location of rainwater pipes, flues and vents
- o The property name, number and location

The details set out above shall be provided at 1:10 scale (including sections) or 1:20 elevational studies whichever is most suitable for the detail in question. The development shall not be carried out otherwise than in accordance with the details and drawings thus approved and shall thereafter be maintained as such for the lifetime of the development hereby approved.

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

11 No vents, plumbing or pipes, other than those shown on the drawings hereby approved, shall be fixed to the external faces of the buildings.

Reason: To ensure an appropriate standard of design (Policies Q6 and Q8 of the Lambeth Local Plan 2015).

12 Prior to commencement of above ground works, a scheme for the siting and design of all boundary treatments shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the use hereby permitted commences and retained for the lifetime of the development, unless otherwise approved in writing, by the local planning authority.

Reason: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity (policy Q15 of the Lambeth Local Plan (2015)).

13 Notwithstanding the details on the drawings and documents hereby approved, no above ground construction works shall commence until details of the two cycle parking stores situated to the rear of the site (including elevations, floor plans, location plan) have been submitted to and approved in writing by the local planning authority. The cycle parking stores shall be provided in accordance with the approved details prior to first occupation of any part of the building hereby permitted. The cycle storage areas shall thereafter be retained for the lifetime of the development.

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

14 The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be implemented in accordance with the approved details prior to occupation and shall thereafter be retained as such for the lifetime of the development hereby approved.

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 public safety. (Policy Q3 of Lambeth Local Plan (2015)).

15 Prior to occupation of the development a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority prior to occupation of the development and shall thereafter be retained as such for the lifetime of the development hereby approved.

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 public safety. (Policy Q3 of Lambeth Local Plan (2015)).

16 Ground floor units B.00.03 and B00.02 as shown on drawing 3496F PL(20)111_P03 shall be constructed to comply with Part M4(3)(2)(a) of the Building Regulations. In addition, Ground floor unit B.00.01 as shown on drawing 3496F PL (20)111_P03 shall be constructed as wheelchair accessible and compliant with Part M4(3)(2)(b) of the Building Regulations. Any communal areas and accesses serving the M4 (3) compliant Wheelchair User Dwelling(s) shall also comply with Part M4 (3). All other residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4 (2) of the Building Regulations. The units shall be retained for the lifetime of the development, unless otherwise approved, in writing, by the local planning authority.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints (Policies 3.8 of the London Plan (2016), Policy D7 of the Draft London Plan (2019) and Q1 of the Lambeth Local Plan (2015) and the guidance in the London Plan Housing SPG (2016)).

17 Notwithstanding the details on the drawings and supporting documents hereby approved, prior to the commencement of above ground works, detailed drawings (at scale 1:20 and 1:100) of the how the ground floor residential terraces located adjoining the communal amenity space shall be screened (incorporates planted screening/raised planters) and the side windows to ground floor properties A.00.03, B.00.01 and B.00.04 shall be screened, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the details thus approved and shall thereafter be retained as such for the lifetime of the development hereby approved unless otherwise approved, in writing, by the local planning authority.

Reason: To ensure a high-quality standard of development to safeguard the character and appearance of the site and the local area and protect residential amenity of future occupiers (Policy Q2 of the Lambeth Local Plan (2015)).

18 Notwithstanding the details on the drawings and supporting information hereby approved, prior to the commencement of above ground level works of the development hereby permitted, a detailed plan of the proposed children's play area (which shall measure no less than 292sqm), including all play equipment, shall be submitted to and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with the approval details and the children's playground shall be maintained for the duration of the development.

Reason: To ensure that high quality children's play area is provided (Policy H5 of the Lambeth Local Plan 2015 and the London Plan Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation' 2012).

19 No development shall commence on site until a detailed design for the surface water drainage system and associated pipework presented in the Flood Risk Assessment & Drainage Strategy (May 2020 REPORT REF. 193880-02A) has been submitted to and approved in writing by the Local Planning Authority. The detailed design must include the location, extent and design of the source control measures to be installed. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and in the interests of securing a more sustainable development and to reduce the impact of flooding both to and from the development and third parties in accordance with Policy 5.13 of the London Plan (2015) and Policy EN6 of the Lambeth Local Plan (September 2015).

20 Prior to commencement of above ground works, a management and maintenance plan of the final surface water management system and associated pipework shall be submitted for approval by the Local Planning Authority. The plan must consider the management and maintenance for the lifetime of the constructed system 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. The approved plan shall be implemented prior to first occupation of the development and maintained for the lifetime of the development in accordance with the agreed terms and conditions.

