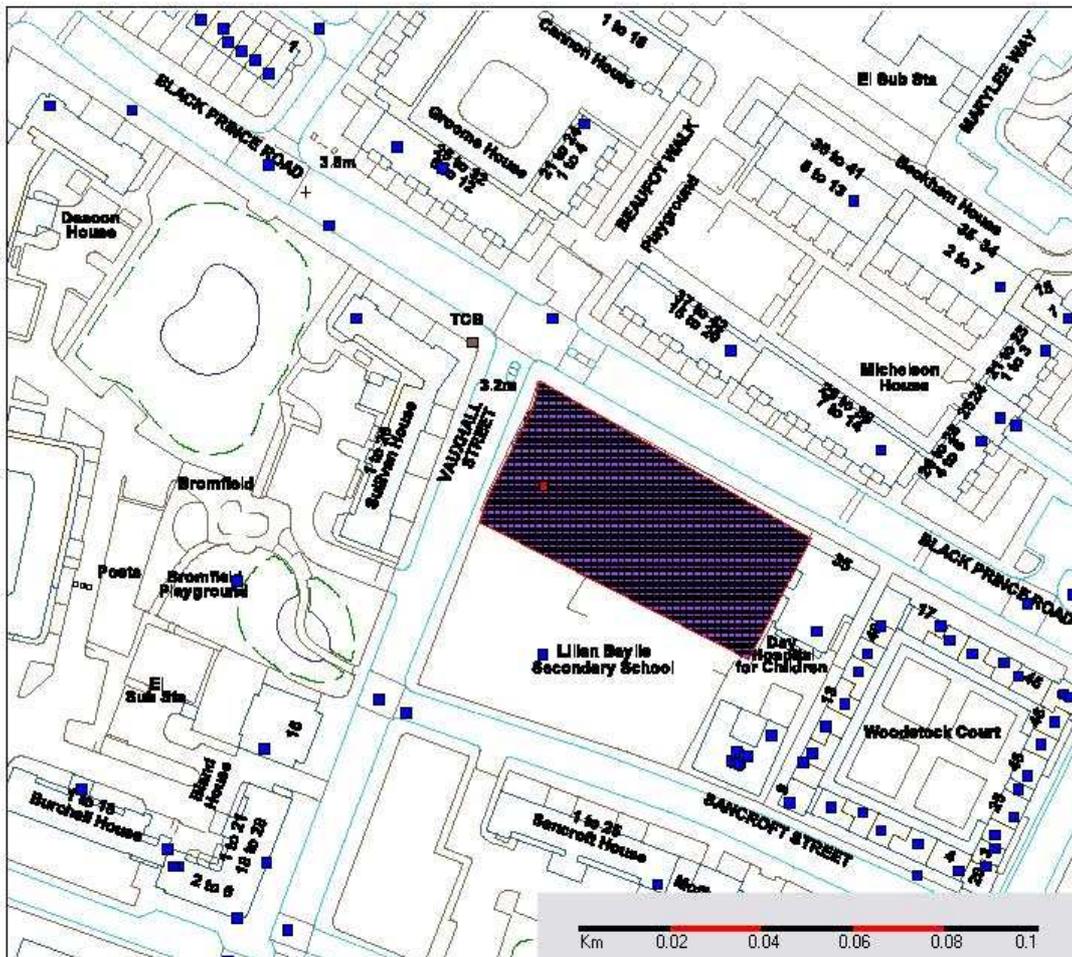


LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number :	12/01101/RG4
Application Address :	39 Black Prince Road London

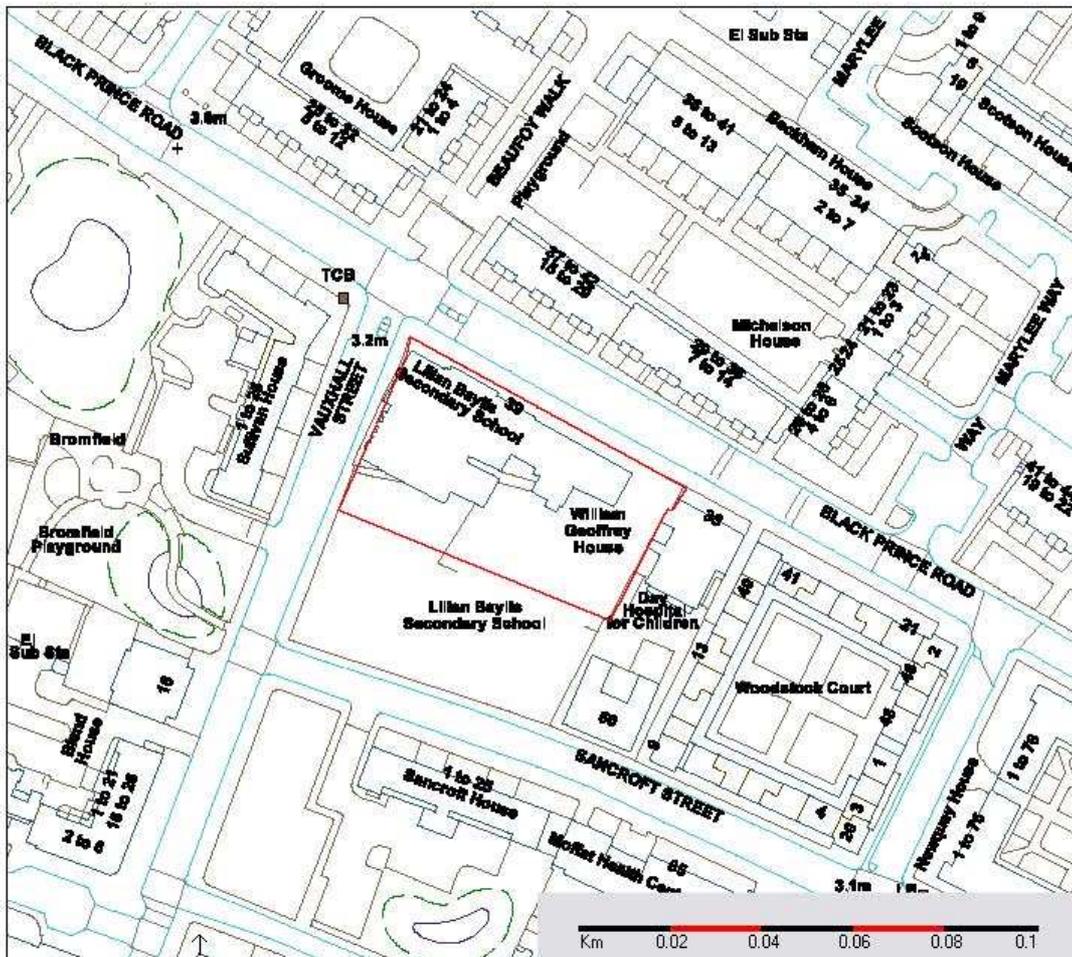


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LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number :	12/01104/LB
Application Address :	39 Black Prince Road London



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L.B. Lambeth LA 100019338 2005

Site address	39 Black Prince Road, London, SE11 6JJ
Ward	Princes
Proposal	[FULL PLANNING AND LISTED BUILDING CONSENT] Change of use to provide a community centre (Use Class D1) comprising ancillary residential facilities (24 private bedrooms, 1 dormitory) alongside 2 self contained flats (Use Class C3) involving the erection of 3 storey rear and side extensions and a rear extension extending between 1 and 3 storeys in height. Alterations to the existing fenestration with the removal of an external staircase, replacement of existing single glazed windows with crittal double glazed windows. Formation of a terrace to the rear elevation, with the installation of a ramp. Installation of solar panels and replacement of existing rooflights to the rear elevation. Internal alterations to include, removal and installation of new partition walls, creation of new staircases and corridors. Installation of new pedestrian and vehicular access gates with the provision of off street car parking, cycle storage refuse and recycling and associated landscaping. [AMENDED DESCRIPTION]
Application type	Approval Under Regulation 4 (12/01101/RG4) Listed Building Consent (12/01104/LB)
Application ref(s)	12/01101/RG4 12/01104/LB
Validation date	29.03.2012
Case officer details	Name: Richard McFerran Tel: 020 7926 1205 Email: rmcferran@lambeth.gov.uk
Applicant	Mr Matt Huddleston (Diamond Way UK)
Agent	Mr Roman Skok SAR Developments 54 Danecroft Road London SE24 9N7
Considerations/constraints	Conservation Area Environment Agency Flood Zone Listed Building Protected Vistas

Approved plans

Planning Design Statement; Transport Assessment; Schedule of Works; Heritage Statement; Daylight and Sunlight Report; Diamond Way Buddhism; Energy and Sustainability Statement; Landscape Management and Maintenance Plan; Trees Management Report; 1101 001; 1101 003 A; 1101 004 B; 1101 005 B; 1101 006 A; 1101 007 A; 1101 113 H; 1101 114 I; 1101 115 I; 1101 116 I; 1101 117 H; 1101 140 I; 1101 141 I; 1101 142 I, 1101 143 I; 1101 150 C; 1101 151 1; 1101 173; 1101 174 A; 1101 175 A; 1101 176 A; 1101 183; 1101 184 A; 1101 185 A; 1101 186 A; 1101 300; 1101 301; 1101 302; 1101 400.

Recommendation(s)

12/01173/RG4 - That planning permission is granted subject to the satisfactory completion of a Section 106 agreement and the attached conditions as set out in the report.

12/01104/LB - That listed building consent is granted subject to the attached conditions.

Report Review

Department(s) or Organisation(s)	Date consulted	Date response received	Comments summarised in para
Governance & Democracy (legal)	13.06.2012	14.06.2012	14.3 – 14.17

Consultation

Department(s) or Organisation(s)	Commented	Date response received	Comments summarised in report? (y/n)
Internal			
Highways & Transport	Y	03.05.2012	Y
Conservation and Design	Y	19.04.2012	Y
Planning Policy	Y	18.04.2012	Y
Streetcare	Y	08.06.2012	Y
Crime Prevention	Y	01.05.2012	Y
Noise & Pollution	Y	01.06.2012	Y
Arboricultural Officer	Y	01.06.2012	Y
External			
Kennington, Oval & Vauxhall Forum	N		
Association of Waterloo Groups	N		
Kennington Association	N		
The Vauxhall Society	N		
Waterloo Community Development Group	Y	15.05.2012	N
Kennington Cross Neighbourhood Association	N		
Heart of Kennington Residents Association	N		
Vauxhall Gardens Estates Residents and Tenants Association	N		
Transport for London	Y	17.05.2012	Y
Environment Agency	Y	18.05.2012	Y
Victorian Society	N		
English Heritage	N		
Ancient Monuments Society	N		
Thames Water	N		
Households	Y	Various	Y

For advice on how to make further written submissions or to register to speak on this item, please contact Governance & Democracy by emailing democracy@lambeth.gov.uk or telephoning 020 7926 2170. Information is also available on the Lambeth website www.lambeth.gov.uk/democracy

1 Summary of Main Issues

1.1 The main issues involved in these applications are:

- Acceptability of the proposal in land use terms.
- Impact on the amenity of neighbouring residential occupiers.
- Design and appearance of the proposed development.
- Impact on the special interest of the listed building.
- Impact on the character and appearance of the surrounding conservation area.
- Impact on the transport and highway network.
- Issues regarding the suitability of the applicants.

