Section 1 – Site Location Map

LAMBETH PLANNING APPLICATIONS COMMITTEE

<table>
<thead>
<tr>
<th>Case Number</th>
<th>12/00737/FUL</th>
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<tbody>
<tr>
<td>Application Address</td>
<td>Kings College Hospital SE5 9RS</td>
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</tbody>
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L.B. Lambeth LA 10000 9338 2005
## Section 2 – Application Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>Kings College Hospital Denmark Hill London SE5 9RS</th>
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<tbody>
<tr>
<td>Ward</td>
<td>Herne Hill</td>
</tr>
<tr>
<td><strong>Proposal Application</strong></td>
<td>Application for a new planning permission to replace an extant planning permission (08/04822/FUL) in order to extend the time limit for implementation with respect to the partial removal of existing hospital wing in the south west corner of the site and the erection of a four storey building to be used as a Haematology Centre granted on 01.04.2009.</td>
</tr>
<tr>
<td>Applicant</td>
<td>Kings College Hospital NHS Foundation Trust</td>
</tr>
<tr>
<td>Agent</td>
<td>Paul Oneil</td>
</tr>
<tr>
<td></td>
<td>30 Underwood Street London N1 7JQ</td>
</tr>
<tr>
<td>Date valid</td>
<td>21 February 2012</td>
</tr>
<tr>
<td>Case Officer</td>
<td>Ms Ruth Croll</td>
</tr>
<tr>
<td><strong>Application Reference</strong></td>
<td>12/00737/FUL</td>
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<tr>
<td><strong>Recommendation(s)</strong></td>
<td>Grant planning permission</td>
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<tr>
<td><strong>Constraints</strong></td>
<td>Key Industrial and Business Area</td>
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<td></td>
<td>London Distributor Roads</td>
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<tr>
<td><strong>Advert Publication Date</strong></td>
<td>9th March 2012</td>
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<tr>
<td><strong>Site Notice posted on</strong></td>
<td>9th March 2012</td>
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1. Site Description

1.1. The campus site for Kings College Hospital extends between Denmark Hill on the east side and Coldharbour Lane to the north, the total campus yields a site area of 4.5 hectares. The principle land owners for the site are The Kings College Hospital NHS Foundation Trust and Kings College London.

1.2. The application site is located on the south western corner of the hospital campus and is bounded by the Coldharbour Industrial Estate and EDF Energy site to the west, the railway line to the south and the Dawson Hospital Ward to the east. This part of the hospital site currently contains the Renal Unit and a number of two storey portakabins which is currently used for administration/office purposes in connection with the hospital.

1.3. The surrounding area is mixed with health, educational, industrial, residential and commercial uses found within the immediate vicinity of the hospital site. Directly adjoining the Kings College Hospital site to the east (on the opposite side of Denmark Hill) is the Maudsley Hospital NHS Foundation Trust, this site is within LB Southwark. To the south of the site is a railway line and beyond this is Ruskin Park, a Grade II registered park. To the west of the hospital site is the Coldharbour Industrial Estate and the EDF Energy site.

2. Planning History

2.1. 08/04822/FUL – Planning permission for Partial removal of existing hospital wing in the south west corner of the site and the erection of a four storey building to be used as a Haematology Centre was granted conditional permission 01 April 2009.

2.2. 08/02733/FUL – Planning permission for the partial removal of existing hospital wing in south west corner of the site and the erection of a four storey building to be used as a Haematology Centre was refused on 10 January 2008 on the following grounds:

1. In the absence of a sufficient justification contained within a Renewable Energy Statement including evidence to demonstrate that the building would be unable to incorporate equipment for renewable energy generation so as to provide at least 10% of the predicted energy requirements it was not possible for the Local Planning Authority to ascertain whether proposal was acceptable with respect to Policy 34 of the Unitary Development Plan (2007).

2. In the absence of an agreed Master Plan it was not possible to assess the full transport impact of the development on the King College Hospital site, the Camberwell and Loughborough Junction areas and the Borough as a whole and therefore the Local Planning
Authority could not ascertain whether the proposal was acceptable with respect to Policies 9 and 14 of the Council's Unitary Development Plan (2007).

2.3 07/05011/FUL - Planning permission for the erection of four storey Cancer Centre was refused on 21 April 2008 on the following grounds:

1 In the absence of a sufficient justification contained within a Renewable Energy Statement including evidence to demonstrate that the building would be unable to incorporate equipment for renewable energy generation so as to provide at least 10% of the predicted energy requirements it was not possible for the Local Planning Authority to ascertain whether proposal was acceptable with respect to Policy 34 of the Unitary Development Plan (2007).

