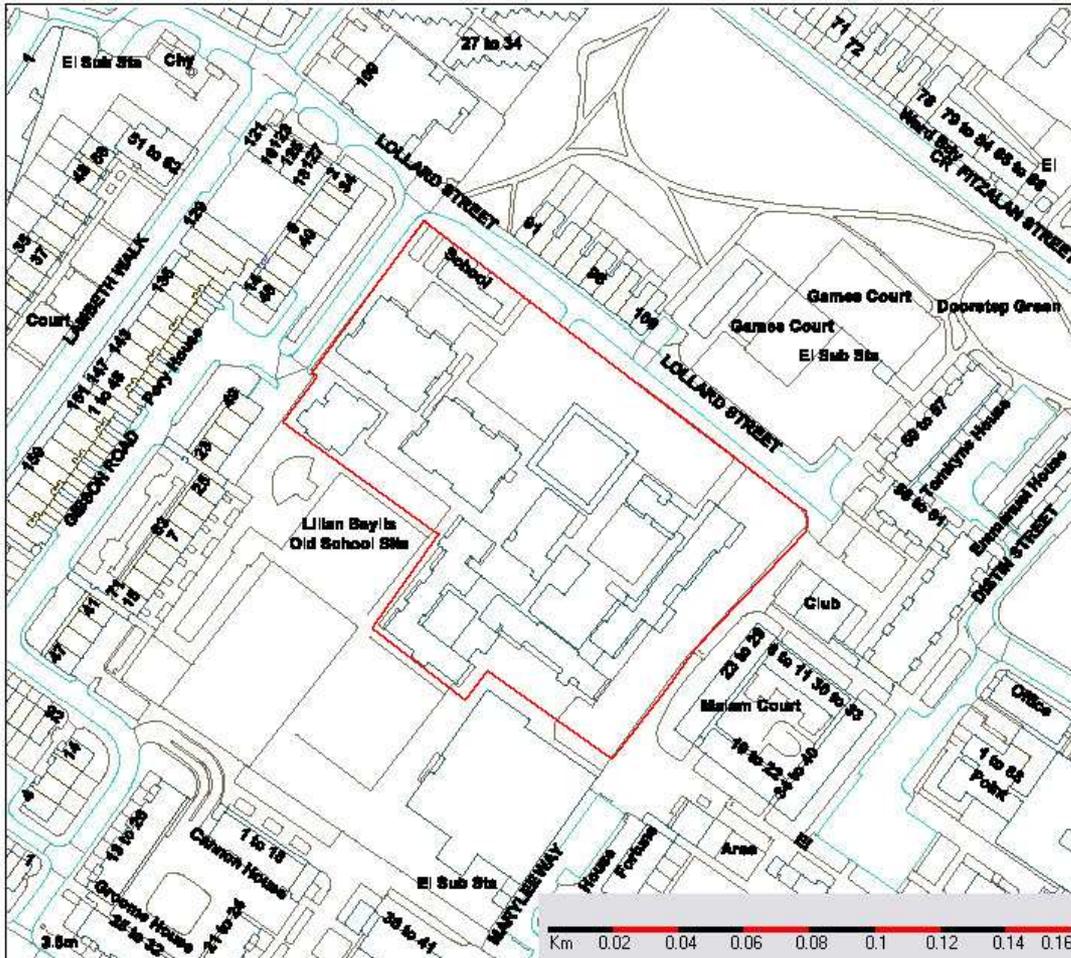


# LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number :	12/04256/FUL
Application Address :	Former Lilian Baylis School Lollard Street



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L.B. Lambeth LA 100019338 2005

<b>Location</b>	Former Lilian Baylis School, Lollard Street, London, SE11 6PY
<b>Ward</b>	Prince's
<b>Proposal Application(s)</b>	<p>Change of use and redevelopment of the northern part of the school site comprising:</p> <p>On the western side of the site the demolition of all existing buildings (Gurney House, house blocks and caretaker house) and the erection of new residential buildings ranging between three and six storeys in height accommodating 90 dwellings; and</p> <p>On the eastern side of the site the demolition of the art block, and the conversion and extension of the remaining buildings (teaching, administration, hall and science blocks) to create 59 dwellings and a 978 sqm (GIA) community facility (D1 and/or D2).</p> <p>Application is made for both Planning Permission and Listed Building consent.</p>
<b>Applicant</b>	Henley Homes SKT Limited
<b>Agent</b>	PPM Planning Limited
<b>Date valid</b>	16 <sup>th</sup> November 2012
<b>Case Officer</b>	<p>Mr David Smith  Tel: 0207 926 1256  e-mail: <a href="mailto:dsmith1@lambeth.gov.uk">dsmith1@lambeth.gov.uk</a></p>
<b>Application References</b>	12/04256/FUL and 12/04257/LB
<b>Recommendation(s)</b>	<p>1) Grant Planning Permission, subject to the recommended conditions and to the s106 planning obligations set out within this report.</p> <p>2) Resolve to Grant Listed Building Consent, subject to hereafter Officers finalising a list of conditions to achieve appropriate and robust preservation of the retained heritage asset and special interest of the site.</p>
<b>Constraints</b>	<p>Environment Agency Flood Zone  Listed Building  Major Development Opportunity  Streets Under Conversion Stress  Protected Vista – Summit of Primrose Hill to Westminster Palace</p>
<b>Advert Publication Date</b>	30 <sup>th</sup> November 2012
<b>Site Notice posted on</b>	22 <sup>nd</sup> November 2012

## Report Review

Department(s) or Organisation(s)	Date consulted	Date response received	Comments incorporated
Governance & Democracy (legal)	19/12/12	20/12/12	Yes

## Consultation

Department(s) or Organisation(s)	Consulted? (y/n)	Date response received	Comments summarised in report? (y/n)
<b>Internal</b>			
Lambeth Arts	Y		
Crime Prevention Design Advisor	Y	03/12/12	Yes – see section 5
Education – Estate Team	Y		
Regulatory Services – Noise & Pollution	Y		
Housing	Y	05/12/12	Yes – see section 5
Conservation and Design	Y	18/12/12	Yes- see section 5
Planning Policy	Y	23/11/12	Yes – see section 5
Regeneration	Y		
Streetcare	Y		
Transport	Y	17/12/12	Yes – see section 5
Tree Officer	Y		
Corporate Asset Strategy	Y	28/12/12	Yes – see section 5

<b>External</b>			
English Heritage	Y	04/12/12	Yes – see section 5
English Heritage – Archaeology	Y	04/12/12	Yes – see section 5
Environment Agency	Y	11/12/12	Yes – see section 5
The Garden History Society	Y		
Twentieth Century Society	Y	13/12/12	Yes – see section 5
Thames Water	Y	27/11/12	Yes – see section 5
Association of Waterloo Groups	Y		
Manor of Kennington Residents Association	Y		
The Vauxhall Society	Y		
Waterloo Community Development Group	Y		
Friends of Archbishops Park	Y		
Kennington Association	Y		
Friends of Vauxhall Spring Gardens	Y		
Waterloo Quarter Business Area	Y		
Transport for London (TfL)	Y	06/12/12	Yes – see section 5
Households	Y	Various	Yes – see section 5

## Background Documents

Case File (this can be accessed via the Planning Advice Desk, Telephone 020 7926 1180)

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## Executive Summary

The application site comprises the northern part of the former Lilian Baylis School site, off Lollard Street. In 2000 the buildings were listed as a result of their special architectural interest. The school vacated the site in 2005 and relocated to Kennington Lane; at which time the site was entered onto the English Heritage 'Buildings at Risk' register. The site is surplus to the educational needs of the borough and this was confirmed by letter dated 27 July 2007 from the Department for Children, Schools & Families which gave consent in accordance with section 35A of the Education Act 1996 for the council to dispose of the site as appropriate for other purposes. Indeed, the southern part of the former school site has already been given over to the Black Prince Trust to operate a community and sports hub.

Planning permission is sought for change of use and redevelopment. This would involve the demolition of all the existing four buildings on the western side of the application site and, in their place, the erection of new residential buildings ranging between three and six storeys in height accommodating 90 dwellings in total. On the eastern side of the application site only the art block would be demolished and instead the remaining existing buildings would be converted and extended to create 59 dwellings and a 978 sqm (GIA) community facility (D1 and/or D2).

The development scheme is subject to a Planning Performance Agreement. In this instance the applicant has responded positively and openly to all advice given. It must therefore be borne in mind that the 'merits' of the scheme have been largely and positively influenced by the extensive negotiations and discussions that preceded the application submission.

The development would deliver 149 residential units, 60 of which would be affordable. At 40%, the affordable housing provision is compliant with Lambeth's aspirations for such set out in Core Strategy Policy S2. It is therefore the case that the development would contribute significantly towards addressing Lambeth's (and London's) housing needs and demand. This is without doubt a substantial planning/public benefit that weighs heavily in favour of the development.

The development would also secure the refurbishment of the hall for a community use. The refurbishment cost will be borne by the applicant and will form part of the development works programme. Whilst an end user has yet to be identified, 978 sqm of D1 and/or D2 has the potential to deliver further public benefit from the redevelopment of the site.

The development, inclusive of refurbishment and new build elements, would also improve the appearance of the site compared to the existing situation which in turn improves the townscape in this locality. This too is a substantial public benefit.

In short, the development would secure a long term viable use for the site/retained buildings which is/are at present identified on English Heritage's at Risk register. The buildings of the greatest significance on the site are to be retained and accurately restored. These are all substantial heritage benefits that weigh heavily in favour of the development. The development would involve demolition of certain of the listed buildings on site and such demolition would cause harm to the special interest of the heritage complex. However, it has been demonstrated to Lambeth and English Heritage Officers that such demolition is necessary in order secure a more sympathetic conversion of the remaining listed buildings on the eastern side of the site so as to create a coherent cluster of buildings of genuine architectural integrity. This approach to redevelopment has been accepted in principle by the main heritage advisors - including English Heritage, the 20<sup>th</sup> Century Society and the

council's Conservation and Design Officer. Moreover, the council may be satisfied that the development proposed presents the optimum viable use for the listed buildings (i.e. that which causes the least harm to the significance of the asset) and that substantial public benefit would be derived from the scheme such as to justify the identified harm to the heritage asset that is necessary to deliver the development.