1.2 For the purposes of clarification it is noted that this application is a 'Regulation 4' (RG4) application where the Council has agreed to sell the land and buildings to the applicant subject to planning permission.

1.3 The Council owned plot was subdivided to form two development opportunities, one incorporating the Grade II listed former Beaufoy Institute buildings and one incorporating the undeveloped parcel of land immediately to the rear. This application deals with the listed building part, whilst application ref: 12/0001173/RG4 deals with the land to the rear of the listed building. Whilst both of these applications should be viewed in the context of one another; it should be noted that they are not interlinked as part of a joint sale.

2 Site Description

2.1 The application site comprises a rectangular plot of land covering an area of 0.2ha. The plot comprises the former Beaufoy Institute buildings and some of their immediate grounds.

2.2 The former Institute buildings are Grade II listed. They comprise of two adjoining sections. The historic western section is the main building and includes a two-storey structure plus a basement. It is considered to be of particular historic significance due its grand appearance and architectural detailing. Adjoining to the east is a 1930s annex extension of three-storeys. This annex section is considered to be of less historic and architectural merit due to its utilitarian appearance.

2.3 The site fronts Black Prince Road and is located on a corner plot at its junction to Vauxhall Street to the west. The rear boundary of the site will adjoin the southern parcel of land which is proposed to be developed for residential units under planning ref: 12/001173/RG4. The eastern boundary of the site is formed by the existing buildings at No. 35 Black Prince Road.

2.4 The listing notes for the historic main building state that the building was opened in 1907 and was designed by FA Powell. The notes comment that the building is constructed from red brick and features terracotta dressings. The building has a fairly high pitched roof with a pyramidal centre and a bell cupola on the

ridge behind. The front elevation is comprised of three irregular bay sections with the projecting central section having side bays with shaped gables which break the eaves. There is a wide round-arched central entrance under frieze inscribed 'The Beaufoy Institute'. The entrance features a high relief panel of teacher and 2 children in classical robes.

- 2.5 The boundary treatment along Black Prince Road and Vauxhall Street, which comprises wrought iron gates and railings with brick corner piers, are separately listed. These are currently in a poor state of repair.
- 2.6 The building originally offered the provision of education, a use which continued up until 1998 when the most recent permanent use; namely Lillian Baylis school moved to a new purpose built campus. The building had a number of temporary uses between 1998 and 2004, however it has remained vacant since then and has fallen into a state of disrepair. Resultantly it has been placed on English Heritage's Buildings at Risk Register.
- 2.7 The site stands within the Kennington Conservation Area and adjoins the Vauxhall Gardens Estate Conservation Area. The Kennington Conservation Area is generally characterised by smart terraced housing which developed from the late 18th Century onwards. However, near the application site the conservation area is characterised by a number of Grade II listed buildings and locally listed early-mid 20th Century apartment blocks by the Duchy of Cornwall. Whereas the Vauxhall Gardens Conservation Area, which adjoins the application site, is characterised by blocks of inter-war social housing.
- 2.8 The surrounding area is broadly residential in nature. It comprises a mixture of traditional terraced houses and later blocks of flatted accommodation. The application site lies opposite a four-storey block of flats known as Michelson House on Black Prince Road and a five-storey block of flats known as Sullivan House. It also adjoins No. 35 Black Prince Road which is a two-storey Grade II listed former hospital. It is currently used for the provision of mental health services.
- 2.9 The application site benefits from reasonably good access to public transport. A number of local bus routes pass within close proximity to the site whilst the transport infrastructure at Vauxhall including bus, underground stations and national rail stations are a short walk away. None of the highways surrounding the application site forms part of the Transport for London (TFL) road network. It is noted that PTAL rating for the northern part of the site is rated as 4 (Good).
- 2.10 The site is located within Flood Zone 3a and is approximately 450m away from the south bank of the River Thames. The site has also been identified as a Major Development Opportunity (MDO 90) in the Saved UDP. The designation states that the former school building to the north of the subject site should be retained for education uses and the remainder of the site can be redeveloped for alternative uses if not required for education and community uses.
- 2.11 The site lies outside the Vauxhall/Nine Elms/Battersea Opportunity Area the boundary of which is approximately 250m to the west.

3 Relevant Planning History

- 3.1 **98/02070/FUL** - Change of use of the Beaufoy Annexe to youth club and community centre; erection of a porta-cabin, 4.3m high mesh boundary fencing, and 5x no. 6m high floodlight masts; and formation of ball games area.
Application Permitted – 27.11.1998.
- 3.2 The following application at the adjoining site is for consideration on this PAC agenda: **12/01173/RG4** - Construction of 75 new residential dwellings in a building extending to between 3 and 8 storeys in height together with landscaping, cycle parking and associated works - **Pending Consideration – Recommended for Approval.**

4 Proposal

- 4.1 The application seeks full planning permission and listed building consent for a change of use to provide a community centre (Use Class D1) comprising ancillary residential facilities (24 private bedrooms, 1 dormitory) alongside 2 self contained flats (Use Class C3) involving 3 storey side and rear extensions and a rear extension extending between 1 and 3 storeys. Alterations to the existing fenestration with the removal of an external staircase, replacement of existing single glazed windows with crittal double glazed windows. Formation of a terrace to the rear elevation, with the installation of a ramp. Installation of solar panels and replacement of existing rooflights to the rear elevation. Internal alterations to include, removal and installation of new partition walls, creation of new staircases and corridors. Installation of new pedestrian and vehicular access gates with the provision of off street car parking, cycle storage refuse and recycling and associated landscaping.
- 4.2 The proposed scheme seeks to refurbish the original Institute building and the associated annex structure and extend them through the erection of a three-storey side and three-storey rear extensions and a rear extension/remodelling which extends between one and three storeys in height. In effect the proposed three-storey elements would 'bookend' the historic main building and annex. These extensions would be used to provide residential accommodation and would continue the existing building lines. They would be constructed from brick selected to be in keeping with that used on the adjoining building and would feature simple vertical windows. The proposed single storey rear extension would be significantly glazed in appearance and would open out onto the garden area. The extension would wrap around the rear of the building at ground floor level. It would help increase the capacity of the lecture hall and offer additional space to the social areas of the building at ground floor level. It would also incorporate a roof terrace at first floor level. The existing rear projection would be remodelled and enlarged at first and second floor levels.
- 4.3 The proposed community centre would be operated by Diamond Way Buddhism. The submitted documents describe the organisation as a charitable lay Buddhist group, acting as part of the Tibetan Karmu Kagyu school of Buddhism. The organisations activities are managed by two UK charities. The proposed community centre would be heavily orientated around Buddhist

activities including offering traditional Buddhist meditation services. However efforts will be made to engage with the local community including the operation of an ancillary non-commercial café, an annual classical music concert and an accessible contemplation garden. An exhibition space will be created. This will be predominantly used for exhibitions relating to Buddhism, however it will also so be offered to local arts and community groups.

- 4.4 In order to allow the proposed community centre to grow at an appropriate rate and to ensure a sustainable financing of the project by the charity, it is proposed that the redevelopment of the site would happen in a phased fashion. In broad terms, the first phase of the building would be the refurbishment of the existing structures including restoration of historic elements that are currently at risk. The second phase would effectively be the construction of the extensions. Upon completion of the first stage it is expected that there will be 16 permanent residents living in the building with space for 15 guests. Upon the completion of the second stage it is expected that there will be up to 44 permanent residents with space for 15 guests. Guests will come from affiliated centres in the UK and abroad. The residents of the building will be involved in voluntary work for the charity, facilitating the day to day running of the centre, serving the visitors and their various interests, and support projects that connect the local and wider community.
- 4.5 With regards to the physical works to the building, the principal elevations of the historic and annex buildings are to be largely repaired with the only significant alterations being to the replacement of the windows to the annex. Repairs will be made to the building where needed. Internal alterations would be made to the floor plan to accommodate the proposed use.
- 4.6 At the heart of the building, largely within the historic section, the facility would offer a large meditation/teaching space within the existing lecture/assembly hall. There would also be a library, exhibition space, seminar room, meeting rooms, offices and a general welcome area. These areas and rooms would all be at ground and first floor levels and would form the primary location for the charity's work in terms of religious, cultural and educational events.
- 4.7 The ground floor of the building would also feature a large, mostly open plan, 'social space'. The social space incorporates the basement, a significant portion of the ground floor and the proposed single storey part of the rear extension. It would feature a large kitchen and serving space/ancillary cafe, a seated area, a family/children's area, a gym and a projection room. On the rear elevation at ground floor level, the social area would feature folding glass doors which would open out onto a ground floor terrace and contemplation garden.
- 4.8 The refurbished buildings and the proposed extensions would also provide various types of residential accommodation at ground, first and second floor levels of the building which would support a community of permanent residents, visitors, members and guests.
- 4.9 Permanent residents of the community would be provided accommodation? in a number of settings, with residents taking between one and four rooms depending on their needs. The majority of the permanent residents will be

located within the existing annex which would comprise a total of 19 private rooms and 1 dormitory. The submitted plans also indicate 5 guest rooms although the ratio between guest rooms and permanent rooms would appear to be a flexible arrangement. All permanent and guest members would share bathrooms and use the communal kitchen at ground floor level. It is noted that the communal kitchen would also be used for the café.

- 4.10 The submitted documentation states that food purchasing and cooking will be done collectively. The residents will be involved in voluntary work for the charity, facilitating the day-to-day running of the centre's regular programme as well as organising events, exhibitions etc. The residents will pay rent for their private rooms, and the other members will also financially contribute to the running of the centre as a whole.

5 Consultations and Responses

- 5.1 All properties at the following neighbouring addresses have been consulted (132 in total):

- Black Prince Road – St Thomas Hospital; Sullivan House (All Properties); Michelson House (All Properties), Groome House (All Properties), Manley House (All Properties).
- Sancroft Street – Sancroft House (All Properties); 60 (All Properties), Moffat Heath Centre.
- Newburn Street – Woodstock Court (All Properties), 2A.

- 5.2 A site notice was displayed in the vicinity of the site on 18th May 2012 and a press notice was published in the Lambeth Weekender on the same date.

- 5.3 It should be noted that a process of re-consultation was carried out with respect to this application on the basis of an amended description.

Internal consultation

- 5.4 The Council's Highways and Transportation officer has stated that the impact of the development would not be harmful, subject to compliance with conditions and the completion of a Section 106 agreement in relation to a monitoring fee for the required travel plan.
- 5.5 The Council's Noise and Pollution officer has raised no objection.
- 5.6 The Council's Policy officer has raised no objection.
- 5.7 The Council's Streetcare Team were consulted and they have raised no objection.
- 5.8 The Council's Conservation Officer was involved in extensive pre-application discussions. They are in general support of the scheme, subject to conditions, on the basis that the new works would not harm the special interest of the listed building or the character and appearance of the surrounding conservation areas.

- 5.9 The Council's Crime Prevention Officer has confirmed that the application would be acceptable subject to conditions.
- 5.10 The Council's Arboricultural Officer has confirmed that the application would be acceptable subject to conditions.
- 5.11 The Council's Legal Department were also consulted with respect to equality issues raised during consultation. They have confirmed that equality issues are considered to be material planning considerations.