Reason: To ensure there are clear arrangements in place for ongoing maintenance over the lifetime of the development (Government ministerial statement HCWS161)

21 Prior to first occupation of the development As Built SAP calculations with a Block compliance worksheet as an output of the National Calculation Method should be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings have achieved a 35% reduction in carbon emissions over that required by Part L of the Building Regulations 2013, in line with the approved Energy Statement. Where the final emissions reduction achieved differs from the Energy Statement, justification should be provided to accompany the calculations.

Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan (2016) Policies 5.1, 5.2, and 5.3 and Policy SI2 of the Draft London Plan (2019).

22 Prior to the commencement of development beyond the superstructure, a scheme showing the siting, size, number and design of the photovoltaic (PV) array, 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 equipment shall be sited so as to minimise its visual impact upon the external appearance of the buildings. The development shall not be occupied unless the PV panels have been installed in accordance with the approved scheme. The development shall thereafter be maintained in strict accordance with the approved scheme.

Reason: To safeguard the appearance of the completed development and to ensure that the development has an acceptable level of sustainability (Policies Q2, Q7, Q8 and EN4 of the Lambeth Local Plan (2015)).

23 Prior to first occupation of the development hereby permitted, manufacturers' datasheets with a corresponding water efficiency calculator for the installed fixtures and fittings should be submitted to and approved in writing by the Local Planning Authority to demonstrate that the 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, and the approved Sustainability Statement.

Reason: To reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems in accordance with London Plan Policy 5.15 and draft London Plan Policy S15).

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

Reason: The details are required ahead of work commencing above ground level to ensure that construction is undertaken in a way which does not preclude incorporation of energy efficiency measures. The condition is necessary to ensure that the achievement of the objectives of sustainable development and to safeguard the visual amenities of the area (Policies 5.3 and 5.11 of the London Plan (2016), policies G1, G5 and SI 13 of the Draft London Plan (2019) and Policies EN1, EN4, EN5, EN6, Q2, Q8 and Q9 of the Lambeth Local Plan (2015)).

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

Reason: To safeguard the visual amenities of the area and to ensure that the development has an acceptable level of sustainability and biodiversity and to mitigate the impact on flood risk (Policies 5.1, 5.2, 5.3, 5.10 and 5.11 of the London Plan (2016) policies G1, G5 and SI 13 of the Draft London Plan (2019) and Policies EN1, EN4, EN5, EN6, Q2, Q8 and Q9 of the Lambeth Local Plan (2015)).

26 The mitigation measures outlined within the approved ecological walkover report (ref: 193383) prepared by AA Environmental Limited, dated May 2020 with regards potential bird nesting and site clearance procedures and

protocol shall be implemented prior to any site clearance works. The potential bird nesting check should be done by a qualified ecologist.

Reason: To minimise any potential risks to protected species during site clearance and biodiversity measures within development (Policy EN1 of Lambeth Local Plan)

27 Prior to commencement of the development beyond the superstructure of the development hereby permitted, details of bird and bat boxes locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter be retained and maintained for the lifetime of the development, unless prior written approval is given by the Local Planning Authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development (Policy EN1 of the Lambeth Local Plan (2015))

28 Prior to commencement of the development beyond the superstructure of the development hereby permitted, details demonstrating that a net biodiversity gain shall be achieved at the site shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the dwellings hereby permitted, evidence shall be submitted to and approved in writing by the local planning authority to demonstrate that a net biodiversity gain has been achieved.

Reason: To ensure that a net biodiversity gain has been achieved in the interests of the ecological value of the site (Policy G6 of the Draft London Plan (2019))

29 Prior to the first occupation of the dwellings hereby permitted, evidence shall be submitted to and approved in writing by the local planning authority to validate the measures at the as built stage to demonstrate that an urban greening factor of 0.4 or more has been achieved.

Reason: To ensure that the urban greening factor has been achieved on site (Policy G5 of the Draft London Plan (2019))

30 Prior to the commencement of the development hereby approved, a specification of all proposed soft and hard 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 a diversity of species, that includes native species and includes variation in size to see more larger species on the site. 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.

The development shall thereafter be carried out solely in accordance with the details thus approved and shall thereafter be retained as such for the lifetime of the development unless otherwise approved, in writing, by the local planning authority.

Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development in order to comply with Policy Q9 of the Lambeth Local Plan 2015.

31 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, unless the Local Planning Authority gives written consent to any variation

Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development in order to comply with Policy Q9 of the Lambeth Local Plan 2015.