The development strategy adopted for the site has been fully and appropriately justified. The existing listed buildings on the eastern side of the site would benefit from accurate restoration, whilst the new build elements would sit comfortably within the site context. The restoration of the retained buildings, the new build elements and the landscaping scheme are all responsive to and improving of the existing townscape in this location. Overall it is considered that the development presents a carefully considered and high quality of design in accordance with the relevant design policies of the Development Plan.

The development would provide a high quality residential environment for all future occupiers. All of the new dwellings have been designed to meet the Mayor's London Housing Design Guide and the Council's SPD (Housing Development and House Conversions) in terms of size and layout. In addition, all of the new units would be designed and constructed to the Lifetime Homes Standards as far as is practicable, whilst 15 (10%) of the units would be wheelchair accessible in accordance with the relevant London Plan target. In addition, the development is inclusive of generous on-site amenity and play space provision.

A range of economic benefits would also derive from the development. These are likely to include: the creation of a range of construction jobs and opportunities; additional on-site jobs associated with the ongoing maintenance and management of the development/uses following construction; increases in resident expenditure in the locality providing a boost to the local economy; creation of "spin-off" jobs in services and other firms resultant from wage spending and supplier sourcing from the occupiers of the new development; and the generation of circa £232k for the council under the New Homes Bonus payment. These likely economic effects align well with a wide range of national, regional and local policy objectives, in particular, increasing the supply of high quality, sustainable housing to meet projected increases in population and enhancing economic prosperity through creating employment opportunities for local people.

All necessary reductions in total carbon dioxide emissions from the development would be achieved within the framework of the Mayor's energy hierarchy to satisfy the Development Plan policy requirements. In addition, the development has been designed in conjunction with advice offered by the council's Crime Prevention Design Advisor so as to minimise the opportunity for crime as far as is practicable. Furthermore, the development would not impact unacceptably upon the amenity of any neighbouring residential properties or upon the function or safety of the surrounding highway network.

The development would also be inclusive of a range of s.106 obligations (including contributions totalling approximately £500k) that would reasonably mitigate the otherwise unacceptable impacts of the development upon local infrastructure. The package of s.106 contributions has been negotiated having full regard to the nature of the development, to the normal expectations conferred upon developers by the council's s.106 Supplementary Planning Document (SPD), and to the statutory tests for s.106 obligations set out in the Community Infrastructure Levy Regulations 2010.

This is a sustainable development that would deliver substantial public benefit. The development would be in general compliance with the Development Plan for the Borough and there are no material considerations of sufficient weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending approval of the scheme in accordance with the presumption in favour of sustainable development conferred upon Local Planning Authorities by the National Planning Policy Framework (NPPF).

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# 1 Summary of Main Issues

1.1 The main issues for consideration are as follows:

- The impact of the change of use of the former school site upon education provision within the borough;
- The acceptability of introducing a residential led development and community facility at this location;
- Whether the size and tenure mix and the quality of the residential accommodation appropriately reflects Lambeth's housing needs and demand;
- The design quality of the development and in particular the impacts of both the conversion elements and the new build elements upon the special interest of the listed building. Particular regard will need to be had as to whether the development presents the optimum viable use of the listed building and as to whether the wider public benefits of the development are sufficient to justify the identified harm to the heritage complex caused by the proposed demolition;
- Whether sufficient commitment would be given to reducing carbon emissions and towards sustainable design and construction;
- The impact of the development upon neighbouring residential amenity;
- Whether the development suitably reduces opportunities for crime and disorder;
- Whether the development suitably promotes sustainable modes of transport and the impacts of the development upon the surrounding highway network and conditions of highway safety; and
- Whether the development is inclusive of a sufficient package of mitigation to address otherwise unacceptable impacts upon the locality and upon local infrastructure.

## 2 Site Description

2.1 The application site comprises the northern part of the former Lilian Baylis School site, off Lollard Street. The school was built between 1962 and 1964. The buildings of the site follow a modernist architectural approach, forming a series of low interlinked blocks around landscaped courtyards and open spaces. In 2000 the buildings were listed as a result of their special architectural interest. The site is however currently on the English Heritage Buildings at Risk register.

2.2 The northern part of the former school site (the application site) is currently occupied by a complex of two, three and four storey buildings. The buildings are constructed in dark brick with exposed concrete floor plates and beam ends, and flat roofs. To the eastern part of the site the complex comprises a first floor hall over music rooms; a central library block; and former classrooms arranged around courtyards. All save the hall are linked at first floor by glazed corridors. The stairwell between the library and the Art Block is the tallest building on the site and is described by the original architect as the 'pin wheel' about which the other buildings rotate. To the western side of the site are located two identical former house blocks (now in mixed community use), Gurney House and the former Caretaker's House.

2.3 The hall block is the most prominent building from Lollard Street and it stands on a piloti. It comprises a square first floor hall, internally made octagonal by means of a gallery round all sides and extended on one side to

form a stage and with a projecting box for theatre and film equipment. Internally, the hall has a Diagrid roof. The hall is reached via a timber open well stair from a spacious entrance hall beneath.

- 2.4 The southern part of the former school site (not within the current application site) previously sited the gymnasium block and sports pitches of the school, but has since been given over to community and sports facilities operated by the Sports Action Zone. The gymnasium block has been retained and is now used by the Sports Action Zone (SAZ).
- 2.5 The principal public frontage, vehicular access and parking face Lollard Street to the north.
- 2.6 The surrounding townscape is predominately residential in nature, consisting almost solely of Local Authority Housing blocks built from the 1960s (ranging from low slung two-storey blocks to 20 storey towers) and interspersed with public spaces. The area is known as the Ethelred Estate. The exception is to the northern side of Lollard Street to the north of site, where a small two storey terrace of housing built around 1900 is located adjacent to a park and a playground.
- 2.7 To the west of the site sits five storey housing which fronts Gibson Road. To the east sits three and five storey housing which fronts Marylee Way.
- 2.8 The application site does not sit within, nor adjacent to, any Conservation Areas.
- 2.9 The site is moderately accessible by public transport (Public Transport Accessibility Level rating of 3). It is situated within walking distance of Lambeth North, Vauxhall, Kennington and Elephant and Castle stations, all of which provide access to London Underground Bakerloo, Northern and Victoria Lines, as well as national and suburban rail services. Five bus services pass along Black Prince Road, Lambeth Road and Kennington Road. In addition, a GLA bicycle docking station is located immediately adjacent to the site entrance on Lollard Street.
- 2.10 In terms of other development plan designations, the site lies within a floodzone, falls within Major Development Opportunity (MDO) 89, and partially falls within the background viewing corridor of a London View Framework Management Protected Vista (Summit of Primrose Hill to Westminster Palace).

### **3 Planning History**

- 3.1 The buildings on site were Grade II listed in December 2000. However, since 2005 the buildings have been on English Heritage's 'heritage at risk' register.
- 3.2 In the late 1990s the Council, working with development partners, promoted a regeneration scheme (Project Vauxhall) to deliver a comprehensive redevelopment of the Ethelred Estate. The proposals included the demolition of the core of the estate and included the relocation of the Lilian Baylis School. Although Project Vauxhall was abandoned, it was decided to proceed with the relocation of the school to the former Kennington Depot site in Kennington Lane. In January 2005 the new Lilian Baylis Technology School was opened and the Old Lilian Baylis School site was vacated and closed.

- 3.3 In the same year (2005) the Council granted a licence to the South Bank Employers Group (SBEG) to occupy the southern part of the former school site; for the purposes of operating the North Lambeth and North Southwark Sports Action Zone (SAZ).
- 3.4 As per required procedures, by a letter dated 27 July 2007 from the Department for Children, Schools & Families gave the council consent in accordance with section 35A of the Education Act 1996 to dispose of for other purposes the land forming the Old Lillian Baylis School. This allowed for the release of the site for other non-educational purposes.
- 3.5 A development brief was adopted for the whole former school site in 2007. The brief sets out the planning policy framework and material considerations that need to be taken into account in formulation of development proposals for the site.
- 3.6 In 2008 the Council agreed a vision statement for the wider school site, which included an aspiration to deliver a community hub based around sports, health, arts, culture, economic activity, education, child care and the environment.
- 3.7 In 2009 support for the use of the southern part of the former school site as the SAZ was agreed by the Cabinet of the Council. In November 2010 the Cabinet of the Council agreed to support in principle a long lease of the southern part of the site to the SAZ.
- 3.8 In May 2011 the council granted planning permission for the change of use of the southern part of the former school site to Use Class D2 (Leisure) – Reference: 10/04389/RG4. At that time the southern part of the site was already in use by the Sports Action Zone and the issue of the planning permission formalised the position. The planning permission included consent for the erection of a temporary two-storey building to provide community facilities and an office and the erection of a single storey building for use as a changing pavilion. In addition consent was granted for the conversion of an existing sports pitch to provide two five-a-side football pitches; the creation of athletics facilities (running straight, combined long jump, triple jump and pole vault runway with landing pit and high jump fan); the replacement of lighting to the existing floodlit tennis court, football pitch and (proposed) five-a-side football pitch; new floodlighting to the athletics facilities; the installation of new gates between the site and the existing school building; the provision of two disabled car parking spaces; and cycle parking.
- 3.9 Following a competitive tender process undertaken in 2011, Henley Homes (the applicant) was ultimately selected by the council as the preferred bidder for the redevelopment of the northern part of the former school site. They thus have a tentative agreement of acquisition, subject to them securing the necessary planning permission.
- 3.10 In January 2012 the applicant entered into a Planning Performance Agreement (PPA) with the council with a view to working with officers of the council in order to bring forward an acceptable redevelopment scheme for the site. The PPA has culminated in the submission of this current planning application for the local planning authority's full consideration.