External consultation

- 5.12 Transport for London have raised no objection to the application subject to a condition requiring the submission of a Construction Management Plan.
- 5.13 The Environment Agency have raised no objection subject to condition.
- 5.14 Waterloo Community Development Group have provided a letter of no comment.
- 5.15 Thames Water have raised no objection.
- 5.16 The Council has received thirteen letters of objection so far to the consultation process. Nineteen letters of support have been received.

No. of Letters sent	No. of Objections	No. in support	Comments
183	13	19	31

Objections:	Council's Response:
The proposed internal works including the proposed gallery and addition of a single storey extension would harm the special interest of the hall by obstructing important features, disrupting uniformity/symmetry and unsympathetically merging an historic space with a modern space.	<p>The proposed gallery is considered to be a lightweight modern construction which will integrate successfully with the hall without unbalancing its overall spaciousness or historic character. The installation of a gallery as shown on the submitted drawings is considered to be acceptable in principle. A condition has been recommended requiring the submission of further detailed drawings of the structure to ensure that it does not harm the special interest of the hall.</p> <p>The proposed extension to the hall is considered to be subordinate to the volume of the original space and would be easily read as a modern addition with the nibs and downstands being retained to demonstrate the original floor plan.</p>

	<p>The proposed alter and statues would not be fixed architectural features and are not a consideration of these applications.</p>
<p>The proposed three-storey side and rear extensions fail to integrate with the existing buildings on account of their size, siting, fenestration, materials, detailed design and would also appear overbearing in the context of the adjoining building at No. 35 Black Prince Road.</p>	<p>Both three-storey extensions are considered to be acceptable in principle noting that they would infill gaps which are considered to provide little contribution to the character and appearance of the surrounding conservation area, including the gap between the annex structure and No. 35. The extensions would feature frontages which would address the street and would improve the townscape along this part of Black Prince Road and Vauxhall Street.</p> <p>The proposed three-storey structures would be subservient to the existing buildings on account of their height, bulk and siting noting that they would be no higher than the height of the existing buildings and would follow existing building lines.</p> <p>The extensions would express a modern character largely through the distinct uniform pattern of fenestration. However the detailed design would be architecturally understated in comparison to the listed historic structure and would allow it to maintain its visual dominance as the most important piece of the composition.</p> <p>The proposed materials used in the elevations of these three-storey structures would be sympathetic and would ensure that the extensions would integrate successfully with the existing buildings. The predominant material in the construction of the elevations would be stock brick which would be selected to be in keeping with the appearance of that used in the original structures. Furthermore, the white concrete panels on the elevations would reflect the white rendered features on the listed building. Whilst the materials are appropriate in principle, conditions are recommended requiring the submission of samples to ensure that materials are appropriate.</p> <p>It is also noted that the Council's Conservation Officer has raised no objection to either application.</p>
<p>The proposed three-storey side extension to the flank elevation of the annex building would be detrimental to the levels of sunlight and daylight within the courtyard to the rear of</p>	<p>It is noted that the adjacent building at No. 35 Black Prince Road does not operate as a children's hospital. Instead it is used by Lambeth Child and Adolescent Mental Health Service providing assistance for young people with substance abuse problems. No. 35 Black Prince Road only provides a day service and there are no habitable rooms or persons sleeping within the building.</p>

<p>No 35 Black Prince Road which operates as a children's hospital.</p>	<p>Whilst it is acknowledged that there may be a reduction of sunlight and daylight to windows within this courtyard it is not considered to warrant the refusal of this application noting its non-residential use. All other windows to this building would remain unobstructed as part of the works. It is noted that there are no policy requirements with respect to the protection of sunlight and daylight to non-residential buildings. Had this building had a 'live in' function then BRE guidance would have been applicable.</p>
<p>The proposed refuse store is not in an appropriate location noting its proximity to No. 35 Black Prince Road.</p>	<p>The proposed bin store is considered to be in an acceptable location noting its accessibility by residents and refuse collectors. Conservation and Design, Streetcare and Transport Planning were all consulted on the application and raised no objection to the location of the refuse store.</p>
<p>The internal works within the annex structure could lead to the creation of new and uncontrolled diversity of curtaining, décor etc visible through the windows.</p>	<p>Internal decoration and furnishing is not considered to be a material consideration of either application.</p>
<p>The proposed roof terrace is unsympathetic in view of conservation area advice regarding rear elevations which states that roof terraces on closet returns are not a traditional feature of the area.</p>	<p>The guidance referred to within the objection is taken from Kennington Conservation Area Statement (2012). The reference to closet returns demonstrates that this guidance is applicable to traditional residential buildings only and is not applicable to this application. In any case the proposed roof terrace is considered to integrate successfully with the host building and would not undermine the appearance of what is generally a utilitarian rear elevation.</p>
<p>The proposed roof terrace will overlook the proposed residential development to the rear of the site.</p>	<p>The proposed roof terrace would not allow any greater overlooking to the proposed residential development to the rear of the site than that which already occurs from the existing first and second floor windows.</p>
<p>The proposal has the potential to have a detrimental impact on the surrounding highway network noting that the on-site parking provision is considered to be inadequate.</p>	<p>The Council's Transport Planning Officer was consulted on the scheme and raised no objections subject to conditions. The site benefits from good access to public transport and it is expected that most journeys will be made on public transport or foot. In any case the submitted parking survey demonstrates that there is sufficient capacity within the surrounding streets for on-street parking.</p>
<p>The building was built for the purpose of providing vocational education and should be retained for such</p>	<p>The site is considered to be surplus to educational requirements. Permission was granted by the Secretary of State in 2007 for the Council to dispose of the land once the previous use as part of the Lillian Baylis</p>

<p>a purpose.</p>	<p>Academy ceased.</p> <p>Furthermore, colleagues from Education, Estates and Capital Projects have provided evidence which demonstrates that demand for school places within the south of the borough is much higher than that in the north. The forecast growth in demand in the north of the borough up until 2019 is relatively low. This growth will broadly be accommodated through the expansion of Durand Academy which will provide a further 125 places.</p>
<p>The consultation process is flawed in that it is not clear what the capacity of the dormitory will be and that one community consultative group is precluded from commenting upon or responding to consultation having received a threat from the lawyers representing the applicant.</p>	<p>The consultation process is not flawed given that the Council has fulfilled all procedural requirements.</p> <p>Whilst the submitted documentation does not provide the specific capacity of the dormitory, it does state that the overall residential capacity of the site will be for a total of 16 permanent residents and 15 guests during Phase 1 and 44 permanent residents and 15 guests during Phase 2. These figures are not considered to represent an over concentration of residential accommodation on the site.</p> <p>With respect to the alleged legal action, this is considered to be a private matter between the relevant parties. There is no reason in planning terms for any objector to refrain from providing comments that are material to the application.</p>

5.17 The significant bulk of the objections relate to the suitability of the applicants rather than to any 'pure' planning matters. These issues, including those raised by a group known as 'Lambeth Against Racism and Islamophobia' are discussed in the following table:

<p>The applicants are not an appropriate buyer as they hold racist views and as such the granting of planning permission will harm community cohesion and race relations.</p>	<p>Equality matters do constitute a material planning consideration and the Council therefore has a duty to consider them as such. However, the key issue is to what bearing this duty has on the outcome of the planning application. This general duty is not a duty to achieve the results listed within Section 149(1) of the Equalities Act (2010), namely to eliminate discrimination, advance equality of opportunity and to foster good relations between persons of relevant protected characteristics. Instead it is a duty to have due regard to the need to achieve these goals.</p> <p>It is noted that the objections largely relate to anti-Islamic comments which are alleged to have been made by Mr Ole Nydahl. Mr Nydahl is one of the founders of the worldwide Diamond Way organisation and appears to have a travelling teaching role. The applicant has been</p>
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asked to respond to the allegations made in the objections regarding to racism etc. In summary they have responded to state that they do not dispute that these comments can be attributed to Mr Nydahl or indeed that he is a senior figure within the organisation. However they do contend that Mr Nydahl has made these comments in a personal capacity rather than his capacity as a senior figure within Diamond Way.

They have also stated that none of the objections can reasonably be attributed to other Diamond Way teachers or any other person connected within Diamond Way globally or within the UK. Furthermore, they have stated that the objections do not raise specific allegations about the way in which Diamond Way has operated its current London centre which is located in Holborn or in relation to any other centre located within the UK.

Officers have also sought information on Diamond Way from an organisation called Inform. Inform have confirmed that they have not had a significant number of enquiries regarding Diamond Way since they were first established in the UK in the early 1990s. They have confirmed that Mr Nydahl holds a senior position within the organisation and that comments which are highly critical of Islam can be attributed to him. They have also confirmed other accusations have been made regarding Mr Nydahl's views and behaviour. None of the information provided by Inform provides any evidence to suggest that Mr Nydahl's views are supported by the wider Diamond Way movement or that any such teachings have been expressed within existing Diamond Way centres in the UK.

In light of the above it is acknowledged that Mr Nydahl appears to hold some extreme views. However on balance there is no evidence to demonstrate that these views are integral to the wider organisation or that the former Beaufoy Institute will be used for teachings which have a racist agenda.

Officers consider that if planning permission is granted for this development any adverse impact of this decision in relation to the duty to foster good relations or any of the duties under the Equalities Act referred to in paragraph 14.6 above is outweighed by the wider planning benefits and compliance with Council policy.