32 No trees other than those shown to be removed on the approved plan Drwg No. SJA TRP 19272-051a (identified as T2, T3, T4, T6, T7, T8 and T9) shall be felled, damaged or otherwise disturbed. Measures for the protection of T1 and T5 shall be submitted to and approved by the Local Planning Authority prior to works commencing on site. The tree protection measures shall be erected before demolition commences and remain in

place and effective for the duration of the development and only dismantled and / or removed following the written agreement of the council.

Reason: To ensure the retention of, and avoid damage to, the retained trees in the vicinity which represent an important visual amenity to the locality (Policies Q2, Q9 and Q10 of the Lambeth Local Plan (2015))

33 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being granted.

Reason: To ensure that the visual impact of telecommunication equipment upon the surrounding area can be considered. (Policies T10, Q6 and Q7 of the Lambeth Local Plan (2015)).

34 Notwithstanding the details on the drawings and supporting information hereby approved prior to the first occupation of any part of the buildings, full details of the external lighting strategy for the development shall be submitted to and approved in writing by the local planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E4 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

Any lighting should be designed to minimise light spillage and not directed onto any bird/bat boxes installed. Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E4 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011

The development shall thereafter be carried out solely in accordance with the details thus approved and shall thereafter be retained as such for the lifetime of the development unless otherwise approved, in writing, by the local planning authority.

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

35 Prior to the commencement of development, a scheme of noise and vibration attenuation and where necessary active ventilation sufficient to prevent overheating and maintain thermal comfort, shall be submitted to and approved in writing by the Local Planning Authority. The scheme including performance details and a glazing plan shall be based on the recommendations and principles outlined in the Ardent Noise Assessment Dated May 2020 and shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances including suitable consideration of Lmax and must include details of post construction validation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

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

36 No parts of the roof of the buildings hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto (other than the areas designed as roof terraces and balconies as shown on the approved drawings or for maintenance purposes) without the prior written consent of the local planning authority.

Reason: To safeguard the privacy of residential occupiers (Policy Q2 Lambeth Local Plan (2015)).

37 Notwithstanding the details on the drawings and documents hereby approved, prior to the commencement of the relevant part of the development details of the provision to be made for short and long stay cycle parking (including location, floor plans, specifications, dimensions and elevation details where applicable) for future occupiers shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full to in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

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

38 Prior to first occupation of the residential units hereby permitted, a Waste and Recycling Management Strategy shall be submitted to and approved in writing by the local planning authority. The uses hereby permitted

shall thereafter be operated in accordance with the approved Waste and Recycling Management Strategy. The Waste and Recycling Management Strategy will align with the guide for architects and developers on waste and recycling storage and collection requirements.

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)).

39 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

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

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

Reason: To safeguard the archaeological interest on this site and in accordance with paragraph 199 of the NPPF.

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

Reason: To protect the amenities of future residential occupiers (Policy Q2 of the Lambeth Local Plan (2015)).

41 No development shall commence on any part of the site until a planning obligation pursuant to section 106 of the Town & Country Planning Act 1990 has been entered into in a form satisfactory to the Council which shall secure the following obligations:

Item	Details
Affordable housing – on-site provision	<ul style="list-style-type: none"> • Securing 11 units (50% by HBR) of affordable housing with the following mix: <ul style="list-style-type: none"> I. 8 x affordable rented units (2x1b2p, 2x2b3p, 2x3b5p and 2x4b7p (total 32HBR) II. 3 x Shared Ownership units (1x1b2p and 2x2b3p (total 8 HBR)) III. Tenure Split - 73% social rent / 27% intermediate mix by unit (80% / 20% by habitable room) • Social Target Rent Levels secured. • Shared ownership - affordability thresholds in AMR secured • Early Stage Viability Review would be triggered if the scheme is not implemented within two years • Late stage review 75% of sales of market units (should include Ground Rents if not abolished). Prevent any further occupation of the development until review is completed and any additional affordable housing delivered, or commuted sum is paid. • Where a viability review demonstrates an improvement in a scheme's viability, a percentage split of the increase in the scheme's value between the developer (20%) and the council (80%) up to level of policy compliant scheme.
Trees, Landscaping and communal space	<ul style="list-style-type: none"> • A final landscape management and maintenance plan to be submitted and secured in perpetuity. • A financial contribution of £20,510 to compensate for the loss of trees (T4, T7, T8 and T9) to facilitate replacement tree planting in the surrounding area. • Secure access to the communal areas of Fenwick Place in perpetuity for all future Fenwick Place occupiers.
Estate Amenity Land Improvements to land fronting 81-147 (odd) Fenwick Place	<ul style="list-style-type: none"> • Submission of a scheme demonstrating the wider estate amenity land improvements within three months of commencement of development on site and should include: <ul style="list-style-type: none"> - Improvements to not less than 269sqm as identified in the submitted 'Fenwick Place Landscape Enhancements (Revision 001), dated 20.10.2020' - Reference to the submitted indicative 'Fenwick Place Landscape Enhancements (Revision 001), dated 20.10.2020' and the improvements measures including (at a minimum, repairs to existing paving and arboriculture works to existing tree, the planting of 3 (2m clear stem 20-25mm girth) trees; 130sqm of resin bound gravel, 142sqm of herbaceous planting, 3 items of feature/bench seating, 49 concrete cube seating/play features (or equivalent). - Requirement for the improvements to be completed prior to the occupation of the proposal - A landscape management and maintenance plan to be submitted and secured in perpetuity - A cascade obligation in the event that the applicant is not able to implement the above, to enable the applicant to submit a financial contribution to allow the Council to carry out these improvement works
Transport	<ul style="list-style-type: none"> • Car parking permit free designation for the residential units • 3 year car club membership for each dwelling • Financial contribution of £10,000 towards provision of 1 x blue badge car parking spaces • Enter into a s278 agreement for highways works agreement with regards to works that will affect the highway including reinstatement works.
Employment and Skills	<ul style="list-style-type: none"> • Employment and skills financial contribution of £17,550 to be used towards vocational training and employment support

	<ul style="list-style-type: none"> • Employment and Skills Plan shall be submitted for the construction phase and for the end-use phase of the development. A range of potential outcomes for both construction and end use phases will be expected and agreed within the Employment and Skills plans. • These will include, but not be limited to: <ul style="list-style-type: none"> - On the basis of the development consisting of 27 Residential homes – there would be an obligation 3 apprenticeship starts (3 Lambeth residents embarking on an Apprenticeship; can be from construction or end use phase or a combination of the two). - A detailed programme of events and activities engaging school and college students. - A minimum of 25% of all jobs created by the development for local residents. - The requirement for all jobs to be made available to Lambeth residents by means of advertising them on the Opportunity Lambeth portal apprenticeships for local people; development of customised pre-employment routeways, - Reasonable endeavours also include provision for the delivery of bespoke training to provide Lambeth residents with the skills to access the jobs that are being created.
Carbon Offset	<ul style="list-style-type: none"> • Securing a carbon offset contribution of approximately of £19,380 with the actual amount to be determined following final emissions carbon reduction being confirmed.
Other	<ul style="list-style-type: none"> • Monitoring fee of up to 5% of total financial obligations.

Reason : To ensure the impacts of the development are acceptable.

42 The development hereby approved shall not commence until the Air Quality Assessment (prepared by Mayer Brown, dated May 2020) has been updated and submitted to and approved in writing by the local planning authority. The updated air quality assessment shall include the results of dispersion modelling for NO₂ and PM₁₀ and recommend an appropriate scheme of mitigation measures for any indoor or outdoor space that exceeds, or is close to, the Air Quality Objective levels. The development shall not be carried out other than in strict accordance with the approved scheme, unless the written consent of the Local Planning Authority is received for any variation.

Reason: To safeguard future users or occupiers of the site from poor air quality (Policy 7.14 of the London Plan (2016) and Policy SI1 of the Draft London Plan (2019)).

Notes to Applicants:

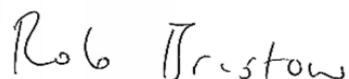
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2019) to work with the applicant in a positive and proactive manner. The Council has made available on its website the policies and guidance provided by the Lambeth Local Plan (2015) 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 need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.
4. You are advised of the necessity to consult the Council's Highways team prior to the commencement of construction at drw@lambeth.gov.uk 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.
5. With regards to the Construction Environment Management Plan set out above, the applicant is advised that the hours of deliveries associated with construction activity should work around the core school hours at nearby schools.
6. As soon as building work starts on the development, you must contact the Street Naming and Numbering Officer if you need to do the following:
 1. name a new street
 2. name a new or existing building
 3. apply new street numbers to a new or existing buildingThis 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. Although it is not essential, we also advise you to contact the Street Naming and Numbering Officer before applying new names or numbers to internal flats or units. Contact details are listed below.