2 In the absence of an appropriate assessment outlining how the proposal would achieve a 'very good' BREEAM rating it was not possible for the Local Planning Authority to ascertain whether the proposal was acceptable with respect to Policy 35 of the Unitary Development Plan (2007).

3 In the absence of an agreed Master Plan it was not possible to assess the full transport impact of the development on the King College Hospital site, the Camberwell and Loughborough Junction areas and the Borough as a whole and therefore the Local Planning Authority could not ascertain whether the proposal was acceptable with respect to Policies 9 and 14 of the Council's Unitary Development Plan (2007).

2.4 02/00832/FUL - Planning permission for the relocation of two storey temporary office accommodation, ancillary to hospital use was granted on 16 July 2004. This permission was granted for a limited period only, expiring on 14 July 2007. Condition 1 of the permission also states that on or before that date the portable buildings shall be removed and the site reinstated, unless planning permission has in the meantime been renewed via the submission of a further application.

2.5 In addition there have been numerous planning applications at the site, but their relevance to the current application to extend the time limit of an approved scheme is considered limited.

3. Scheme Details

3.1 The approved scheme is for the partial removal of existing hospital wing in the south west corner of the site and the erection of a four storey building to be used as a Haematology Centre.
3.2. This application is to extend the time period for the approved scheme to be commenced on the application site.

4. Consultation Responses

4.1. Public and internal consultation was undertaken in accordance with agreed procedure and no objections were received.

5. Planning Considerations

5.1. Relevant Policies

5.1.1. National Planning Policy Framework

5.1.2. The Government published the National Planning Policy Framework (NPPF) on Tuesday 27\textsuperscript{th} March 2012. It sets out the current Government’s planning policies for England and replaces all existing Planning Policy Statements (PPS's) and Planning Policy Guidance Notes (PPG's).

5.1.3. The NPPF must now be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

5.1.4. It is not considered that the publication of the NPPF affects any the policies considered relevant in determining the original application.

5.1.5. The London Plan was adopted in July 2011, and provides strategic planning guidance for development and use of land and buildings within the London region. All Borough plan policies are required to be in general conformity with the London Plan policies.

5.1.6. The key polices of the plan considered relevant to this application are:

- Policy 3.16 (Protection and enhancement of social infrastructure and community facilities)
- Policy 3.17 (Health and Social Care Facilities)
- Policy 3.2 (Improving Health and Addressing Health Inequalities)
- Policy 6.3 (Assessing Effects of Development on Transport Capacity)
- Policy 5.1 (Climate Change Mitigation)
- Policy 5.16 (Waste Self-Sufficiency)
- Policy 5.7 (Renewable Energy)
- Policy 7.1 (Building London’s Neighbourhoods and Communities)
- Policy 7.6 (Architecture)
5.1.7 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 (adopted July 2011), the Lambeth Core Strategy (adopted 19 January 2011) and the remaining saved policies in the ‘Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011’. Material considerations include national planning policy statements and planning policy guidance.

5.1.8 The following policies are considered particularly relevant to this application:

Policy 7: Protection of Residential Amenity
Policy 8: Accessible Development/Integrated Transport
Policy 9: Transport Impact
Policy 10: Walking and Cycling
Policy 14: Parking and Traffic Restraint
Policy 26: Community Facilities
Policy 32: Community Safety/Designing Out Crime
Policy 33: Building Scale and Design
Policy 34: Renewable Energy in Major Development
Policy 35 Sustainable Design and Construction
Policy 39: Street, Landscape & Public Realm Design
Policy 50: Open Space and Sport Facilities
Policy 54: Pollution, Public Health and Safety

5.1.9 The following Supplementary Planning Document is considered relevant to this application are:

Supplementary Planning Document on Sustainable Design and Construction

5.2. Land Use

5.2.1. UDP Policy 26 (Community Facilities) is of relevance to this application, part (f) of this policy supports the further development of the major teaching hospitals. The Policy goes on to state that development within their sites should be predominately supportive of health care and be subject to an agreed master-plan.