Whilst objections have been raised based on extreme views that have been expressed Officers are mindful that there are external safeguards, legal sanctions and

	<p>enforcement provisions and protections available to protect the public. Officers are of the opinion that they have paid due regard to the provisions of the Equalities Act 2010 when assessing this application and recommend that the Council monitors and reviews the use of the premises within the first two years to ensure that the wider community benefit have been achieved, with consideration of other initiatives that may need to be put in place if necessary .</p>
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6 Planning Policy Considerations

National Guidance

- 6.1 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 ('consolidated with Alterations since 2004' published in February 2008), 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.
- 6.2 On 27th March 2012, the Government published the National Planning Policy Framework. This document had the immediate effect of replacing various documents including, amongst other documents, PPS1, PPS3, PPS4, PPS5, PPS12, PPG13, PPG17 and Circular 05/2005: Planning Obligations.
- 6.3 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It reinforces the Development Plan led system and does not change the statutory status of the development plan as the starting point for decision making. The NPPF sets out that the National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Moreover, it sets out that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The London Plan 2011

- 6.4 The London Plan was published in July 2011 and replaces the previous versions which were adopted in February 2004 and updated in February 2008. The London Plan is the Mayor's development strategy for Greater London and provides strategic planning guidance for development and use of land and buildings within the London region.
- 6.5 The London Plan is the overall strategic plan for London, and it sets out a fully

integrated economic, environmental, transport and social framework for the development of the capital over the next 20-25 years. It forms part of the development plan for Greater London. All Borough plan policies are required to be in general conformity with the London Plan policies

6.6 The key policies of the plan considered relevant in this case are:

- Policy 1.1 - Delivering the strategic vision and objectives for London
- Policy 2.9 - Inner London
- Policy 3.1 – Ensuring equal chances for all.
- Policy 3.9 – Mixed and balanced communities
- Policy 3.16 - Protection and enhancement of social infrastructure
- Policy 3.17 – Health and social care facilities
- Policy 3.18 – Education facilities
- Policy 4.12 – Improving opportunities for all
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.5 - Decentralised energy networks
- Policy 5.6 - Decentralised energy in development proposals
- Policy 5.7 - Renewable energy
- Policy 5.8 - Innovative energy technologies
- Policy 5.12 - Flood risk management
- Policy 5.13 - Sustainable drainage
- Policy 5.14 - Water quality and wastewater infrastructure
- Policy 5.15 - Water use and supplies
- Policy 5.16 - Waste self-sufficiency
- Policy 6.7 - Better streets and surface transport
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing traffic flow and tackling congestion
- Policy 6.12 - Road network capacity
- Policy 6.13 - Parking
- Policy 7.1 - Building London's neighbourhoods and communities
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Designing out crime
- Policy 7.4 - Local character
- Policy 7.5 - Public realm
- Policy 7.6 - Architecture
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.14 - Improving air quality
- Policy 7.15 - Reducing noise and enhancing soundscapes
- Policy 7.18 - Protecting local open space and addressing local deficiency
- Policy 7.19 - Biodiversity and access to nature

Lambeth LDF Core Strategy (2011)

6.7 The following policies are considered to be of relevance to the assessment of

this application:

- Policy S1 – Delivering the Vision and Objectives
- Policy S2 – Housing
- Policy S4 – Transport
- Policy S6 – Flood Risk
- Policy S7 – Sustainable Design and Construction
- Policy S8 – Sustainable Waste Management
- Policy S9 – Quality of the Built Environment

London Borough of Lambeth Unitary Development Plan (2007): 'Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011'

6.8 The following policies are considered to be of relevance to the assessment of this application:

- Policy 7 - Protection of Residential Amenity
- Policy 9 - Transport Impact
- Policy 14 - Parking and Traffic Restraint
- Policy 26 – Community Facilities
- Policy 31 - Streets, Character and Layout
- Policy 32 - Community Safety/Designing Out Crime
- Policy 33 - Building Scale and Design
- Policy 35 - Sustainable Design and Construction
- Policy 38 - Design in Existing Residential/Mixed Use Areas
- Policy 39 - Streetscape, Landscape and Public Realm Design
- Policy 45 - Listed Buildings
- Policy 47 - Conservation Areas
- MDO 90 - Former Beaufoy Institute (39 Black Prince Rd)

7 Land Use and Principle of Change of Use

- 7.1 Core Strategy Policy S1 states that community facilities will be safeguarded and improved where there is a need to meet identified demand and fill gaps in provision as a result of new development. This policy will eventually be supplemented by detailed policies in the Council's forthcoming Local Development Framework Development Plan Documents - however until this time Saved UDP Policy 26 (Community Facilities) remains in place.
- 7.2 Saved UDP Policy 26 deals with community facilities including those with educational functions. It states that the loss of a school will only be deemed acceptable where the facility is no longer required.
- 7.3 Saved UDP Major Development Opportunity (MDO) 90 also applies to this site. It states: "Listed building protected by covenant for education use: development of car park / annex for non educational use is acceptable only if not required for

educational or community use”.

- 7.4 Reflecting the comments of the Council’s Planning Policy Officer, it is considered that the proposed redevelopment of the site primarily for a community centre would be acceptable in land use terms. The primary function of the building as a community centre would fall within use class D1. This would be consistent with the established D1 use class resultant from its use as an educational facility.
- 7.5 It is noted that the MDO states that the listed building is protected by covenant for education use. However the council has deemed the building and wider site surplus to educational requirements noting that permission was granted by the Secretary of State in 2007 for the Council to dispose of the land once the previous use as an educational facility ceased. Furthermore, colleagues from Education, Estates and Capital Projects have provided evidence which demonstrates that demand for school places within the south of the borough is much higher than that in the north. The forecast growth in demand in the north of the borough up until 2019 is relatively low. This growth will broadly be accommodated through the expansion of Durand Academy which will provide a further 125 places. In light of the above, non-educational uses are considered to be acceptable on land use grounds.
- 7.6 It is acknowledged that the proposal includes the provision of residential accommodation. This would predominantly take the form of communal accommodation with a number of bedrooms with shared facilities. There would also be a further 2 self-contained flats. The application site is 0.2ha in size and has the capacity to provide more than 10 self-contained residential units. It is therefore above the threshold at which affordable housing would normally be sought in accordance with Core Strategy Policy S2.
- 7.7 However, it is considered that the form and functionality of the building dictates that the residential accommodation, would be ancillary to the proposed community centre/place of worship. The driving force of this particular development is the community use (D1). The intrinsic nature of this specific use is that it consists of a self-supporting community function with both the ‘true’ community use and the community which it serves co-existing side by side. On this basis, the residential element and café is considered to be an ancillary aspect to the greater community use.
- 7.8 If at any point in the future the primary function of the building is no longer considered to be for D1 use, it will be considered that a change of use will have occurred and enforcement action may be pursued. In the event that planning consent is granted, a condition will be attached limiting the numbers of permanent residents within the facility to 16 during the first phase and 44 during the second phase.
- 7.9 The proposed residential accommodation would be largely communal in nature and would remain ancillary to the use as a community centre. As such there is no requirement on the applicant to comply with the requirements of Saved Policy 16 of the UDP with respect to affordable housing.

- 7.10 The application also includes the provision of a large kitchen and 'social area' at ground floor level. It is understood that food will be prepared within the kitchen area for consumption not only by permanent residents of the community but also visitors. However, rather than a separate commercial café like function, planning officers consider that this type of hospitality forms part of the core ethos of the community and as such it is also considered to be ancillary to the primary D1 use.
- 7.11 The proposed development is therefore compliant with the relevant land use considerations set out within The London Plan, Core Strategy and Saved Policies in the UDP.

8 Conservation and Design Considerations

- 8.1 Officers have assessed the proposals in relation to national, strategic and local policy guidance contained within the National Planning Policy Framework, London Plan Policies, Saved UDP Policies and the Adopted Core Strategy.
- 8.2 Saved Policies 33, 45 and 47 of the UDP are considered to be particularly important. Policy 33 deals specifically with building scale and design and requires that all development is of a high quality design and should contribute positively to the wider area.
- 8.3 Saved Policy 45 of the UDP requires any alterations or extensions to a listed building to preserve their special architectural or historic interest. Policy 47 deals with development in conservation areas and states that it should protect or enhance the character and appearance of the wider area.
- 8.4 The application follows extensive pre-application advice which largely focused on conservation and design matters with respect to both the internal and external works. The extensive nature of these discussions reflects the sensitivities of the site with respect to its conservation area and listed building designations.

External Works

- 8.5 The external works which form part of these full planning and listed building consent applications comprise of minor alterations and repairs to the existing structures and the erection of new extensions which extend between one and three storeys in height.
- 8.6 The most significant visual alterations would be the erection of the three-storey structures which would be located to the flank elevation of the annex fronting Black Prince Road, and to the rear of the historic building fronting Vauxhall Street. The location of these three-storey parts would result in them appearing to 'bookend' the existing structures. There are common themes with regards to both of these prominent extensions. In particular both extensions are considered to be acceptable in principle noting that they would infill gaps which are considered to provide little contribution to the character and appearance of

the surrounding conservation area. They would feature frontages which would address the street and would improve the townscape along this part of Black Prince Road and Vauxhall Street.

- 8.7 The proposed three-storey structures would be subservient to the existing buildings. This would be achieved due to a combination of factors. Firstly, the height, mass and siting would be acceptable noting that the extensions would follow the established building lines and would be no higher than the existing rooflines. Indeed with respect to the extension fronting Black Prince Road, it is noted that this would be lower than the annex and would create an acceptable stepped roofscape between the annex, the proposed extension and the adjoining building at No. 35 Black Prince Road.
- 8.8 Secondly, the three-storey extensions would be of a relatively simple design with the detail provided through a series of uniform openings comprising of alternate windows and doors with juliet balconies. There is a strong sense of uniformity to the extensions as a result of the fenestration and it lends them a modern character. However, despite this modern appearance, the detailed design would be architecturally understated in comparison to the listed historic structure and would allow it to maintain its visual dominance as the most important piece of the composition.
- 8.9 Thirdly, the proposed materials used in the elevations of these three-storey structures would be sympathetic and would ensure that the extensions would integrate successfully with the existing structures. The predominant material in the construction of the elevations would be stock brick which would be selected to be in keeping with the appearance of that used in the original structures. Furthermore, the white concrete panels on the elevations would reflect the white rendered features on the listed building.
- 8.10 The works to the rear elevation also include the erection of a large single storey extension as well as remodelling the existing rear projection to the annex at first and second floor levels. The proposed single storey element would stretch across a large 30m wide section of the rear elevation of the listed building and adjoining annex. It would have a stepped rear elevation which would broadly reflect the existing rear building line. Despite its extensive nature, the proposed single storey structure is considered to be acceptable on the basis that the existing rear elevation, including that to the listed building, is rather utilitarian in its appearance. The heavily glazed single storey structure would therefore add a degree of interest to the rear elevation through the contrast in materials. This overtly contemporary appearance would not unbalance the character of the building noting its position at ground floor level on the least important elevation.
- 8.11 The works to remodel the existing rear projection at first and second floor level are also considered to be acceptable on design grounds. These works would involve minor extensions of the building at first and second floor level. These would not harm the appearance of the building noting that they would reinstate a more symmetrical appearance on the rear elevation and would be constructed from materials which would be in keeping with those used on the existing annex building.

- 8.12 The principle elevations of the existing structures would remain undisturbed as part of the works. In effect the only alterations to these elevations would be the replacement of the windows to the annex structure. The replacement windows would fit into the existing openings and would be steel framed crittal style windows in keeping with the appearance of those which they would replace. As such the alterations would not disrupt the rhythm and pattern of fenestration to this part of the building. The replacement windows would be double glazed in comparison to the existing single glazed windows which are in a relatively poor state of repair. The use of double glazing is considered to be acceptable noting that the annex is a later addition to the historic part of the building which are read independently of one another. As such the proposed double glazed units are not considered to harm the overall special interest of the listed building.
- 8.13 The proposals also include the addition of photovoltaic panels to the rear roof slope of annex structure. These are not considered to be harmful to the special interest of the listed building noting that they would not be positioned on the historic section of the building. Their position on the rear elevation would also ensure that they would not be easily viewed from the surrounding public realm and as such would not harm the character and appearance of the surrounding conservation area.
- 8.14 The historic railings which surround the former Beaufoy Institute and are subject to a separate listing are currently in a poor state of repair. The submitted information does not refer to the repair or reinstatement of the railings and officers have explored a number of ways in which it can be ensured that the railings are adequately protected. It is noted that the craftsmanship and techniques used to conserve and repair the railings would come at considerable expense. However in order to begin to understand the scope of works that is required to preserve them, it has been agreed with the applicant that a condition is recommended requiring that they provide a survey of the railings to the Council within six months of occupation. This survey will detail exactly what needs to be undertaken to repair and reinstate the railings and will help ensure that these works will be eligible for funding from the relevant conservation bodies. An application for listed building consent would be required for any further restoration works.