## 4 Proposal

- 4.1 Planning permission is sought for the change of use and redevelopment of the northern part of the former school site.
- 4.2 This would involve the demolition of all the existing four buildings on the western side of the application site (the two former house blocks, Guerne House and the caretaker's house) and, in their place, the erection of new residential buildings ranging between three and six storeys in height accommodating 90 dwellings in total. The new elements would be arranged in a 'G' shaped footprint, enclosing a central amenity space and with the main limbs presenting to Lollard Street, Gibson Road and south to the sports pitches of the SAZ. The buildings would be three storeys presenting to Lollard Street, stepping up to four storeys at the corner of Lollard Street and Gibson Road and along the Gibson Road frontage, stepping up to five storeys at the southern most part of the Gibson road limb and stepping up to six storeys further into the site where it presents to the sports pitches to the south and the retained eastern buildings.
- 4.3 On the eastern side of the application site only the art block would be demolished and instead the remaining existing buildings would be converted and extended to create 59 dwellings and a 978 sqm (GIA) community facility (D1 and/or D2). The extensions comprise of a 3 storey block to replace the demolished art block and two linked four storey blocks to be located one either end of the existing east (Marylee Way) facing elevation. The existing hall would be retained in its current location central to the site and would provide the proposed 'community use'.
- 4.4 In total the development would provide some 149 new dwellings, of which 40% would be affordable on a 60/40 split between Affordable Rented Units and Intermediate Units. The dwelling size and tenure mix would be as follows:

	Market	Affordable Rented Units	Intermediate Units	TOTALS
1 bed units	30	14	11	55
2 bed units	39	7	10	56
3 bed units	14	13	3	30
4 bed units	6	2	0	8
TOTALS	89	36	24	149

- 4.5 As part of the development it is proposed to refurbish the hall for a community use. The applicant has met and discussed options with a variety of potential users but, to date, has not secured a firm end-user of the space. A mixed D1 or D2 use for the space is proposed, to maximise flexibility of the use of that space and potential up-take. It is anticipated that the refurbishment cost will be borne by the applicant and will form part of the works programme that will commence if the permission/consent is issued and construction commenced.
- 4.6 29 car parking spaces would be provided in a dedicated parking area located to the north of the hall and accessed from Lollard Street. 15 of these are indicated as disabled spaces.
- 4.7 Amenity spaces are provided in the form of communal spaces around (and defined by) the buildings and private balconies for the new build elements.

Some 300sqm of children's playspace for under 5s is also proposed; to be provided at three locations across the development.

- 4.8 Application is made for both Planning Permission and Listed Building consent.

## **5 Consultations and Responses**

- 5.1 953 letters of consultation were sent out to neighbouring property addresses.
- 5.2 A site notice was displayed on 22<sup>nd</sup> November 2012 and a press notice was published on 30<sup>th</sup> November 2012.

### Internal consultation

- 5.3 Conservation and Design – Supports the scheme.

During pre-application officers resisted initial proposals to add roof-top extensions to all the listed buildings in order to better protect their architectural integrity. That the 'house blocks' (F and G) are of historic and architectural interest is not disputed. However, their conversion will be very difficult to achieve without compromising their integrity. Furthermore the viability options from the applicant have clearly demonstrated that retention and conversion of these blocks would adversely affect the viability of the whole site. The public benefit of bringing the whole site (a building at risk) into optimum viable use outweighs the loss of these buildings in this instance.

The C20 Society concern about the adverse impact of the northern new-build block is noted. This siting was however suggested by colleagues at English Heritage in order to meet the viability requirements. Whilst removal would affect viability, it is suggested that a slight move of this block west might better reveal the historic gable to address the C20 concerns.

There are some issues around the stacking of flats in the historic building; the amount of windows being converted into French doors; the layouts of certain flats where their lounges do not open onto amenity spaces; and the pedestrian route between blocks D and C (which is best stopped up in order to protect the amenity of residents). Nevertheless, these issues are minor and ongoing discussions with the applicant are ongoing with a view to affecting amendments to address the issues as far as is reasonable.

- 5.4 Crime Prevention Design Advisor – Supports the scheme, subject to the imposition of certain conditions.
- 5.5 Housing – Support the scheme
- 5.6 Planning Policy – Advise that the proposed development generally accords with the Development Plan policies.
- 5.7 Transport – Support the scheme, subject to various conditions and s.106 obligations.
- 5.8 Corporate Asset Strategy – Support the scheme.

## External consultation

### 5.9 English Heritage – No in principle objection.

English Heritage acknowledge that harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, provided that harm is minimised and clear and convincing justification is provided. They are content that sufficient information has been provided by the applicant to enable Lambeth to weigh the wider public benefits against the harm caused to the Lilian Baylis School by these proposals, and to consider whether that harm is justified.

### 5.10 English Heritage: Archaeology – No objection raised.

### 5.11 Environment Agency – No objection

### 5.12 Twentieth Century Society - Overall, they do not object in principle to the residential conversion and redevelopment plans, but urge the applicant to re-consider the 'book-end' approach on the eastern side of the site, and the choice of materials for the new build southern block.

The 'book-end' approach to the eastern elevation would harm the significance of the buildings on this part of the site by imposing a symmetry at both ends of the purposefully asymmetrical elevation that is contrary to the original architectural design intent. In addition, the four storey corner block on Lollard Street is clearly designed as the most prominent element of the northern elevation, and is architecturally distinct from the adjacent buildings: the former administration block and then the assembly hall. This conspicuous corner block is also visible from long distance views when approaching the site from the north, and acts as an important landmark.

Given the loss of the western side of the site, greater efforts should be made to preserve the architectural integrity of this element of the site. An additional building on this corner would obscure these important views of the Lollard Street elevation, and harm the architectural coherence of this part of the complex.

In terms of the new build element, the proposals should complement the existing palate of materials. The proposed metal cladding on the southern block would be out of keeping with the character of the retained buildings.

### 5.13 Thames Water – No objection, subject to the imposition of various conditions to protect their infrastructure.

### 5.14 Transport for London (TfL) - Overall TfL considers that subject to recommended provisions [to be secured through the recommended conditions] this development will not have an unacceptable impact on the Transport for London or Strategic Road Networks and the public transport network.

## Neighbour Consultation

No. of Letters sent	No. of Objections	No. in support	Comments
953	3	0	0

## Assessment

Comments	Officer Response
<p>The whole setting of the school with its different structures and the whole thing as a site is worth keeping. Definitely more has to be kept.</p>	<p>The development strategy for the site has evolved following detailed pre-application discussions between the applicant, English Heritage and Lambeth officers. Whilst it is agreed that the demolition of the buildings as is proposed is harmful to the special interest of the listed building complex, harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, provided that harm is minimised and clear and convincing justification is provided. Officers are content that the optimum viable use of the asset would be achieved and that in this instance sufficient information has been provided by the applicant to enable Lambeth to weigh the wider public benefits against the harm caused to the Lilian Baylis School complex by these proposals.</p>
<p>The Lollard Street block heavily interferes with the existing structure, which is also, according to the heritage significance report, the one that has most heritage value.</p>	<p>It is considered that the proposed new extensions to the linear teaching blocks will not unduly affect the special interest of the architectural composition. Concern about the adverse impact of the northern new-build block is noted. This siting was however suggested by colleagues at EH in order to meet the viability requirements. Whilst removal would affect viability, it has been suggested by Lambeth officers (and agreed by the applicant) that a slight move of this block west would better reveal the historic gable to address the concerns.</p>
<p>Loss of light and privacy to neighbouring properties in Gibson Road and Lollard Street.</p>	<p>The development (both the new build and the converted elements) would be sufficiently distant from neighbouring properties so that it would not impact unacceptably upon levels of natural lighting, outlook and/or privacy currently experienced at those neighbouring properties. The new building heights on the western side of the site have been dictated by potential rights to light at the neighbouring properties and the submitted daylight, sunlight and overshadowing report clearly identifies that all neighbouring properties will retain levels of daylight and sunlight in accordance with BRE guide levels. In addition, the development would not be introducing facing relationships with neighbouring properties that are unusual or unacceptable in such a central London location.</p>
<p>The main access for all construction traffic is via Lollard Street and this will put a huge strain on a road that is already quite narrow.</p>	<p>It is inevitable that there will be an element of disturbance during the construction period. However, such would be minimised through good practice and appropriate management</p>

	during the construction period. Officers would ensure that the disturbance to the road network and neighbouring properties is minimised as far as practicable when they consider the content of the Method of Construction Statement to be submitted pursuant to the recommended conditions.
The buildings are listed and can not simply be torn down. As a Lambeth resident, we require full transparency of how this will be allowed.	Officers are recommending planning and listed building consent approval for the development for the reasons fully and transparently set out within this report.

## 6 Planning Policy Considerations

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.

6.2 The development plan in Lambeth is:

- The London Plan (adopted July 2011);
- Lambeth's Local Development Framework (LDF) 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 supersede by the LDF Core Strategy January 2011'.

6.3 It should be noted that given the recent adoption of the council's Core Strategy, the policies contained therein and those remaining in the UDP are in general conformity with the more recently adopted London Plan. For the purposes of this recommendation report therefore the assessment will concentrate upon the development's compliance, or not, with Core Strategy and UDP Policies. Reference will only be made to London Plan Policies where there is conflict or where it is necessary and/or appropriate to do so.

6.4 Material considerations include national, regional and local planning policy statements, planning policy guidance and Supplementary Planning Documents.

### 6.5 London Plan

6.5.1 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 to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

6.5.2 The following policies of the London Plan are relevant:

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential

Policy 3.5	Quality and design of housing developments
Policy 3.6	Children and young people's play and informal recreation facilities
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of Affordable Housing
Policy 3.11	Affordable Housing Targets
Policy 3.12	Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.16	Protection and enhancement of social infrastructure
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 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
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 6.3	Assessing effects of development on transport capacity
Policy 6.5	Funding Crossrail and other strategically important transport infrastructure
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 7.11	London View Management Framework
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
Policy 8.2	Planning obligations
Policy 8.3	Community Infrastructure Levy

## 6.6 **Lambeth's Local Development Framework Core Strategy**

6.6.1 The following Policies of the Council's Core Strategy are relevant to the current planning application:

Policy S1 – Delivering the Vision and Objectives

Policy S2 – Housing

Policy S4 – Transport

Policy S5 – Open Space  
Policy S6 – Flood Risk  
Policy S7 – Sustainable Design and Construction  
Policy S8 – Sustainable Waste Management  
Policy S9 – Quality of the Built Environment  
Policy S10 – Planning Obligations

## 6.7 **UDP Policies, saved beyond 5<sup>th</sup> August 2010**

6.7.1 The following policies (whole or part thereof) of the adopted Unitary Development Plan (2007), saved beyond 05 August 2010 and not superseded by the adoption of the Core Strategy, are relevant to this application:

Policy 7 Protection of Residential Amenity;  
Policy 9 Transport Impact;  
Policy 14 Parking and Traffic Restraint;  
Policy 16 Affordable Housing;  
Policy 26 Community Facilities;  
Policy 30 Arts and Culture;  
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 41 Views;  
Policy 45 Listed Buildings;  
Policy 47 Conservation Areas; and  
Policy 50 Open Space and Sports Facilities.