5.2.2. Two applications on this site (07/05011/FUL and 08/02733/FUL) were previously refused on grounds relating to the lack of a comprehensive master-plan for the site. A master-plan has now been formulated for the Kings College Hospital Campus, and relates to both Kings College Hospital
NHS Foundation Trust and Kings College London proposals. The document establishes the context within which all future planning applications at the site can be considered. The master-plan includes an assessment of the existing site conditions, the planning policy context, site wide strategies and management of issues relating to transport (car parking and servicing), accommodation, renewable energy and sustainable construction as well as identification of a number of sites for future development. This master-plan allows a holistic approach to development proposals for both the hospital and college sites and enables individual planning applications to be determined within a broader context and allows an in-depth analysis of how the site will be developed coming forward 3 to 5 and to a lesser extent 10 to 15 years.

5.2.3. In terms of this current proposal the existing use on this part of the site is ancillary office and car parking in association with the broader C2 Use Class Residential Institution which includes hospital uses. There is no material change in the manner in which the land will be used as the existing offices are ancillary to the hospital use itself. The development would result in the loss of thirteen ad-hoc parking spaces on the site and it is not proposed to replace these on the broader campus site. Overall, the proposal would result in an improvement of the existing hospital facility and therefore consistent with the objectives contained in Policy 26.

5.3. Design and Conservation Considerations

5.3.1. The design merits of the scheme were fully assessed and approved. No part of the proposed development has been altered; similarly there have not been any changes to the adopted policies that would warrant the full re-assessment of the proposals.

5.4. Amenity Impact

5.4.1. The amenity impacts of the scheme were measured and found to be acceptable. No part of the proposed development has been altered; similarly there have not been any changes to the adopted policies that would warrant the full re-assessment of the proposals.

5.5. Highways and Transportation Issues

5.5.1. The Highways and Transport impacts of the proposals were assessed and found to be acceptable. No part of the proposed development has been altered; similarly there
have not been any changes to the adopted policies that would warrant the full re-assessment of the proposals.

5.6. **Renewable Energy and Sustainable Design and Construction**

5.6.1. The merits of the proposed development with regards to its sustainability were assessed and considered acceptable. No part of the proposed development has been altered, similarly there have not been any changes to the adopted policies that would warrant the full re-assessment of the proposals.

6. **Conclusion**

6.1. The application seeks to extend the time available to implement the extant planning permission 08/04822/FUL, approved by Committee on 25 March 2009. No changes to the approved scheme have been proposed. Similarly, there have been no changes in adopted policy that would result in the proposed development no longer being acceptable.

7. **Recommendation**

7.1. Approve application and grant consent subject to conditions.

**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 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Samples and a schedule of all external materials to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

   Reason: To safeguard and enhance the visual amenities of the locality in accordance with policies 31, 33 and 39 of the Unitary Development Plan (2007).

3. No development shall take place until a Method of Construction Statement has been submitted to and approved in writing by the Local
Planning Authority and construction works, including parking, deliveries and storage, shall take place solely in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety in accordance with Policies 9 and 31 of the Unitary Development Plan 2007.

4 A Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the use hereby permitted commencing. The measures approved in the Travel Plan shall be implemented prior to the hospital campus hereby permitted commencing and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: To ensure that the travel arrangements to the hospital campus are appropriate and to limit the effects of the increase in travel movements in accordance with Policy 9 of the Unitary Development Plan 2007.

5 Prior to the commencement of the development hereby approved, details of the equipment for renewable power generation, as specified within the Faber Mansell Energy Report dated 08 June 2008 (Revision 3), including the location, size and the manufactures specifications and geological survey and supporting documentation so as to provide at least 10% of the predicted energy requirement of the development, shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed prior to the first occupation of any part of the development and shall be retained and maintained in operating condition for the duration of the use hereby approved.


6 The Ground Source Heat Pump and/or other technologies subsequently approved must be provided on site and be operational prior to the occupation and thereafter retained and maintained to achieve a 10% reduction in carbon emissions per year on site.


7 Within one month of completion of the development a post construction review shall be carried out to establish that the building has achieved an ‘very good’ BREEAM rating and the post construction review report shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Informatives

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. You are advised to contact the Metropolitan Police Service's Crime Prevention Design Adviser in relation to matters concerning Secured by Design.

   Contact details are Robert Harrison tel: 020 7926 1243, e-mail: rharrison2@lambeth.gov.uk.

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. 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.

5. You are advised of the necessity to consult the Council's Highways team on 020 7926 9000 in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffolding, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licences etc.