Internal Works

- 8.15 The proposed works include a substantial number of internal alterations to adapt the building for the proposed use. The majority of the internal alterations will take place within the annex section. Whilst technically listed, the annex section is considered to have little historic or architectural interest due to its utilitarian appearance and functional layout. As such it is more suitable for significant internal alteration than the original Edwardian building. The works within this section would largely involve the formation of a number of partition walls to form the ancillary social space and residential accommodation at ground, first and second floor levels. These internal works within the annex are justified by the use and are not considered to harm the special interest of the listed building.
- 8.16 The internal works within the main historic section however do have the potential to impact upon the special interest of the listed building. This is on the

basis that the floor plan can contribute significantly to a building's historic merit. However in this instance the floor plan would remain largely intact. The most significant intervention would be the removal of the rear wall of the lecture hall at ground floor level. However this is considered to be justified in order to allow an extension of the hall and create a more usable space with increased levels of sunlight and daylight. In any case, the historic floor plan will still be visible on the basis that this extension will be read separately due its contemporary appearance and through the retention of the nibs and a downstand which will demark the original rear wall. Other demolition works within this main building would be minor in their scope and would not involve the removal of any significant amounts of historic fabric.

8.17 In light of the above assessment and the comments from the Council's Conservation and Design Officer, it is considered that the proposed external and internal works which form part of both the full planning and listed building consent applications are acceptable in the context of the requirements of the relevant policies of the Core Strategy and UDP. In summary, the external elevations of the existing buildings would remain relatively unaltered with the extensions appearing as sympathetic and well integrated additions. The vast bulk of the internal works would occur within the non-historic annex section, whilst those proposed within the historic main building would be justified and would not harm the special interest of the building.

8.18 A comprehensive set of conditions are recommended to ensure that all aspects of the design and appearance of the proposed works are appropriate noting the listed building and conservation area designations of the site. This includes requiring samples of materials and additional details of features such as windows, balustrades, joinery and gates and railings. The conditions have also been carefully worded in conjunction with the Conservation Officer to reflect the phased nature of this development.

9 Amenity Impact

9.1 Saved Policies 7 and 33 of the UDP require development to protect the residential amenity of existing and future residents with regard to privacy, sunlight and daylight, overlooking and sense of enclosure.

Sunlight and Daylight

9.2 A comprehensive sunlight and daylight assessment was provided with this application. The assessment included the impact upon the neighbouring properties within Michelson House and Sullivan House.

9.3 With respect to daylight, the initial assessment methodology as set out within Building Research Establishment (BRE) guidelines is that of Vertical Sky Component (VSC). The assessment considers sky visibility at the window face of neighbouring properties and expresses this as a percentage. The guidelines recommend that windows of neighbouring properties enjoy a VSC of at least 27% following construction or that the reduction in daylight is no greater than 20%. In addition to the VSC test the No Skyline test considers the area of a

room at desk height that can see a small proportion of sky. The BRE guidelines suggest that the No Skyline Test (NST) should not be reduced by more than 20% as a result of development.

- 9.4 The neighbouring properties within Michelson House lie on the opposite side of Black Prince Road from the application site, approximately 16m from the three-storey extension to the annex building.
- 9.5 The submitted assessment demonstrates that there would only be a marginal 2% reduction on three windows servicing Michelson House when measured in the context of the VSC test. However these three windows are all overhung by balconies and as such have low existing VSC values in any case ranging between 7% and 9%. The BRE guidance states that where windows are impacted by self-limiting features such as balconies, a comparison can be made with windows that are not limited. In this case, the submitted assessment demonstrates that two ground floor windows in a similar location in the façade only see VSC losses of 11% and 14% respectively. These figures are well within the 20% threshold as suggested by BRE. All remaining 81 windows in this elevation of Michelson House pass the VSC test, whilst all windows are also considered to pass the NST.
- 9.6 The nearest properties within Sullivan House lie on the opposite side of Vauxhall Street from the application site, approximately 18m from the three-storey extension to the rear of the main Beaufoy Institute building.
- 9.7 The submitted assessment demonstrates that the proposed development would pass the VSC and NST with respect to the windows on the facing elevation of Sullivan House. These properties are therefore considered to be fully compliant in terms of daylight.
- 9.8 With respect to sunlight, only windows within 90 degrees of due south can receive sunlight in the UK and as such windows outside these thresholds are not relevant for analysis. In assessing the receipt of sunlight the Annual Probable Sunlight Hours (APSH) method is used. APSH provides an indication of sunlight enjoyed by a window as a percentage of the total maximum sunlighting. BRE guidance states that subsequent to a development, windows should receive 25% of total annual sunlight with 5% in the winter period.
- 9.9 The submitted assessment demonstrates that all facing windows within Michelson House and Sullivan House are in excess of the BRE criteria recommendations for APSH. These properties are therefore considered to be compliant in terms of sunlight.
- 9.10 In summary, the submitted sunlight and daylight assessment is considered to demonstrate that the neighbouring residential properties would retain good levels of daylight and sunlight in line with BRE guidance.
- 9.11 It is noted that the submitted sunlight and daylight report does not assess the impact upon the adjoining building at No. 35 Black Prince Road which is used by Lambeth Child and Adolescent Mental Health Service in providing assistance for young people with substance abuse problems. The proposed three-storey side

extension would be partly adjacent to a small recessed area on the flank elevation of No. 35. The proximity of the extension to windows within this recessed area has the potential to reduce levels of sunlight and daylight to two windows on the flank elevation of this adjoining property. However this is not considered to warrant the refusal of this application noting that the building has a non-residential function and that no other windows to No. 35 would be obstructed as result of the works. It is noted that there are no policy requirements with respect to the protection of sunlight and daylight to non-residential buildings. Had this adjoining health facility had a 'live in' function then BRE guidance would have been applicable.

- 9.12 The submitted assessment also examines levels of sunlight and daylight to the proposed development. The scheme has been designed to ensure that sunlight and daylight amenity to the occupants is a key concern. All windows servicing residential accommodation are located at ground floor level and above and benefit from a high degree of spaciousness with no obstructions which would degrade the receipt of sunlight and daylight.

Privacy and Overlooking

- 9.13 With respect to privacy and overlooking, it is considered that there would be sufficient separation distance between the windows and balconies of the proposed development and the opposing properties to ensure that there would be no impact. The closest residential properties would be within Sullivan House and Michelson House which are located 18m and 16m away respectively across busy roads.
- 9.14 The proposed development includes a first floor roof terrace on the rear elevation which would be positioned on the flat roof of the single storey rear extension. This roof terrace would be approximately 20m away from the rear boundary and would not allow any additional overlooking than what can be achieved from the existing rear windows at first and second floor levels.

Outlook and Sense of Enclosure

- 9.15 The sufficient separation distance between the proposed development and other neighbouring properties ensures that there would be no impact on them with respect to loss of outlook or the creation of a sense of enclosure.

Internal Layout and Amenity

- 9.16 With regards to internal layout and amenity, the two self-contained units have been assessed in the context of the requirements laid out within the Council's Supplementary Planning Document (SPD) on Guidance and Standards for Housing Development and Conversions (2008). Within this document minimum room sizes and floor areas are provided. The two self-contained units are considered to exceed this guidance comfortably.
- 9.17 The remaining residential accommodation is communal space with shared facilities rather than private units. As such the minimum space standards are not applicable. However the submitted floor plans are considered to

demonstrate that there would be adequate circulation space within all bedrooms and dormitories. Furthermore, all private bedrooms would exceed the 12m² guidance area for new residential properties as contained within the SPD.

Open Space and Playspace

- 9.18 Council guidance contained within the SPD, Saved Policies of the UDP and Core Strategy require the provision of certain standards of outdoor amenity space for new residential developments. The vast bulk of the residential accommodation takes the form of communal residential accommodation rather than private units. As such the guidance contained within the SPD is not overly relevant. However the 607m² of amenity space provided within the rear communal garden and first floor roof terrace is considered to be sufficient given the overall numbers of people who will be accommodated on site.

Noise

- 9.19 A noise and vibration assessment has been submitted by the applicant in support of this scheme. The noise survey determined that the main source of noise within the area was from passing traffic. It also demonstrated that the existing noise conditions are relatively low for an urban area. As such conventional double glazed units will be sufficient to achieve acceptable internal noise levels for all habitable rooms.
- 9.20 The community centre function of the proposed development is unlikely to generate significant levels of noise noting that the proposed use will focus heavily on meditation and quiet contemplation, both of which will require extremely low levels of noise.
- 9.21 The submitted planning statement provides the following indicative figures of users of the centre:

	Weekday	Weekday Evening	Weekend	Monthly Weekend Event
Phase 1	10-20	10-30	50-100	50-150
Phase 2	10-30	20-60	50-150	80-200

- 9.22 The above indicative figures are considered to be acceptable and would not be likely to give rise to undue levels of noise noting the size of the site and the nature of the use. The opening hours of the building would be 9am to 10pm daily. These are not considered to be unneighbourly. Furthermore, the building features sufficient provision of internal 'social space' and as such there is not considered to be an issue with regards to noise generated by people congregating outside the building after the event. It is also noted that the Council's Noise Pollution Officer has not raised any objections.
- 9.23 The scheme is not considered to have a detrimental impact upon amenity levels to the southern part of the site which is proposed to be redeveloped as residential accommodation under planning application ref: 12/01173/RG4. The 'L-shape' footprint of the proposed development would broadly follow the perimeter of the site and would generally reflect residential buildings as proposed under the adjoining application. This would ensure that there would

be no building along the boundary other than where it would match that proposed on the adjoining site and there would be no openings on these facing elevations. As such there would be no detrimental impact upon the amenity to the future occupants of these buildings.

- 9.24 In light of the above assessment and the comments received from relevant Council departments, it is considered that the proposal would comply with the broad thrust of Council policies with respect to the amenity of the occupants of neighbouring properties and future occupiers of the proposed development.