## 6.8 **National Planning Policy Framework (NPPF)**

6.8.1 On 27<sup>th</sup> March 2012, the Government published the National Planning Policy Framework.

6.8.2 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. Of significance, it sets out that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

## 6.9 **Regional Guidance**

6.9.1 The following regional guidance is relevant to the application proposal:

- Housing Supplementary Planning Guidance (2012)
- London View Management Framework SPG March 2012
- SPG: Planning for Equality and Diversity in London (2007);
- SPG: Sustainable Design and Construction (2006);
- London Housing Design Guide Interim Addition (August 2010);
- London Housing Strategy (2010) and Revised Consultation Document

(2011);

- Delivering London's Energy Future: the Mayor's climate change mitigation and energy strategy (2011);
- SPG: Accessible London: Achieving an Inclusive Environment (April 2004);
- BPG: Wheelchair Accessible Housing (September 2007); and
- Play and Informal Recreation SPG (2012)

## 6.10 Local Guidance

6.10.1 The council has adopted the following Supplementary Planning Documents, which are relevant:

- SPD: Housing Development and House Conversions
- SPD: Safer Built Environments
- SPD: Sustainable Design and Construction
- SPD: S106 Planning Obligations

6.10.2 The Council's 'Waste & Recycling Storage and Collection Requirements: Guidance for Architects and Developers' (2006) is also relevant.

## 7. Assessment

### 7.1 Planning Performance Agreement (PPA) Application

7.1.1 In January 2012 Henley Homes entered into a Planning Performance Agreement (PPA) with the council in order to progress a redevelopment scheme for the site. This is a public document which set out an agreement between the developer and the council on how the pre-application process would be managed. As part of this agreement the scheme (in its previous iterations) has been referred to the council's Strategic Sites Panel on two occasions. On both occasions the application was received generally favourably by the Panel and firm steers were given with regards to the redevelopment strategy that has ultimately been carried forward.

7.1.2 Whilst entering into a PPA by no way means that a subsequent application will be rubber stamped, PPAs are increasingly being used by Lambeth on schemes of this nature to proactively and positively engage with developers to secure developments that improve the economic, social and environmental conditions of the area; in accordance with the expectations conferred upon LPAs by the NPPF. It is advised that in this instance the applicant has responded positively and openly to all advice given. It must therefore be borne in mind that whilst this officer recommendation of approval is being presented having regard to the merits of the scheme currently before the LPA for consideration, those 'merits' have been largely and positively influenced by the extensive pre-application negotiations and discussions that preceded the application submission.

### 7.2 Council's Disposal of the Former School Site

7.2.1 The application site is currently owned by the council and the applicant has an agreement of acquisition subject to them securing the necessary planning permission for redevelopment. The former Lilian Baylis School site is no longer needed by the council. The school has been replaced elsewhere on a different site. As per the council's 2007 development brief and the UDP's MDO designation, the former school site therefore presents a major development opportunity to provide a range of community needs including additional housing, community facilities, and other service and employment uses serving

the local area.

- 7.2.2 Saved UDP Policy 26 deals with the issue of protection of community facilities/schools. This states that the loss of community facilities falling within the D1 class use will be resisted unless...(c)(i) a facility of equivalent functionality is replaced locally – as was done when the new Lilian Baylis Technology School opened in Kennington Lane in 2005. Indeed, MDO 89 of the saved UDP relates to Lambeth Walk and the Ethelred Estate more widely but specifically identifies the redevelopment of the former school site for a mix of uses (including a mixed tenure housing scheme, community and leisure uses) as a contributor to creating ‘a new heart for Lambeth Walk’ and/or to addressing the needs of the community. In this context the southern part of the former school site has already been given over to the Sports Action Zone; which itself is providing a community facility of significant local benefit.
- 7.2.3 The school site was vacated in 2005 and has not since been used for educational purposes. In 2007 the SoS accepted that the site was surplus to Lambeth’s educational needs. There therefore remains no planning policy presumption or protection for the continued use of this northern part of the site as an educational institution or facility. Moreover, the development plan policies explicitly identify the disposal of the former school site and the provision in its place for a mixed tenure housing scheme and community use as a ‘development opportunity’.
- 7.2.4 It must also be borne in mind that in disposing of the site, the council is expectant of a capital receipt to re-invest into providing the council’s services across the borough. The council’s Corporate Asset Strategy Team have advised that the sum to be secured has been earmarked for the development of school places in the borough. At the pre-application stage viability information has been shared with English Heritage who are satisfied in this regard that the council has not inappropriately maximised capital value over its stewardship responsibility for the heritage asset. Moreover, English Heritage are accepting that the resultant development strategy for the site has been appropriately heritage led.

### **7.3 Land Use/Regeneration**

#### **7.3.1 Housing**

7.3.2 Core Strategy Policy S2 (housing) seeks the provision of at least 7,700 net additional dwellings across the borough between 2010/2011 and 2017/17 in line with the London Plan. The London Plan sets an annual monitoring target for Lambeth of 1,195 new homes. In addition, the London Plan seeks to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London over the term of the Plan.

7.3.3 The development would deliver 149 residential units, 60 of which would be affordable - the level of affordable housing provision and the tenure mix is discussed in more detail below. It is therefore the case that the development would contribute significantly towards addressing Lambeth’s (and London’s) housing needs and demand. This is without doubt a substantial planning/public benefit that weighs heavily in favour of the development.

#### **Community Use**

7.3.4 As part of the development it is proposed to refurbish the hall for a ‘community

use'. The applicant has met and discussed options with a variety of potential users but, to date, has not secured a firm end-user of the space. A mixed D1 or D2 use for the space is therefore sought so as to maximise flexibility and potential up-take.

- 7.3.5 In respect to community facilities, UDP Policy 26 is supportive and promoting of the development and improvement of such. MDO 89 goes further to specifically identify the former school site as appropriate for community (D1) and leisure (D2) uses. The southern part of the former school site has already been given over to the Sports Action Zone which currently provides a significant community benefit.
- 7.3.6 It is advised that interested parties so far have included musical organisations/symphonies for rehearsal space, charities, diverse cinema groups, community and private artist groups, church groups and dance groups. However no formal proposal or robust further lines of enquiry have resulted. Apparently certain of the 'resident' community organisations on site (Creative Sparkworks, Fotosynthesis and their possible partners) have expressed interest for the ground floor area, but again no formal proposal has been forthcoming.
- 7.3.7 It is anticipated that the refurbishment cost will be borne by the applicant and will form part of the development works programme. Whilst final specification cannot be addressed until a confirmed occupier has been found, a lift to enable disabled users to access both floors will be installed as standard and initial general repairs to the building will be commenced. Such works, together with proposed refurbishment and up-dating, would secure a longer term future for the space which is of significant heritage benefit.
- 7.3.8 More recently the applicant is having ongoing dialogue with a collective group that is led by Urban Sport. Urban Sport is resident on site at the moment and formed from various individual operators that have direct links with each other. They have a clear desire to remain locally to continue their activities within the community. Urban Sport are proposing to occupy the main hall part of the building as a small Free School; but are reliant upon an application for Free School funding to be made in January 2013 (likely decision in March 2013). The Free School use of the hall would also potentially allow for the resident artist groups to occupy the ground floor rooms, where funding may become available via the provision of linked educational programmes. This use would potentially offer significant benefits to the community, inclusive of: education for 16-18 year olds; community based projects; activities and events (including working with the SAZ); allowing the resident artist groups to remain on site with a long term proposal; and the thorough and comprehensive refurbishment of the listed main hall to provide a long term future use.
- 7.3.9 Whilst Urban Sport's proposal is not guaranteed at this time, the s.106 would work to maximize the flexibility of the provision so as to maximize the potential for meaningful occupation and the related community benefit that the Hall would deliver. An appropriate management and maintenance strategy for the community space would also be secured pursuant to the s.106.

#### Regeneration and Economic Benefit

- 7.3.10 The redevelopment of the school site is a key aspect of the council's Future Lambeth regeneration programme. Working with partners both public and private, Future Lambeth aims to develop and deliver major investment projects

that will encourage physical, social and economic improvements in the borough. The transfer of ownership of the southern part of the former school site to the Black Prince Trust to provide the sports and community hub has already occurred under the auspices of Future Kennington. As identified in MDO 89, the development of the Ethelred Estate is a key development aspiration, of which the redevelopment of the school site forms an integral part.

- 7.3.11 Despite the former school buildings having been used for various community programmes since 2005, it remains that the site is upon English Heritage's At Risk Register. The structural survey submitted with the application concludes that whilst the structural elements of the buildings are generally in good condition, defects exist on a number of the external elevations of a number of the buildings – including concrete spalling, cracked concrete and de-lamination of brickwork. At present, the external deterioration of the buildings, together with the concrete car park expanses, do little to promote the special interest of the listed buildings and their contribution to the townscape in this location.
- 7.3.12 The redevelopment of the northern part of the site would regenerate this part of the site to provide a viable and sustainable long term future use for the site and retained buildings. The heritage benefits of achieving such, together with the significant townscape improvements to this locality that would follow, are significant regeneration and aesthetic benefits of the development that weigh in favour of approval.
- 7.3.13 In addition, a range of economic benefits would also derive from the development. These are likely to include: the creation of a range of construction jobs and opportunities; additional on-site jobs associated with the ongoing maintenance and management of the development/uses following construction; increases in resident expenditure in the locality providing a boost to the local economy; creation of "spin-off" jobs in services and other firms resultant from wage spending and supplier sourcing from the occupiers of the new development; and the generation of £232,000 for the council under the New Homes Bonus payment. These likely economic effects align well with a wide range of national, regional and local policy objectives, in particular, increasing the supply of high quality, sustainable housing to meet projected increases in population and enhancing economic prosperity through creating employment opportunities for local people.
- 7.3.14 Application submissions indicate that the development would likely deliver approximately 15 Full Time Equivalent (FTE) permanent construction jobs at a range of skill levels over the build period. As part of the s.106 agreement, the developer would contribute £50k towards promoting local labour in the construction of the development in addition to non-financial commitments for promoting opportunities for local residents in association with Lambeth's Construction Employee/Employer Accord. The creation and promotion of local jobs for local people is a significant planning benefit that aligns neatly with the council's aspirations of reducing worklessness.
- 7.3.15 The application submissions also identify that the development would potentially create approximately 20 net additional job opportunities (14 FTE) directly on site once the development is complete. Such jobs would be related to the community use of the hall and the ongoing management, maintenance and upkeep of the development. In addition, wage spending and supplier sourcing is expected to boost the local economy and support a range of further "spin-off" jobs in services and other firms. The application submission

estimates that a total net additional annual expenditure of £1m per annum will result from the new development and be retained within the local (LB Lambeth) area. This will support additional spending, and therefore the vitality and viability of local centres including Kennington Road, which is the nearest retail centre to the site.