Street Naming and Numbering Officer
e-mail: streetnn@lambeth.gov.uk
tel: 020 7926 2283
fax: 020 7926 9104
7. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".
8. With regards to the soft landscaping detail above, where new planting is proposed, it should aim to use native species, but where this is not practicable then species of known value for wildlife can be used. In particular, flowering plants will be of benefit to invertebrate species and shrubs and trees may provide nesting opportunities for birds once they become established. Large-canopy tree species should be chosen as replacement trees which provide a wider range of benefits because of the larger surface area of their canopy. The applicant should act on good practice to maximise the site's landscape, visual and horticultural quality, ease of maintenance and to provide long term environmental benefit. The design should consider the needs of all ambulant and disabled people.

9. With regards to the AQDMP, that mitigation measures for low risk sites listed in Appendix 7 of the Control of Dust and Emissions SPG should be included in the AQDMP.
10. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
11. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
12. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
13. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
14. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
15. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>
16. Japanese Knotweed - in the unlikely event that any evidence of Japanese knotweed is recorded, works in the area should stop and the Environment Agency contacted
17. The written scheme of archaeological investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Yours sincerely



Rob Bristow

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

Date printed: 12th November 2020

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.planningportal.gov.uk/planning/appeals. 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)

List of Internal Consultations, Statutory Bodies, Local Amenity Groups and Internal departments Consulted.

- Building Control
- Planning Policy
- Conservation & Urban Design
- Transport Lambeth
- Parks & Open Spaces
- Housing
- Enterprise, Employment and Skills
- Flooding – SUDS
- Sustainability Team on Air Quality
- Reeneration Team
- Veolia Waste Lambeth Planning App
- L.F.C.D Authority
- Design Out Crime Officer
- Ward Councillors
- Clapham Society
- Friends Of Larkhall Park
- Stockwell Park Residents Association
- Clapham Business Improvement District (CBID)
- Brixton Society
- Central Stockwell Street Residents and Tenants Association
- Friends Of Larkhall Park
- Hubert, Andalus And Tasman Residents Association
- Larkhall Triangle Residents Association
- Pulross Area Playground Assoc
- London Fire Brigade Specialist
- London Ecology Unit
- Arboricultural Officer
- Development Control Department Thames Water
- EDF Energy
- TFL Road Network Development (non-referable)
- Housing Association/S106
- Landscape Architects
- Corporate Asset Strategy

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

London Plan (2016) policies:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.8 Housing choice
- 3.12 Negotiating affordable housing on individual private and mixed use schemes
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Character and Context (June 2014)
- Sustainable Design and Construction (April 2014)

Other guidance

- BRE 'Layout planning for daylight and sunlight: A guide to good practice'
- DCLG 'Technical housing standards – nationally described space standard' (March 2015)

Lambeth Local Plan (2015) policies:

- D4 Planning obligations
- H1 Maximising housing growth
- H2 Delivering affordable housing
- H3 Safeguarding existing housing
- H4 Housing mix in new developments
- H5 Housing standards

- ED14 Employment and training
- T1 Sustainable travel
- T2 Walking
- T3 Cycling
- T6 Assessing impacts of development on transport capacity
- T7 Parking
- T8 Servicing
- EN1 Open space and biodiversity
- EN3 Decentralised energy
- EN4 Sustainable design and construction
- EN5 Flood risk
- EN6 Sustainable drainage systems and water management
- Q1 Inclusive environments
- Q2 Amenity
- Q3 Community safety
- Q5 Local distinctiveness
- Q7 Urban design: new development
- Q8 Design quality: construction detailing
- Q9 Landscaping
- Q10 Trees
- Q12 Refuse/recycling storage
- Q13 Cycle storage
- Q15 Boundary treatments
- Q20 Statutory listed buildings
- Q22 Conservation areas
- Q25 Views

Lambeth Supplementary Planning Documents (SPDs) and guidance

- Development Viability SPD (2017)
- Employment and Skills (2018)
- Parking Survey Guidance Notes
- Refuse & Recycling Storage Design Guide (2013)
- Waste Storage and Collection Requirements - Technical Specification (2013)
- Air Quality Planning Guidance Notes

Draft London Plan (2019) policies:

- D3 Optimising Site Capacity through the design led approach
- D4 Housing quality and standards
- H4 Affordable housing tenure
- H5 Delivering affordable housing
- H8 Loss of existing housing and estate redevelopment
- G5 Urban Greening
- G6 Biodiversity and access to nature
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 4 Energy infrastructure
- SI 5 Water infrastructure
- T5 Cycling
- T6 Car Parking

Draft Revised Lambeth Local Plan 2020

Annex 10 – Controlled Parking Zone funding