10 Traffic and Parking

- 10.1 The application site is reasonably well served by public transport with a number of bus routes passing in close vicinity and it being located a relatively short walk from a major transport interchange at Vauxhall station. This accessibility to public transport is reflected in the sites 'good' PTAL rating of 4. The site is located within a Controlled Parking Zone.
- 10.2 The applicant has submitted a transport survey in support of the application. This has been assessed by the Council's Transportation and Highway's Officer in relation to potential highway impacts that would occur as a result of the scheme.
- 10.3 The proposed development includes a total of 7 off-street parking spaces, 30 cycle spaces and 5 motorcycle parking spaces. These would be located to the rear of the site and would be accessed via an undercroft within the three storey extension to the flank elevation of the annex building. The assessment also proposes converting 5 general parking spaces on Vauxhall Street into resident permit holder/pay and display as well as 12 parking permits for residents of the building.
- 10.4 With respect to off-street car parking, it is proposed that the scheme will provide a total of 7 off-street car parking spaces, 4 of which would be for residents, 2 would be for visitors (including 1 disabled bay) and 1 would be large enough to accommodate a business van. One of the proposed car parking spaces is located in close proximity to the entrance gates and the Transport Officer has confirmed that this is not an appropriate position for a parking space.
- 10.5 In addition to this, an area of the car park is proposed to be set aside for motorbike parking with provision for 5 motorbikes. However the Transport Officer has confirmed that this should be removed from the plans in order to ensure that there is sufficient turning space within the site to allow all vehicles to enter and exit the site in a forward gear. In light of these concerns, a condition is attached requiring that further details of the layout of the car park, including turning circles, to be submitted and approved in writing prior to implementation.
- 10.6 The applicant is proposing that in addition to the above level of off-street car parking they would also seek to secure 13 on-street parking permits. In order to support this they have undertaken a parking survey which covered both daytime and overnight periods in the surrounding area. The results of which indicate

that parking levels in the area are currently not at a critically high level with occupancy rates of 34% and 44% respectively. However the Highways Officer has confirmed that this is a separate process from planning and that in order to obtain an on-street parking permit, the residents of the development would need to make a formal application and meet all relevant criteria set-out by Lambeth Parking. This includes the requirement that the vehicle must be registered to the address in question and this must be their main residence. The Highways Officer has also confirmed there is no need to impose any restriction on the ability of future residents of the development to apply for parking permits.

- 10.7 With regards to vehicle access, it is proposed that the existing access on Black Prince Road is retained but relocated 1.5m to the west of its current location to line up with a proposed undercroft leading through to the rear car park. This work will need to be approved by and undertaken by Lambeth Highways with a condition is attached requiring that further details are provided. Any costs associated with these works will need to be met by the developer.
- 10.8 In terms of cycle parking, a total of 20 cycle stands are proposed in a covered structure within the car park which is provided for residents of the site with a further 10 cycle stands provided in an open rack within the car park intended for use by visitors to the site. The Transport Officer has considered this level of cycle parking provision to be appropriate and it will be secured by condition.
- 10.9 The applicant has confirmed that they are intending to produce a Travel Plan for the site which will aim to promote sustainable transport and reduce private car use. This is conditioned to ensure that a draft version of this plan is submitted for approval prior to occupation of the site and shall be in accordance with TfL's latest guidance on travel plans; *Travel Planning for new development in London*. A monitoring fee for the travel plan of £1000 will be secured through a S106 agreement.
- 10.10 The applicant is proposing that all deliveries and refuse collections would be undertaken from on-street with a loading bay installed on Black Prince Road to accommodate this. Transport Officers have queried the need for a loading bay for a development of this type. However Streetcare Officers have confirmed that there is insufficient space to reverse a refuse collection vehicle without being a hazard for the public and the driver. As such a dedicated on-street refuse collection vehicle loading bay is justified. The developer will be required to meet all relevant costs and a condition is attached to ensure that the loading bay is in place prior to occupation. The refuse and recycling areas are considered to be sufficient for a development of this size and would be easily accessed by residents.
- 10.11 A condition is also recommended requiring the applicant to provide a waste management plan prior to occupation to ensure that adequate provision is made for the management of waste litter and refuse of the premises, in the interests of the residential amenities of the area.
- 10.12 It is noted that the Transport Officer has requested a total of £45,000 in obligations for works to improve the surrounding public realm and encourage non-car modes of travel. However the primary aim of these applications are to

secure a permanent use for the building, sympathetically restore it and remove it from the listed buildings at risk register. The construction/refurbishment works are likely to come at considerable expense to the applicant who are a charity and do not stand to make any financial gain from the application. It is therefore considered that seeking large contributions for offsite works would reduce the overall amount of funding available for the required building works and would be therefore likely to diminish the most significant benefit that would occur as a result of the development.

- 10.13 Subject to conditions and S106 contributions with regards to a travel plan monitoring fee, it is considered that the proposed scheme would not have a detrimental impact on the surrounding highway and would comply with the relevant Council policies.

11 Trees and Landscaping

- 11.1 Policy 39 of the UDP seeks to ensure that new development includes landscape design that enhances the area. Basic details have been provided with the application showing the proposed communal garden. The Council's Arboricultural Officer has raised no objection to the works subject to conditions requiring further details of proposed soft landscape lay-out, planting density, species and stock size.

12 Sustainable Design and Construction

- 12.1 Policy S7 of the Core Strategy requires all major development to achieve a reduction in carbon dioxide emissions in line with London Plan targets. Policy 5.7 of The London Plan (2011) moves away from the previous approach as it does not provide a percentage target for the reduction of carbon dioxide emissions using on-site renewable technologies. Instead, it states that the provision of on-site renewable energy generation should be made within the framework of the energy hierarchy.
- 12.2 The applicant has submitted a sustainability/energy report in support of this application. The report contains information on improving the energy efficiency for the building with respect to an increase in insulation values of walls, floors and roofs and improvement to windows. It also states that a new heating system will be installed to replace the current inefficient system. The report outlines that sustainable energy will be generated on site through solar water heating and photovoltaic panels.
- 12.3 Whilst the above intentions are welcome, the submitted report does not provide any detail regarding methodology or the overall levels of reduction in carbon dioxide emissions. As such conditions are recommended which will require the three-storey parts of the development to comply with the BREEAM 'Multi-Residential' system of certification and achieve a score of 'Very Good' as a minimum standard. This will apply to the three-storey extensions only noting that it would be unlikely that this score will be achieved within the original Edwardian building and annex. It is also considered unreasonable to attach this

requirement to the single storey extension noting that it will in effect largely be an open plan extension to the historic parts of the building.

13 Crime Prevention and Secured by Design

- 13.1 Policy 32 of the UDP states that particular regard will be paid to crime prevention. Development will not be permitted where opportunities for crime are created or where it results in an increased risk of public disorder. Any public spaces and access ways through or adjoining a site should be overlooked, have appropriate lighting, be set away from cover and provide clear sight lines.
- 13.2 The Crime Prevention Officer has been consulted and has not raised any objection to the proposal however this is subject to conditions which would require the submission of further details in relation to compliance with 'Secure by Design' standards for all windows, doors and access panels. Conditions are also recommended with regards to CCTV, boundary walls and bin stores to ensure that the development complies with the provisions of Policy 32 of the UDP.

14 Other Considerations

Community Infrastructure Levy

- 14.1 The Community Infrastructure Levy (CIL) Regulations 2010 explicitly set out that planning permission should only be granted subject to completion of a planning obligation where the obligation meets all of the relevant tests. However it also states that development by charities of their own land for their own charitable purposes are exempt from paying CIL. In this instance Diamond Way Buddhism UK and Diamond Way Teaching and Centres are both registered charities in the UK and as such the applicant is exempt from paying CIL.

Section 106 Agreement

- 14.2 No large obligations are sought as part of this application noting the significant benefits that will be brought about by bringing this Grade II listed building at risk back into use. The proposed use is considered to have a genuine community function and has the potential to benefit residents within the surrounding area. Large contributions are therefore not considered relevant or necessary to make the development acceptable in planning terms. The primary aim of these applications are to secure a permanent use for the building, sympathetically restore it and remove it from the listed buildings at risk register. The construction/refurbishment works are likely to come at considerable expense to the applicant who are a charity and do not stand to make any financial gain from the application. It is therefore considered that seeking large contributions for offsite works would reduce the overall amount of funding available for the required building works and would be therefore likely to diminish the most significant benefit that would occur as a result of the development. However a contribution of £1000 is sought in relation to monitoring the travel plan. This contribution will be secured through a Section 106 agreement.

Suitability of the Applicant

- 14.3 It is noted that the Council have received a total of 13 objections to this application. Each objection, at least in part, is on the grounds that the applicant, Diamond Way is not a suitable user for the building. This is on the basis that they are allegedly an organisation who hold racist views which in particular could be described as anti-Islamic. It is considered that this represents a small level of concern in this respect given the level of consultation carried out.
- 14.4 Objections of this type are not considered to be 'pure' planning matters in the same way as issues which relate to use, design, transport etc. The starting point in considering these objections is therefore to determine whether or not these alleged views are material considerations in the assessment of this application.
- 14.5 Section 70 Town and Country Planning Act 1990 states that in determining a planning application, planning authorities shall have regard, in so far as they are relevant to the application, to the provisions of the development plan; any local finance considerations; and any other material considerations. Other material considerations are not defined in the Act. However any matter which relates to the development or use of land can be a material planning consideration.
- 14.6 In addition, Section 149 Equality Act (2010) provides that the council
- 1) *must, in the exercise of its functions, have due regard to the need to—*
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*
- 14.7 The duty to have regard to these matters under the Equality Act (2010) is therefore a material consideration when determining a planning application. This is reinforced by Council legal advice which has demonstrated that there have been a number of cases, mostly relating to travellers, where this has been an issue under the Race Relations Act which had a similar duty to that imposed by the Equalities Act.
- 14.8 In light of the above, equality matters do constitute a material planning consideration and the Council therefore has a duty to consider them as such. However, the key issue is to what bearing this duty should have on the outcome of the planning application. This general duty is not a duty to achieve the results listed in (a) to (c) of Section 149(1) of the Equalities Act (2010), namely to eliminate discrimination, advance equality of opportunity and to foster good relations between persons of relevant protected characteristics. Instead it is a duty to have due regard to the need to achieve these goals.

- 14.9 In determining the application members must have proper regard for all the goals that are set out in section 149(1) of the Equalities Act (2010). At the same time members must also have due regard to any countervailing factors, which in the context of determining a planning application, it is proper and reasonable for members to consider. The weight given to the countervailing factors, is a matter for members, acting reasonably, taking into account of all relevant considerations, disregarding irrelevant matters; observing procedural requirements, not acting in bad faith, acting for proper purposes, and not making a decision that is so unreasonable that no reasonable planning authority would make.
- 14.10 In this instance the proposed development will deliver a number of key benefits. Most significantly this will include bringing a Grade II listed building which is currently on the English Heritage: 'Listed Buildings at Risk' register, back into day to day use. As described earlier in the report, the substantial period of vacancy has coincided in a period of considerable decline to the building and as such it is now currently in a poor state of repair. The proposed use is considered to be a sympathetic fit for the building noting that it does not require substantial alterations to the buildings historic external elevations, the removal of any important internal features or significant interventions to its historic floor plan. In addition the proposed use, alterations and extensions would help reverse the visible decline in the buildings appearance and would reintroduce a degree of activity and vitality to this part of Black Prince Road. As such it would comply with the requirements of Policies S1 and S9 of the Core Strategy and Saved Policy 45 (Listed Buildings) of the UDP.
- 14.11 Other material planning benefits are considered to be improvements to the townscape along this part of Black Prince Road and Vauxhall Street through creating frontages and infilling gaps which are not considered to contribute to the character and appearance of the conservation area thereby complying with Policies S1 and S9 of the Core Strategy as well as Saved Policies 33, 36, 39, 35 and 47 of the UDP.
- 14.12 In addition, the proposed use is considered to have genuine benefits with respect to the Buddhist community which it would primarily serve but also the wider community in the Black Prince Road area. These local users would potentially benefit from the facilities/activities offered within the building including teachings, exhibitions, concerts, library functions and the proposed café. The retention of the building for use by the community is welcome and corresponds with the requirements of Saved Policy 26 of the UDP and the guidance contained within MDO 90 within the UDP.
- 14.13 It is also noted that the objections largely relate to anti-Islamic comments which have been made by Mr Ole Nydahl. Mr Nydahl is one of the founders of the worldwide Diamond Way organisation and appears to have a travelling teaching role. The applicant has been asked to respond to the allegations made in the objections regarding to racism etc. In summary they have responded to state that they do not dispute that these comments can be attributed to Mr Nydahl or indeed that he is a senior figure within the organisation. However they do contend that Mr Nydahl has made these comments in a personal capacity rather than his capacity as a senior figure within Diamond Way.
- 14.14 They have also stated that none of the objections can reasonably be attributed

to other Diamond Way teachers or any other person connected within Diamond Way globally or within the UK. Furthermore, they have stated that the objections do not raise specific allegations about the way in which Diamond Way has operated its current London centre which is located in Holborn or in relation to any other centre located within the UK.