7.3.16 The development would also generate circa £232,000 of New Homes Bonus payments per annum, or £1.4m over six years. Whilst the New Homes Bonus is not of itself reason to justify a development, it is nevertheless money derived from the development that can be applied by the council to secure further public benefit.

7.3.17 These physical and economic regeneration benefits that would derive from the development are in themselves material planning considerations that weigh in favour of approving the planning application.

#### **7.4 Residential Accommodation - Size Mix, Tenure and Quality**

7.4.1 Policy S2 sets out that with a residential major development, at least 50 per cent of housing should be affordable where public subsidy is available, or 40 per cent without public subsidy, subject to housing priorities and, where relevant, to independently validated evidence of viability. Furthermore, there is an expectation that the mix of affordable housing should be 70 per cent social rented and 30 per cent intermediate.

7.4.2 London Plan Policies 3.9 to 3.12 assert the need for mixed and balanced communities and in this context seek to maximise affordable housing provision. In order to give impetus to a strong and diverse intermediate housing sector, the London Plan advises that 60% of the affordable housing provision should be for social rent and 40% for intermediate rent or sale and that priority should be accorded to provision of affordable family housing.

##### Affordable Housing Offer and Dwelling Mix

7.4.3 In total the development would provide 149 new dwellings, of which 40% would be affordable on a 60/40 tenure split between Affordable Rented Units and Intermediate Units. The dwelling size and tenure mix would be as follows:

	Market	Affordable Rented Units	Intermediate Units	<b>TOTALS</b>
1 bed units	30	14	11	<b>55</b>
2 bed units	39	7	10	<b>56</b>
3 bed units	14	13	3	<b>30</b>
4 bed units	6	2	0	<b>8</b>
<b>TOTALS</b>	<b>89</b>	<b>36</b>	<b>24</b>	<b>149</b>

7.4.4 It has been assumed that no grant will be available for the development. In those circumstances the 40% affordable housing provision would be compliant with that requirement of Core Strategy Policy S2. Whilst the current development plan does not make specific reference to Affordable Rent products, the Mayor's Housing SPG clearly sets out that the new Affordable Rent product is intended to address the same housing needs as Social Rented housing.

7.4.5 Notwithstanding, whilst the 40% overall target is met it is done so on a London Plan compliant 60/40 Affordable Rent/Intermediate split; as opposed to the

Core Strategy 70/30 expectation. In this context the council's Housing Department have commented that the provision of large family homes for rent better addresses the Borough's housing need, and that a Core Strategy policy compliant 70/30 split would provide a lower number of family homes.

- 7.4.6 The application is accompanied by a financial viability assessment; which in turn has been referred to BNP Paribas for independent verification. The assessment demonstrates that the development as proposed would not be securing profit levels above those generally accepted and required to secure development finance. It is therefore considered that there is sufficient justification in this circumstance to allow the 60/40 affordable tenure split – especially given the London Plan compliance and having full regard to the planning benefits that would otherwise be delivered by the development.
- 7.4.7 The affordable housing is predominantly provided around one core of the development, as this facilitates the preferred management arrangements of the Register Providers. 42% (by unit) of the Affordable Rent accommodation would be provided as family sized units (3+ bed); in general accordance with the draft revised London Housing Strategy, which sets out that 36 per cent of the new Affordable Rented homes will be family-sized. The need for Affordable Rent products to be skewed towards family sized units is also echoed in the council's own Housing Needs Survey. By contrast, the market housing provision would be skewed towards 1 and 2 units; also in conjunction with the recommendations of Lambeth's Housing Needs Survey.
- 7.4.8 For the reasons set out above, the residential mix is considered acceptable.

#### Quality of the Resident Units

- 7.4.9 All of the new dwellings have been designed to meet the Mayor's London Housing Design Guide and the Council's SPD (Housing Development and House Conversions) in terms of size and layout. In addition, all of the new build units would be designed and constructed to the Lifetime Homes Standards whilst the flats to be provided within the converted listed buildings will meet the criteria as far as is practicable. The application submissions also confirm that 15 (10%) of the units (all in the new build element) would be wheelchair accessible in accordance with the relevant London Plan target.
- 7.4.10 In terms of daylighting, the majority of rooms would either achieve the BRE recommended guidelines for Average Daylight Factors (ADF) or only fall marginally short (within 90%). Of the three rooms with more noticeable failings, two of the rooms lie within the converted listed building element of the scheme where window enlargement would prove prejudicial and undesirable to the special interest of the building. Whilst the rooms in question would only achieve 60% and 65% of the target levels, both serve bedrooms and the other living spaces of those flats would benefit from BRE compliant natural lighting. The remaining room is the ground floor living space of the flat at the northern corner of the internal spur of the new build element. This space would achieve 85% of its target lighting level, due to the projecting balcony provided for the flat above.
- 7.4.11 It should be noted that the BRE Guide is not mandatory and that the values given within it are only guideline targets. In addition, the daylight and sunlight values that would be achieved are commensurate with circumstances that currently exist and have been accepted by Lambeth in other similar urban locations. Officers therefore acknowledge but are accepting of the breaches

of the BRE guidelines, having regard to the listed building constraints of the site, the overall quality of residential accommodation to be provided and to the planning benefits that would otherwise be delivered from the scheme were it implemented.

### Amenity & Play Space

7.4.12 The scheme proposes amenity space throughout the site as follows:

Private Gardens and ground level terraces	375 sqm
Private balconies/terraces	960 sqm
Shared gardens – hard landscaping	2,095 sqm
Shared gardens – soft landscaping	2,670 sqm
Semi Public Plaza	540 sqm
Shored Roof Terrace (block B)	285 sqm
<b>Total</b>	<b>5,385 sqm</b>

7.4.13 This provision is considerably over the minimum 1,540 sqm amenity space requirement (either as communal or as private space) which the council's SPD (Housing Development and House Conversions) would dictate a residential development of this quantum should provide. It is considered to be a generous provision.

7.4.14 Using the methodology within the Mayor's Play and Informal Recreation SPG, the anticipated child yield of the development would be 57.3. The guidance sets a benchmark requirement of 10sqm of useable child playspace to be provided per child, with a presumption that under 5 child playspace is to be provided on site and that provision for over 4s may be provided via off-site contributions if there are suitable facilities in the locality. In this context the development would be expected to make provision for 570 sqm of playspace, with at least 180 sqm of under 5s provision on site. It should be noted that Lambeth's SPD is explicit in that the delivery requirements for children's play space provision should be considered as part and parcel of the overall amenity space provision for the site, and not over and above.

7.4.15 The applicant has committed to providing three designated play spaces in total: one centrally within the new build elements; one located along the southern boundary of the site; and one at the western boundary. 300 sqm of designated space is proposed in total, targeted at under 5s. The final design of the play areas has yet to be confirmed, but the application submissions set out that they would be provided with features such as mounds, steps, walls and surfaces which encourage creative play in addition to formal pieces of equipment. Final details of the play areas and their actual delivery would be dealt with through the recommended conditions.

7.4.16 In addition to the on-site amenity and play space provision, the development would be inclusive of s.106 financial contributions of i) £189k and ii) £37,411 towards improvements to off-site i) parks and open spaces and ii) childrens' playspace provision respectively. Such monies would be directed, via the council's s.106 protocol, towards facilities within the vicinity of the site (e.g. the adventure playground in Lollard Street, Lambeth High Street Recreation Ground and/or Pedlars Park) so as to mitigate the otherwise unacceptable impacts of the development.

7.4.17 The above provisions are considered appropriate to cater for the amenity

space and play space needs that would likely arise from the development.

## **7.5 Design**

7.5.1 Officers have assessed the proposals in relation to national, strategic and local design policy guidance contained within the NPPF, London Plan Policies, Saved UDP Policies and the Adopted Core Strategy.

### Impact on Special Interest of the Grade II Listed Building

7.5.2 Lilian Baylis School is a semi-disused comprehensive school, built 1962-64 to the designs of the architects Co-partnership for the London County Council. The school is designed with a campus-style plan comprising a series of low, linked teaching blocks grouped around a series of asymmetrical courtyards. The former house blocks on the Western side of the site are of a similar architectural style to the teaching blocks, but built with traditional large floorplates typical of school buildings of the era.

7.5.3 The whole complex is Grade II listed and of significant aesthetic value. The site has illustrative historic value as representative of innovation in post-war school design, and has communal value derived from its meanings as a place for the people – particularly former students and teachers - who relate to it, or for whom it figures in their collective experience or memory. Since 2005 however the site has been on English Heritage's 'Heritage at Risk' Register.

7.5.4 The proposals are for the conversion of the linear teaching blocks to residential use, with the former assembly hall to be used as a community centre. Two new-build extensions are proposed to the North and South of the Eastern-most linear teaching block. The house blocks and former caretaker's house on the western side of the site would be demolished, and new build residential accommodation constructed in their place.

7.5.5 Whilst part of the listed building complex, it is accepted by English Heritage, the C20 Society and Lambeth Officers that the former house blocks are of lesser significance compared to the linear teaching blocks, as they lack the innovative plan form and consequent architectural drama of the latter. The house blocks do, however, share the architectural detail of the linear teaching blocks and the significance of the complex is harmed by their proposed demolition. There will also be harm to the historic value of the site, as the house blocks demonstrate the house system originally operated by the school. Although communal value is less dependent on survival of historic fabric, it also follows to suggest there is some harm to the communal value of the site in the loss of buildings which were integral to the educational experience at Lilian Baylis.