- 14.15 Officers have also sought information on Diamond Way from an organisation called Inform. Inform are an independent charity that was founded in 1988 by with the support of the British Home Office and the mainstream Churches. It is based at the London School of Economics with the primary aim of providing information that is as accurate, balanced, and up-to-date as possible about alternative religious, spiritual and esoteric movements.
- 14.16 Inform have confirmed that they have not had any a significant number of enquiries regarding Diamond Way since they were first established in the UK in the early 1990s. They have confirmed that Mr Nydahl holds a senior position within the organisation and that comments which are highly critical of Islam can be attributed to him. They have also confirmed that other accusations have been made regarding Mr Nydahl's views and behaviour. None of the information provided by Inform provides any evidence to suggest that Mr Nydahl's views are supported by the wider Diamond Way movement or that any such teachings have been expressed within existing Diamond Way centres in the UK.
- 14.17 In light of the above it is acknowledged that Mr Nydahl appears to hold some critical views. However on balance there is no evidence to demonstrate that these views are integral to the wider organisation or that the former Beaufoy Institute will be used for teachings which have an anti Islamic or racist agenda. Officers consider that if planning permission is granted for this development any adverse impact of this decision in relation to the duty to foster good relations or any of the duties under the Equalities Act referred to in paragraph 14.6 above is outweighed by the wider planning benefits and compliance with Council policy. Whilst objections have been raised based on extreme views that have been expressed Officers are mindful that there are external safeguards, legal sanctions and enforcement provisions and protections available to protect the public. Officers are of the opinion that they have paid due regard to the provisions of the Equalities Act 2010 when assessing this application and recommend that the Council monitors and reviews the use of the premises within the first two years to ensure that the wider community benefits have been achieved, with consideration of other initiatives that may need to be put in place if necessary. As such both the full planning and listed building consent applications are recommended for approval.

15 Conclusion

- 15.1 In conclusion the proposal is acceptable in land use terms as it has been satisfactorily demonstrated that the loss of the building for educational purposes is agreeable and that a community function would remain. Officers are also satisfied that the proposed residential accommodation and café is ancillary to the main use as a community centre.

- 15.2 The proposed extensions and alterations are not considered to harm the special interest of the Grade II listed building whilst the external works are also considered to make a positive contribution to the character and appearance of the surrounding conservation area.
- 15.3 The Council are also satisfied that there would be no significant harm to neighbouring amenity whilst the internal amenity standards for future occupiers would also be acceptable. The form, function and layout of the building and associated amenity spaces would be acceptable and the application would not give rise to any undue transport concerns.
- 15.4 A Section 106 agreement is to be part of the planning permission should consent be granted and a contributions is to be sought to mitigate the cost of monitoring the travel plan. No further obligations are considered relevant or necessary to make the development acceptable in planning terms.
- 15.5 Furthermore, it is considered that no other material planning considerations including issues regarding the suitability of the applicants would outweigh the significant benefits which would occur as a result of this development. Therefore, subject to compliance and the consideration of details to be secured by condition and the satisfactory completion of a Section 106 agreement, it is considered that the scheme is acceptable on planning grounds.

16 Recommendation

16.1 Application A: 12/01101/RG4

Grant planning permission subject to the satisfactory completion of a Section 106 agreement and the attached conditions.

Summary of the Reasons

In deciding to grant planning permission, the Council has had regard to the relevant policies of the Development Plan and all other relevant material considerations. Having weighed the merits of the proposal in the context of these issues, it is recommended that planning permission should be granted subject to the conditions listed below. In reaching this decision the following policies were relevant:

Lambeth Core Strategy (2011):

- Policy S1 – Delivering the Vision and Objectives
- Policy S2 – Housing
- Policy S4 – Transport
- Policy S6 – Flood Risk
- Policy S7 – Sustainable Design and Construction
- Policy S8 – Sustainable Waste Management
- Policy S9 – Quality of the Built Environment

London Borough of Lambeth Unitary Development Plan (2007): 'Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011':

Policy 7 - Protection of Residential Amenity
Policy 9 - Transport Impact
Policy 14 - Parking and Traffic Restraint
Policy 26 – Community Facilities
Policy 31 - Streets, Character and Layout
Policy 32 - Community Safety/Designing Out Crime
Policy 33 - Building Scale and Design
Policy 35 - Sustainable Design and Construction
Policy 38 - Design in Existing Residential/Mixed Use Areas
Policy 39 - Streetscape, Landscape and Public Realm Design
Policy 45 - Listed Buildings
Policy 47 - Conservation Areas
MDO 90 - Former Beaufoy Institute (39 Black Prince Rd)

16.2 Application B: 12/01104/LB

Grant listed building consent subject to the attached conditions.

Summary of the Reasons:

In deciding to grant listed building consent, the Council has had regard to the relevant policies of the Development Plan and all other relevant material considerations. Having weighed the merits of the proposal in the context of these issues, it is recommended that listed building consent should be granted subject to the conditions listed below. In reaching this decision the following policies were relevant:

Lambeth Core Strategy (2011):

Policy S1 – Delivering the Vision and Objectives
Policy S9 – Quality of the Built Environment

London Borough of Lambeth Unitary Development Plan (2007): 'Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011':

Policy 45 - Listed Buildings

Conditions

Application A: 12/01101/RG4

- 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 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 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order) the premises shall solely be used as a community centre with ancillary residential and café functions, and no other use permitted within Class D1 of the above Order without planning permission first being obtained via the submission of a planning application to the Local Planning Authority.

Reason: To restrict the use of the premises to those compatible with the surrounding area, and to enable the Local Planning Authority to maintain strict control over the nature of the use in the interests of the amenity of occupiers of nearby properties, in accordance with Policies 7 and 26 of the Saved Unitary Development Plan.

- 4 Prior the commencement of development hereby permitted, details of how site operatives', visitors' and construction vehicles will load, off-load, park and turn within the site during the construction period shall be submitted and agreed in writing by the Local Planning Authority. The development will take place in accordance with the approved details.

Reason: To minimise danger and inconvenience to highway users, and to avoid damage to trees in accordance with Policies 9 and 39 of the Saved Unitary Development Plan.

- 5 Prior the commencement of development hereby permitted, details of all precautions taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development will take place in accordance with the approved details.

Reason: To minimise danger and inconvenience to highway users in accordance with Policies 9 and 31 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 6 Prior to the commencement of development hereby permitted, a Construction Management Plan including proposed hours of construction, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To avoid hazard and obstruction being caused to users of the public highway in accordance with Policies 9 and 14 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 7 No development shall take place until a monitoring scheme which shall include a detailed methodology of monitoring users of the community centre over a period of 2 years shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved monitoring scheme, bi-annual reports that demonstrate the effectiveness of the monitoring carried out must be submitted to the Local Planning Authority. The monitoring reports will be expected to demonstrate that the facility benefits a wide section of the community. Failure to demonstrate this will require the applicant to produce a further action plan at the end of the prescribed 2 year period identifying measures which will increase participation from a wider cross-section of the community.

Reason: To ensure that the development as approved benefits a diverse cross-section of the community in accordance with Policy S1 of the Core Strategy.

- 8 A 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 use 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. The development will take place in accordance with the approved details.

Reason: To ensure that the travel arrangements to the use are appropriate and to limit the effects of the increase in travel movement in accordance with Policy 14 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 9 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Renaissance Regeneration Ltd (dated 6 March 2012 with reference C111004) and the following mitigation measure detailed within the approved FRA:

- finished floor levels are to be set no lower than 8.5 metres above Ordnance Datum (mAOD).

Reason: To reduce the impact of flooding both to and from the proposed development and third parties in accordance with Policy S6 of the Core Strategy.

- 10 Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level 'Very Good' shall be presented to the LPA within 6 weeks of the date of this decision and a final certificate shall be presented to the LPA within 6 months of the date of the occupation of this development.

Reason: To ensure the sustainability of the development in accordance with

Policy 35 of the Saved Unitary Development Plan along with Policy S7 of the Core Strategy.

- 11 The new front windows hereby permitted for the original Edwardian building (ground floor windows – W17 & W18, first floor windows – W122, W123, W124 as shown on plan refs: 1101 174 and 1101 175) shall match the surviving historic windows in every aspect (including single glazing) unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 12 Prior to the occupation of the building, the leaded lights in the front entrance door shall be reinstated in accordance with approved drawing ref: 302.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 13 Within 6 months of the date of occupation of the building, a survey of the historic boundary railings which front Black Prince Road and Vauxhall Street shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 14 Prior to the commencement of Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), details of the lighting scheme for the main hall (including cable runs, fixings and fittings) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building in accordance with Policy 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 15 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings of the decking and handrails (at a minimum scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 16 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed construction drawings of the covered bike shelter, including doors and gates (at a minimum scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 17 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), details including drawings (at a minimum scale of 1:20) and a sample frame of the replacement windows for the annex building (including rooflights) and any other altered openings to the rear of the Edwardian building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 18 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), a sample brickwork panel for the southern boundary wall (showing bricks, pointing and any other associated coping or pier detail) shall be erected on site and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 19 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings (at a minimum scale of 1:20) of the boundary treatment to the east of the annex building comprising of gates and railings, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of

development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 20 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings (at a minimum scale of 1:20) of the refuse enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 21 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings (at a minimum scale of 1:20) of all external vents, pipes and extracts shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 22 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), samples of the materials used in the external surfaces of the proposed extensions (including the translucent wall) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 23 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed

construction drawings of all external elements (including roofs, soffits, fascias, glazing, decking, ramps, handrails, shelters and rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 24 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings of all internal and external windows and doors to the proposed extensions, including the refuse enclosure door and vents,(at a minimum scale of 1:20), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 25 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings (at a minimum scale of 1:20) of the gallery structure and associated steps within the main hall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 26 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings (at a minimum scale of 1:20) of the decking and handrails shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

27 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed construction drawings of the covered bike shelter, including doors and gates (at a minimum scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

28 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings (at a minimum scale of 1:20) of all external gates and railings (including locks, hinges and fixings) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

29 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), details of the structural work to the southern gable wall of the hall and any associated works making-good, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building and the character and appearance of the wider conservation area in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

30 Specification for the making-good of any damaged brickwork within the original Edwardian building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved and be retained for the duration of use.