7.5.6 The former caretaker's accommodation has a less coherent relationship with other elements of the complex. In removing it there is an opportunity for the complex to benefit from a greater presence and interaction with Lollard Street.

7.5.7 So, whilst officers do not deny the harm to the heritage asset resultant from the demolition of the house blocks, this harm needs to be balanced against the proposed accurate restoration of the other blocks.

7.5.8 It has been from the outset Officers' objective to secure a scheme in which the listed buildings at Lilian Baylis School are sensitively treated and given a suitable long-term use. It is considered that the proposed scheme best delivers

this objective; although admittedly at the cost of the loss of both house blocks. The significance of the house blocks is not questioned. However, it is considered that their interest primarily lies in their historic use with the disposition of house rooms around a communal kitchen core; each house room having a servery from which the kitchen could provide midday meals for the students in their house groups.

- 7.5.9 The disposition of house rooms around this central kitchen core is problematic for any residential conversion. The project architects have shown that any conversion will necessitate the complete demolition of the central kitchen structure, associated yard and serveries. Furthermore, the resulting flats will be difficult to light naturally due to the form of the building - resulting in inadequate accommodation or necessitating further external alteration. This coupled with the roof top extensions necessary to deliver a viable scheme is likely to significantly erode the special interest of the house blocks. It is therefore questioned whether what would remain of the house blocks would be worthwhile, as it would be impossible to appreciate their historic use or original appearance. It has also been demonstrated that the retention and conversion of either both or one of the house blocks would require greater intervention to the buildings on the eastern side of the site than is currently proposed, so as to achieve a financially viable development quantum.
- 7.5.10 In essence the demolition of both house blocks must be seriously considered in order secure a more sympathetic conversion of the remaining listed buildings - a coherent cluster of buildings of genuine architectural integrity. On the basis of the financial viability information currently before officers, only the demolition of both house blocks would enable this to be delivered.
- 7.5.11 In this regard the development strategy has enabled the developer to forego previously proposed roof extensions to the linear house blocks and assembly hall. As the most significant component of the complex, these buildings will benefit from an accurate restoration which will preserve their architectural unity and enhance their appearance; while the proposed new extensions to the linear teaching blocks will not unduly affect the special interest of the architectural composition.
- 7.5.12 The applicant has acknowledged and responded to the concerns raised by English Heritage, the C20 Society and local residents about the adverse impact of the northern new-build block. In the first instance it should be noted that this siting was suggested by colleagues at English Heritage in order to achieve a viable development quantum across the site. Whilst total removal would affect viability, the applicant has instead proposed to shift the block to the west, better revealing the historic gable edge of Block B when viewed from Lollard Street but resulting in a loss of 3 parking spaces as were originally shown.
- 7.5.13 In considering the proposals, the public benefits offered by the development are without question substantial. In addition to securing a long-term future for a site which has merited an entry on English Heritage's Heritage at Risk register for some time, the proposals also meet Lambeth's aspirations for affordable housing and provide community facilities in the restored assembly hall.
- 7.5.14 Under the terms of paragraph 134 of the NPPF, where development leads to harm to a designated heritage asset, the decision maker is obliged to weigh that harm against the public benefits of the proposals, including securing its optimum viable use. The term "optimum viable use" is defined by the still-

current PPS5 practice guide as that use which causes the least harm to the significance of the asset.

- 7.5.15 In pre-application discussion, the applicant has demonstrated that the house blocks are capable of retention and conversion to residential use, albeit with significant alteration. They have also however demonstrated to Lambeth officers', English Heritage's and the 20<sup>th</sup> Century Society's satisfaction that the house blocks are of lesser significance when compared to other structures on the site, following the PPS5 practice guide's advice that the "optimum viable use to a design takes advantage of the asset's significance while also conserving".
- 7.5.16 Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, provided that harm is minimised and clear and convincing justification is provided. Given the evidence before officers, it is considered that the scheme presented is the optimum viable use of the site in that there is not a realistic alternative less-harmful viable use/solution to the redevelopment. Officers are also content that in this instance sufficient information has been provided by the applicant to enable Lambeth to weigh the wider public benefits against the harm caused to the Lilian Baylis School by these proposals.
- 7.5.17 At the time of writing, Officers are working to finalise the conditions necessary to apply to the listed building consent in order to appropriately and robustly protect the special interest of the heritage asset. With respect to application 12/04257/LB, Officers are therefore seeking from PAC a resolution to grant listed building consent, subject to the delegation of powers to officers to finalise the conditions.

#### Scale and Views

- 7.5.18 The heights of the new build elements to the western side of the site have been dictated by potential conflicts with 'rights to light' established at neighbouring residential properties – particularly those of Gibson Road and Lollard Street. The restrictions have brought about a scale of development reflective and in keeping with the neighbouring properties, whilst creating a more legible relationship with the historic tallest point of the site, the 'pin wheel', around which the original buildings were orientated. It is entirely sensible to step the massing of the development up away from the points of potential conflict so as to optimise the redevelopment potential of the site.
- 7.5.19 To the eastern side of the site the height of the four storey extensions are dictated by the scale of the existing listed building to be retained and again the heights would respect the original 'pin wheel' relationship.
- 7.5.20 In this instance therefore the redevelopment of the site is being optimised. It is however the case that the rights to light constraints and the statutory presumption for the protection of the special interest of the listed buildings have contrived to dictate a lower quantum of development than would otherwise be expected for such a central London location.
- 7.5.21 A small area of the southern part of the application site does fall within the background viewing corridor of the Primrose Hill to Palace of Westminster viewing corridor, as defined in the GLA's London View Management Framework. However, none of the buildings proposed would breach the building height restrictions (approximately 39.5m, typical of a 12 storey

building) set out therein so as to require further investigation in this regard.

### Layout and Landscaping

- 7.5.22 To the western side of the site the new build development wraps around the northern, western and southern perimeters of the site, enclosing a central communal garden area. The building arrangement is a logical response to the need to both address the streets and optimise the development potential of the site.
- 7.5.23 To the eastern side of the site the building arrangement is already established in the main, with new build elements proposed one either end of the eastern linear block and one to replace the art block which is to be demolished. As referred to above, the proposed new extensions to the linear teaching blocks will not unduly affect the special interest of the architectural composition and the original 'pin wheel' relationship would be retained.
- 7.5.24 At the time of writing the applicant has been asked to reconsider certain of the minor issues raised by the council's Conservation and Design Officer (see paragraph 5.3). It is fully anticipated that such matters shall be suitably resolved in advance of the PAC for officers to report either verbally or via an addendum item.
- 7.5.25 The landscape setting to the new development will reflect the strong architectural character of the original building and complement the new buildings. The landscape layout retains the original grid pattern which emphasises the brutalist architectural style of the development and continues this strong angular theme into the newly created amenity zones using robust, contemporary materials.
- 7.5.26 The scheme will create a new reflecting water pool to reflect views of the retained listed buildings; a feature proposed within the original 1960's site Masterplan but in the event not implemented. A splash fountain feature will also be created in this area to bring movement and fun into the courtyards. In addition, a sculpture feature will be returned to the Block E undercroft – full details of which shall be secured via the recommended condition.
- 7.5.27 New public facilities will be provided including a Public Square with seating, secure bike racks, tree and shrub planting - all beside the Community Hall. There will also be provision of allotment beds in various locations across the development so as to encourage healthy lifestyle activities.
- 7.5.28 There will be provision of secure private gardens to the new build housing and where appropriate within the original buildings. All properties will have access to open areas for recreation. The landscaping scheme would provide a range of different character areas, all accessible, for informal recreation by residents. Secure Play areas are to be provided for younger age range children.
- 7.5.29 The proposals will result in the loss of 16 existing trees in total, of varying size, age and quality. Whilst the loss of trees is always regrettable, in this instance they are necessary to facilitate the development. It is also considered that the losses will be adequately compensated for with new heavy standard and semi-mature trees which are included as part of the development and by the public benefits that the development delivers. A strong framework of tree, shrub and herbaceous planting throughout the development is proposed to enhance and soften the layouts. Species will be planted to attract birds, bees and butterflies,

whilst bird and bat boxes will be sited in natural zones. All retained trees, including the mature species centrally within the new build development, would be afforded suitable protection during construction through the tree protection measures set out in the submitted arboricultural method statement.

- 7.5.30 It is considered that the layout of the development is a considered approach to the site, whilst the landscaping strategy appropriately reflects the way in which the areas will be used and the character of the locality and the surrounding buildings.

#### Appearance

- 7.5.31 As set out above, to the eastern side of the site the retained listed buildings will undergo accurate restoration. The two new book end buildings draw design cues from the listed building, but do not mimic. They repeat the width of the classroom modules and the floor plates follow through, but they propose simple well detailed brick buildings. This is considered an appropriate aesthetic response.
- 7.5.32 Moving to the new build element on the western side of the site, the Lollard Street elevations have been designed not only to respond to the 1960s architecture of the school, but also to the scale of houses opposite the site. The top storey of the proposed houses is set back to reduce their apparent scale, whilst the elevation steps up to the corner of Gibson Road, with projecting balconies and a top storey portal adding to the architectural interest of this prominent corner. The portal references the concrete slab forms elsewhere on site, whereas the front doors to houses and to Block 2 encourage activity in the street.
- 7.5.33 Along Gibson Road the proposal will present an active front with front doors to ground floor units. The building sets back to create a more generous public realm that will be planted with trees to soften the urban environment. The architecture along this elevation is simple and refined.
- 7.5.34 The southern elevation picks up on the language of solid spans and horizontal slabs visible in adjacent Block C. The top floor is clad in metal, which visually would break down the perceived height.
- 7.5.35 Internally, the elevations of the new build elements presenting to the central amenity space will introduce render, although horizontal elements are picked out to relate the proposed buildings to the existing.

#### Design Conclusions

- 7.5.36 In conclusion it is considered that the development strategy adopted for the site, inclusive of demolition to the listed buildings on the western part of the site, has been fully and appropriately justified. Officers are satisfied that the development proposed is the optimum viable use for the site (i.e. that which results in the least harm to the heritage asset) and that the public benefit that would be derived from the scheme is substantial such as to outweigh the identified harm. The existing listed buildings on the eastern side of the site would benefit from accurate restoration, whilst the new build elements would sit comfortably within the site context. Overall it is considered that the development presents a high quality and considered design in accordance with the relevant design policies of the Development Plan; those being London Plan Policies 7.1, 7.4, 7.5, 7.6 and 7.11, Saved UDP Policies 31, 33, 38, 39,

41, 45 and 47 and Core Strategy Policy S9.

## **7.6 Sustainability**

7.6.1 Lambeth Core Strategy Policy S7 requires all major developments to achieve a reduction in carbon dioxide emissions in line with the London Plan targets through energy efficient design, decentralised heat, cooling and power systems, and on site renewable energy generation.

7.6.2 The London Plan requires developments to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures and prioritising decentralised energy, including renewables. Policy 5.2 sets out a minimum target reduction for carbon dioxide emissions in buildings of 25% over the Target Emission Rates outlined in the national Building Regulations. The London Plan sets out that development proposals should contribute to this by minimising carbon dioxide emissions in accordance with the “be lean, be clean, be green” hierarchy:

- Be Lean: The reduction of energy demand and CO<sup>2</sup> emissions from using less energy, in particular by adopting sustainable and passive design and construction measures;
- Be Clean: Proposals for the reduction of energy demand and CO<sup>2</sup> emissions through supplying energy efficiently;
- Be Green: Renewable energy technologies to be incorporated.

7.6.3 Policy 5.7 of the London Plan seeks to increase the proportion of energy generated from renewable sources. There is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of on-site renewable energy generation wherever feasible.

7.6.4 It is advised that the development is targeting a BREEAM Refurbishment Very Good rating for the conversion of the existing Grade II listed buildings and Code for Sustainable Homes level 4 for the new build elements. These targets meet/exceed the minimum expectations set out in the council’s SPD.

7.6.5 Energy efficiency measures include improvement to the building fabric, the use of flue gas heat recovery, waste water heat recovery and Accredited Construction Details. The new build elements of the development will also use mechanical ventilation heat recovery. The proposed energy conservation measures will reduce the regulated carbon dioxide emissions in comparison to the 2010 Building Regulations compliant case by 15.13%.

7.6.6 The opportunity for the proposed development to link into an existing or planned decentralized energy network has been explored using the London Heat Map tool. At present there are no existing or proposed energy networks located within a feasible connection distance of the development site. In addition, CHP has been discounted due to the limitation of the site for incorporating the distribution network and the potential impacts upon the listed building’s internal layout and external appearance. Calculations undertaken to investigate the feasibility of CHP indicate that while fitting such a system may be technically feasible the CO<sub>2</sub> emissions associated with the system would be higher than the emission reductions achieved through the use of individual gas condensing boilers with heat recovery systems.

- 7.6.7 In terms of renewables, Solar photovoltaic panels are proposed as the most cost effective carbon dioxide emission saving for the proposed development. A 107kWp, 760m<sup>2</sup> photovoltaic system mounted horizontally on the flat roof areas, combined with the Be Lean: energy conservation measures will provide a 32% reduction in CO<sub>2</sub> emissions over the base case Building Regulations compliant development thereby meeting the requirements of London Plan Policy 5.2 for a 25% reduction and meeting the minimum energy requirements of the Code for Sustainable Homes level 4. The combined Be Lean and Be Green measures will also achieve the mandatory energy efficiency rating required to achieve a BREEAM Refurbishment Very Good rating for the existing Grade II listed buildings.
- 7.6.8 The specified photovoltaic system will provide a reduction in carbon dioxide emissions of 20%, over the lean case development and would therefore allow the development to meet the renewable energy requirements of London Plan Policy 5.7.
- 7.6.9 It is therefore concluded that all necessary reductions in total carbon dioxide emissions from the development have been achieved within the framework of the energy hierarchy to satisfy the policy requirements of the London Plan and Lambeth's Core Strategy Policy S7.

## **7.7 Neighbouring Amenity**

- 7.7.1 The development, subject to considerate management practices, would not be introducing of a use or uses inappropriate to this locality. Whilst activity associated with the community use may potentially cause conflict with the surrounding residential uses, the recommended conditions and s.106 would ensure the management of the space so as to minimise the impact as far as is practicable. It should be remembered that it is common across London for residential and D class uses to exist cheek by jowl without undue conflict.
- 7.7.2 The development (both the new build and the converted elements) would be sufficiently distant from neighbouring properties so that it would not impact unacceptably upon levels of natural lighting, outlook and/or privacy currently experienced at those neighbouring properties. The new building heights on the western side of the site have been dictated by potential rights to light at the neighbouring properties and the submitted daylight, sunlight and overshadowing report clearly identifies that all neighbouring properties will retain levels of daylight and sunlight in accordance with BRE guide levels. In addition, the development would not be introducing facing relationships with neighbouring properties that are unusual or unacceptable in such a central London location.
- 7.7.3 Noise, disturbance and inconvenience during the construction period can be appropriately minimised through good practice and the recommended conditions.
- 7.7.4 In terms of its impact upon neighbouring residential amenity, the development need not therefore fail against the relevant policies of the Development Plan; namely UDP Policies 7, 9 and 33.

## **7.8 Crime**

- 7.8.1 As part of the PPA process, at the pre-application stage the architect for the scheme has engaged with the council's Crime Prevention Design Advisor in an

attempt to design out opportunities for crime wherever practicable. As a result, particular attention has been given to maximizing activity and passive surveillance, effective boundary/landscaping treatments and external communal lighting. In the circumstances, subject to the securing of those matters by way of the recommended conditions the council may be satisfied that the development would sufficiently minimise the opportunity for crime in accordance with the objectives as set out in Policy 32 of the UDP and Policy S9 of the Core Strategy.

## **7.9 Archaeology**

7.9.1 The application site is not located within or in close proximity to an archaeological priority zone, as identified in the development plan. The application is nevertheless accompanied by an Archaeological Desk Based Assessment. The assessment concludes that on the basis of the available evidence the site has a generally low/limited potential for archaeological interest and that further archaeological mitigation measures are not necessary. English Heritage has reviewed the document and agrees with the conclusion. Lambeth Officers accept the findings of the assessment and English Heritage's verification of such.

## **7.10 Bio-diversity/Ecology**

7.10.1 The existing site has limited bio-diversity value. Subject to the recommended conditions officers are accepting that the redevelopment of the site need not prove unacceptably harmful to any bio-diversity features of acknowledged value and that opportunities could be secured to improve the bio-diversity value of the site and of the surrounding open spaces. It follows that the development need not fail against UDP Policy 39 and Core Strategy Policy S5 in these regards.

## **7.11 Management of Surface Water/Flood Risk**

7.11.1 The applications submissions are inclusive of a Flood Risk Assessment (FRA) and a Surface Water Management Strategy; which have been referred to the Environment Agency for review/comment. The FRA is inclusive of certain flood resilience measures for incorporation into the internal design of the development such as raising electrical sockets and fitting tiled floors. The proposed surface water drainage system consists of a permeable car park, surface water pipe network and an off-line attenuation tank, all of which would reduce existing flows by more than 50% in accordance with London Plan requirements.

7.11.2 The Environment Agency are satisfied with the proposed flood resilient measures and confer that that the surface water management strategy would sufficiently contribute to achieving the preferred attenuation levels and to reducing the risk of surface water flooding, both on and off the site, subsequent to the implementation of the proposed development.

7.11.3 Officers accept the Environment Agency's advice and thus conclude that subject to the recommended conditions, the development need not fail against the relevant policies of the Development Plan with regard to flood risk and surface water management (London Plan Policies 5.12 and 5.13 and Core Strategy Policy S6).

## **7.12 Transport Matters**

- 7.12.1 The site has a PTAL of between 2 and 3 with 2 being classed as Poor and 3 as Average. The area is also within the Kennington (Zone K) Controlled Parking Zone (CPZ); which operates Monday to Friday 08:30 to 18:30. The site has an existing vehicular access to Lollard Street, which provides access to a parking area with approximately 51 car parking spaces.
- 7.12.2 The Transport Assessment (TA) submitted with the application sets both the existing number of trips for the site and also the number of trips likely to be generated by the proposed development. Based on the figures, it is considered that the proposed development would not result in any unacceptable impact upon the surrounding highway in terms of operation or safety. In actuality it would represent a significant decrease in trips compared to the site's former use as a secondary school.
- 7.12.3 A total of 29 car parking spaces would be provided, including 15 disabled spaces – one of which will be allocated to the community use. The remaining 28 spaces give a parking ratio of 0.19 spaces per residential unit. Further to this, the development would adhere to London Plan policy in respect of electric vehicle charging; with 10% of spaces provided with an active provision and a further 10% with a passive provision. Such parking provision is in general conformity with current Development Plan standards.
- 7.12.4 A 'parking permit free' agreement would be secured through the s.106 agreement so as to ensure that any parking generated by the development is contained within the site and that there is no impact upon the surrounding streets.
- 7.12.5 The existing site access junction to Lollard Street will be relocated along Lollard Street to the south close to Saunders Street to allow for ease of access by refuse vehicles. No objection is raised to this arrangement.
- 7.12.6 Pedestrian entrances to the new blocks are distributed such that entrances are provided facing Gibson Road as well as the interior of the site. Gibson Road is a private un-adopted estate road under the control of the Ethelred TMO and any agreements over access on to their land would require an agreement between those parties. Lambeth Officers have no reason to suggest that such agreement will not be had.
- 7.12.7 The applicant has confirmed that cycle parking will be provided in line with minimum London Plan standards. Details would be provided prior to implementation of the development and would ensure that the cycle parking is horizontal (for ease of use), secure, weatherproof and easily accessible.
- 7.12.8 There is a number of existing car club bays in the immediate vicinity of the site, including on Juxon Street, Black Prince Road and Wincott Street. The applicant would provide residents of the site with membership of a car club operator for a minimum of 2 years through the s.106.
- 7.12.9 The applicant has submitted a Travel Plan for the scheme and a £1000 monitoring fee would be secured through the s.106 to ensure that it is implemented and monitored going forwards.
- 7.12.10 The applicant is also proposing to fund the installation of an additional Legible London sign in the vicinity of the site. TfL have confirmed that the supply and

installation of a Legible London totem costs £7500. This payment would be secured via the s.106 agreement.