Reason: To protect the special interest of the listed building in accordance with Policies 36, 45 and 47 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

31 No trees other than those identified to be removed in the Approved Document Trees Management Report prepared by Hortessential Garden Maintenance and

Landscaping dated 20/02/12, shall be felled, pruned, uprooted, damaged or otherwise disturbed without the prior written agreement of the Local Planning Authority.

Reason: To ensure the retention of, and avoid damage to, the retained trees on or adjacent to the site that represent an important visual amenity to the locality and wider area in accordance with Policies 39 and 47 of the Saved Unitary Development Plan.

- 32 Within 6 weeks of occupation, a specification of all proposed soft landscaping and tree planting 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 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. 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 BS4428:1989 and current Arboricultural best practice. The development will take place in accordance with the approved details.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Policies 39 and 47 of the Saved Unitary Development Plan.

- 33 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 continuing standard of amenities are provided and maintained in connection with the development in accordance with Policy 39 and 47 of the Saved Unitary Development Plan.

- 34 During Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186) the residential provision shall accommodate no more than 16 permanent residents and 15 overnight guests.

Reason: In the interests of safety and in order to protect the amenities of neighbouring properties and the area in general in accordance with Policies 4, 7 9 and 26 of the Saved Unitary Development Plan.

- 35 Following Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176) the residential provision shall accommodate no more than 16 permanent residents and 15 overnight guests.

Reason: In the interests of safety and in order to protect the amenities of neighbouring properties and the area in general in accordance with Policies 4, 7, 9, 26 and 47 of the Saved Unitary Development Plan.

- 36 Prior to the commencement of development, details of the loading bay on Black Prince Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out otherwise than in accordance with the details thus approved prior to the occupation of the site and be retained for the duration of use.

To minimise danger and inconvenience to highway users in accordance with Policies 9 and 31 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 36 No part of the building hereby permitted shall be occupied or used until the provision for cycle parking shown under Phase 1 on the application drawings has been implemented in full and the cycle parking 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 in accordance with Policy 14 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 37 Details of the proposed access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. No other part of the development shall be occupied until the new means of access has been sited, laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access in accordance with Policies 9 and 31 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 38 Within 6 weeks of the new/altered access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth/and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway users in accordance with Policies 9 and 31 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 39 Notwithstanding the approved drawings, details of parking, turning, manoeuvring and the loading and unloading of vehicles shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The parking, manoeuvring and loading/unloading area shall be laid out and made available for use in accordance with the approved scheme prior to occupation and that area shall

not thereafter be used for any other purpose, or obstructed in any way.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway in accordance with Policy 9 of the Saved Unitary Development Plan along with Policy S4 of the Core Strategy.

- 40 The use of the premises as a community centre open to members of the public shall only operate between the hours of 09.00 to 22.00 daily.

Reason: To protect the amenities of neighbouring occupiers in accordance with Policies 7 and 26 of the Saved Unitary Development Plan.

- 41 There shall be no amplified sound, speech or music from the premises during hours of operation which exceeds relevant ambient noise levels outside the premises.

Reason: To protect the amenities of adjoining occupiers and the surrounding area in accordance with Policies 7 and 26 of the Saved Unitary Development Plan.

- 42 Notwithstanding the information shown on the submitted drawings, the refuse and recycling storage provision shall comply with the requirements of the Council's Guidance document for architects and developers 'Waste and Recycling Storage and Collection Requirements'. This provision shall be implemented before first occupation of the development and shall thereafter be retained permanently.

Reason: To ensure that adequate provision is made for the storage of refuse and the provision of recycling facilities on the site, in the interests of the amenities of the area in accordance with Policy S8 of the Core Strategy.

- 43 Prior to the occupation of the site, details of the external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. All external communal lighting and car parking lighting should adhere to BS 5489. White light is preferred for areas where CCTV is used and elsewhere high pressure sodium is acceptable. The lighting scheme should be designed to be in vandal resistant housings providing even light with no shadows or voids and minimal light pollution. The lighting scheme should have a uniformity rating of 25% and above with a colour rendition index rating of 60 and white light where CCTV is used. The development will be carried out in accordance with the approved details and retained thereafter.

Reason: To reduce opportunities for crime in accordance with Policy 32 of the Saved Unitary Development Plan.

- 44 External / Public cycle storage should consist of a rack securely fixed to the ground and the rack or stand should enable the cycle frame to be secured at two independent points.

Reason: To reduce opportunities for crime in accordance with Policy 32 of the

Saved Unitary Development Plan.

45 The refuse store shall have a lockable door fitted with a slam shut facility.

Reason: To discourage other uses and reduce opportunities for crime in accordance with Policy 32 of the Saved Unitary Development Plan.

Informatives

Application A: 12/01101/RG4

- 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 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:

Tom Brown
Street Naming and Numbering Officer,
London Borough of Lambeth,
Ivor House,
1 AcreLane,
London
SW2 5SD

email : tbrown3@lambeth.gov.uk
telephone : 020 7926 2283

- 4 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk.

Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

- 5 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.
- 6 You are advised of the necessity to consult the Council's Streetcare team within the Public Protection Division with regard to the provision of refuse storage and collection facilities
- 7 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.
- 8 You are advised to contact the Conservation and Design Officer; Doug Black on 020 1926 4065 with regards the requirements of the railings survey.
- 9 Please ensure that details of new windows and doors required as part of any condition should include sectional drawings.
- 10 The residential and café function is considered to be ancillary to the proposed use as a community centre. However should at any point officers consider that the community centre use has become secondary to the residential or café use, you would be liable for enforcement action and an application for a change of use would be required.
- 11 You are advised that the details submitted in relation to condition 38 should remove the parking space immediately adjacent to the entrance and the motorcycle parking spaces in order to ensure that there is enough turning space. Should you require further information on this please contact Will Howe, Transport Planner on 020 7926 0190 .
- 12 Your attention is drawn to the following comments from the Council's Crime Safety Advisor:
 - The existing environment is a collection of school buildings and green space from the old Lilian Baylis School. The plot has been formed from half of the school site, with the other half forming the Bellway development of residential apartments, which is applying for planning permission at this time. The two developments will have different planning uses and this should be considered to ensure that any potential conflict is minimised.
 - The proposed development is situated in a residential street however, *the*

Vauxhall area is an ongoing street-crime hotspot and incidents of robbery and snatch from person reported in this general area. This proposed development should also take steps to mitigate against Residential Burglary, motor-vehicle crime and anti-social behaviour.

- At pavement level the area can be remote and poorly surveyed and this proposal has the potential to significantly increase activity and surveillance. It is essential that the various frontages of this development are well overlooked, secure and deter criminal and anti-social behaviour opportunities and that all the permitted retail outlets actively overlook the street.
- This is a grade 2 listed conservation building, so the refurbishment should mitigate against easy climbing access at the front of the building. The vehicle gate and associated structure should also resist easy climbing access.
- External rear boundaries should restrict easy climbing access, especially those abutting the Bellway apartments.
- The development should incorporate the relevant Secured by Design – Part 2, Physical Protection Measures for all new and replacement Entrance door-sets, windows, (fitted with laminated glazing) access control. It is normally possible to source units that comply with SBD and conservation requirements.
- A CCTV system is recommended for all communal entrances and exits, vulnerable points in car parking areas and associated public realm or vulnerable communal areas. However, this is only effective if it is constantly monitored and clearly defined objectives are set for the system. Internal & external CCTV cameras should compliment each other to provide “defined” cover subject to any risks identified. It may be more effective to do this in one overall system rather than piece-meal.
- Lighting schemes should compliment the CCTV system to ensure quality pictures, especially at night. Cameras capable of operating at night may be beneficial in areas where lighting may be reduced. Any monitored CCTV system that is installed must suit the environment it is to be used in, any recorded images must be of sufficient detail and quality that they can be used as valid evidence in a court of law. Any system specified, must comply with the legal requirements of the Data Protection Act 1998, (see www.informationcommissioner.gov.uk for more information.)
- At the entrance and exit doors and any other designated points any system fitted should be able to provide identification quality images. More guidance on CCTV systems can be found on the PSDB publication 17/94 CCTV Operational Requirements Manual. This is available free from the Home Office website: www.homeoffice.gov.uk/docs/or_manual.pdf

Conditions

Application B: 12/01104/LB

- 1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice.

Reason: To comply with the requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 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 The new front windows hereby permitted for the original Edwardian building (ground floor windows – W17 & W18, first floor windows – W122, W123, W124 as shown on plan refs: 1101 174 and 1101 175) shall match the surviving historic windows in every aspect (including single glazing) unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 4 Prior to the occupation of the building, the leaded lights in the front entrance door shall be reinstated in accordance with approved drawing ref: 302.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 5 Within 6 months of the date of occupation of the building, a survey of the historic boundary railings which front Black Prince Road and Vauxhall Street shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 6 Prior to the commencement of Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), details of the lighting scheme for the main hall (including cable runs, fixings and fittings) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 7 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings of the decking and handrails (at a minimum scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 8 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed construction drawings of the covered bike shelter, including doors and gates (at a minimum scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 9 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), details including drawings (at a minimum scale of 1:20) and a sample frame of the replacement windows for the annex building (including rooflights) and any other altered openings to the rear of the Edwardian building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 10 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), a sample brickwork panel for the southern boundary wall (showing bricks, pointing and any other associated coping or pier detail) shall be erected on site and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 11 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings (at a minimum scale of 1:20) of the boundary treatment to the east of the annex

building comprising of gates and railings, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 12 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings (at a minimum scale of 1:20) of the refuse enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 13 Prior to the commencement of the Phase 1 of the development (as demonstrated on phase drawing refs: 183, 184, 185 & 186), detailed drawings (at a minimum scale of 1:20) of all external vents, pipes and extracts shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 14 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), samples of the materials used in the external surfaces of the proposed extensions (including the translucent wall) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 15 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed construction drawings of all external elements (including roofs, soffits, fascias, glazing, decking, ramps, handrails, shelters and rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 16 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings of all internal and external windows and doors to the proposed extensions, including the refuse enclosure door and vents,(at a minimum scale of 1:20), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 17 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings (at a minimum scale of 1:20) of the gallery structure and associated steps within the main hall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 18 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings (at a minimum scale of 1:20) of the decking and handrails shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 19 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed construction drawings of the covered bike shelter, including doors and gates (at a minimum scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 20 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), detailed drawings (at a minimum scale of 1:20) of all external gates and railings (including locks, hinges and fixings) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 21 Prior to the commencement of the Phase 2 of the development (as demonstrated on phase drawing refs: 173, 174, 175 & 176), details of the structural work to the southern gable wall of the hall and any associated works making-good, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 22 Specification for the making-good of any damaged brickwork within the original Edwardian building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 23 All new interior joinery within the original Edwardian building shall match (in every respect) the surviving historic joinery unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

- 24 Measures shall be taken to protect the existing interior features within the original Edwardian building (including tiles, moulding and architraves etc) during the construction works.

Reason: To protect the special interest of the listed building in accordance with Policy 45 of the Saved Unitary Development Plan along with Policy S9 of the Core Strategy.

Informatives

Application B: 12/01104/LB

- 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 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).