7.12.11 In addition, a Construction Management Plan would be secured by condition and submitted to the Council for approval prior to commencement on site. This would minimise disruption to the highway network during the construction phase.

7.12.12 Subject to the conditions and s.106 obligations, officers are of the opinion that the development will not impact unacceptably upon either the function or safety of the surrounding highway network. The development would be inclusive of a range of mitigation measures that would mitigate as far as is practicable the impacts of the development upon parking stress in the area. In addition, the development would be inclusive of electric charging bays, cycle parking, car club membership and a travel plan; each reducing reliance on the private car and/or promoting more sustainable modes of transport. It is therefore considered that the development fully complies with the relevant transport policies of the Development Plan.

### **7.13 Refuse Storage**

7.13.1 Policy S8 of the Core Strategy sets out that the Council will contribute to the sustainable management of waste in Lambeth.

7.13.2 Units fronting onto Lollard Street and Gibson Road will have dedicated bin stores and residents will be required to take refuse out for weekly kerbside collection. Within the site, bin stores of a size sufficient to store 2 days refuse will be provided in cores to each block. A larger store, capable of storing half a week's refuse will be provided for Block 4, which will be under separate management. The site manager will collect refuse from the daily collection points Monday to Friday, and collect refuse from Block 4 twice a week, and collect it into the central bin store.

7.13.3 Twice weekly collection will be arranged with the council, with refuse vehicles able to drive into the car park.

7.13.4 The proposed refuse storage arrangements/facilities have been calculated in accordance with Lambeth's document 'Waste & Recycling Storage and Collection Requirements - Guidance for Architects & Developers'. The recommended condition would ensure suitable provision and management in accordance with Core Strategy Policy S8.

### **7.14 S106 Obligations**

7.14.1 The development would deliver the following s.106 obligations:

- Affordable housing – 36 Affordable Rent units and 24 Intermediate Units;
- Community Use/Provision – Including minimum fit out specification and management/maintenance strategy so as to optimise potential for occupation and the associated community/public benefits.
- Entire development to be Car Parking Permit Free;
- Free membership of a car club to residents of the development for a period of two years;
- Travel Plan Submission and a monitoring fee of £1,000;
- Health Contribution of £120k;
- Libraries Contribution of £19k;

- Indoor Sports and Leisure Contribution of £72k;
- Parks and Open Spaces Contribution of £189k;
- Off Site Children's Play Space Contribution of £37,411;
- Revenue Contribution of £22,641;
- Local Labour in Construction Contribution of £50k;
- Local Labour in Construction Commitments: Promotion of opportunities for local residents;
- Legible London Signage contribution of £7,500; and
- S106 Monitoring fee of £20,000.

7.14.2 The above package is considered reasonable to mitigate the otherwise unacceptable impacts of the development upon local infrastructure. The package has been negotiated having regard to the expectations set out in policy (Core Strategy Policy S10 and the Council's adopted SPD: S106 Obligations), to the details of the scheme and to the substantial planning/public benefits that the scheme would deliver. Each of the obligations above has also been negotiated having regard to the statutory tests set out in the Community Infrastructure Levy Regulations 2010; namely they are considered: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

7.14.3 No s.106 contribution towards education provision in the borough has been secured via the s.106 agreement because the capital receipt from the sale of the site has been earmarked specifically for this purpose. It is advised that the capital receipt will be well in excess of the educational contribution of £421k that the council's SPD would otherwise be expectant of.

7.14.4 It is advised that the scheme will also be liable to a Mayoral CIL payment towards Crossrail implementation. This will amount to approximately £288k and is in addition to the s.106 package set out above.

## **8. Procedural Matters**

8.1 For the avoidance of doubt, it is advised that the application is not a PSI application referable to the Mayor under the Town and Country Planning (Mayor of London) Order 2008. Neither is the development EIA development, for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; the council issued a Screening Opinion to this effect on 16<sup>th</sup> February 2012.

## **9 Conclusion/Summary**

9.1 The application site comprises the northern part of the former Lilian Baylis School site, off Lollard Street. In 2000 the buildings were listed as a result of their special architectural interest. The school vacated the site in 2005 and relocated to Kennington Lane; at which time the site was entered onto the English Heritage 'Buildings at Risk' register. The site is surplus to the educational needs of the borough and this was confirmed by letter dated 27 July 2007 from the Department for Children, Schools & Families which gave consent in accordance with section 35A of the Education Act 1996 for the council to dispose of the site as appropriate for other purposes. Indeed, the southern part of the former school site has already been given over to the Black Prince Trust to operate a community and sports hub.

9.2 Planning permission is sought for change of use and redevelopment. This

would involve the demolition of all the existing four buildings on the western side of the application site and, in their place, the erection of new residential buildings ranging between three and six storeys in height accommodating 90 dwellings in total. On the eastern side of the application site only the art block would be demolished and instead the remaining existing buildings would be converted and extended to create 59 dwellings and a 978 sqm (GIA) community facility (D1 and/or D2).

- 9.3 The development scheme is subject to a Planning Performance Agreement. In this instance the applicant has responded positively and openly to all advice given. It must therefore be borne in mind that the 'merits' of the scheme have been largely and positively influenced by the extensive negotiations and discussions that preceded the application submission.
- 9.4 The development would deliver 149 residential units, 60 of which would be affordable. At 40%, the affordable housing provision is compliant with Lambeth's aspirations for such set out in Core Strategy Policy S2. It is therefore the case that the development would contribute significantly towards addressing Lambeth's (and London's) housing needs and demand. This is without doubt a substantial planning/public benefit that weighs heavily in favour of the development.
- 9.5 The development would also secure the refurbishment of the hall for a community use. The refurbishment cost will be borne by the applicant and will form part of the development works programme. Whilst an end user has yet to be identified, 978 sqm of D1 and/or D2 has the potential to deliver further public benefit from the redevelopment of the site.
- 9.6 The development, inclusive of refurbishment and new build elements, would also improve the appearance of the site compared to the existing situation which in turn improves the townscape in this locality. This too is a substantial public benefit.
- 9.7 In short, the development would secure a long term viable use for the site/retained buildings which is/are at present identified on English Heritage's at Risk register. The buildings of the greatest significance on the site are to be retained and accurately restored. These are all substantial heritage benefits that weigh heavily in favour of the development. The development would involve demolition of certain of the listed buildings on site and such demolition would cause harm to the special interest of the heritage complex. However, it has been demonstrated to Lambeth and English Heritage Officers that such demolition is necessary in order secure a more sympathetic conversion of the remaining listed buildings on the eastern side of the site so as to create a coherent cluster of buildings of genuine architectural integrity. This approach to redevelopment has been accepted in principle by the main heritage advisors - including English Heritage, the 20<sup>th</sup> Century Society and the council's Conservation and Design Officer. Moreover, the council may be satisfied that the development proposed presents the optimum viable use for the listed buildings (i.e. that which causes the least harm to the significance of the asset) and that substantial public benefit would be derived from the scheme such as to justify the identified harm to the heritage asset that is necessary to deliver the development.
- 9.8 The development strategy adopted for the site has been fully and appropriately justified. The existing listed buildings on the eastern side of the site would benefit from accurate restoration, whilst the new build elements would sit

comfortably within the site context. The restoration of the retained buildings, the new build elements and the landscaping scheme are all responsive to and improving of the existing townscape in this location. Overall it is considered that the development presents a carefully considered and high quality of design in accordance with the relevant design policies of the Development Plan.

- 9.9 The development would provide a high quality residential environment for all future occupiers. All of the new dwellings have been designed to meet the Mayor's London Housing Design Guide and the Council's SPD (Housing Development and House Conversions) in terms of size and layout. In addition, all of the new units would be designed and constructed to the Lifetime Homes Standards as far as is practicable, whilst 15 (10%) of the units would be wheelchair accessible in accordance with the relevant London Plan target. In addition, the development is inclusive of generous on-site amenity and play space provision.
- 9.10 A range of economic benefits would also derive from the development. These are likely to include: the creation of a range of construction jobs and opportunities; additional on-site jobs associated with the ongoing maintenance and management of the development/uses following construction; increases in resident expenditure in the locality providing a boost to the local economy; creation of "spin-off" jobs in services and other firms resultant from wage spending and supplier sourcing from the occupiers of the new development; and the generation of circa £232k for the council under the New Homes Bonus payment. These likely economic effects align well with a wide range of national, regional and local policy objectives, in particular, increasing the supply of high quality, sustainable housing to meet projected increases in population and enhancing economic prosperity through creating employment opportunities for local people.
- 9.11 All necessary reductions in total carbon dioxide emissions from the development would be achieved within the framework of the Mayor's energy hierarchy to satisfy the Development Plan policy requirements. In addition, the development has been designed in conjunction with advice offered by the council's Crime Prevention Design Advisor so as to minimise the opportunity for crime as far as is practicable. Furthermore, the development would not impact unacceptably upon the amenity of any neighbouring residential properties or upon the function or safety of the surrounding highway network.
- 9.12 The development would also be inclusive of a range of s.106 obligations (including contributions totalling approximately £500k) that would reasonably mitigate the otherwise unacceptable impacts of the development upon local infrastructure. The package of s.106 contributions has been negotiated having full regard to the nature of the development, to the normal expectations conferred upon developers by the council's s.106 Supplementary Planning Document (SPD), and to the statutory tests for s.106 obligations set out in the Community Infrastructure Levy Regulations 2010.
- 9.13 This is a sustainable development that would deliver substantial public benefit. The development would be in general compliance with the Development Plan for the Borough and there are no material considerations of sufficient weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending approval of the scheme in accordance with the presumption in favour of sustainable development conferred upon Local Planning Authorities by the National Planning Policy Framework (NPPF).

## 10 Recommendation

1. Grant conditional planning permission, subject to the successful completion of a S.106 agreement; and
2. Resolve to Grant Listed Building Consent, subject to hereafter Officers finalising a list of conditions to achieve appropriate and robust preservation of the retained heritage asset and special interest of the site.

## 11 Summary of the Reasons

- 11.1 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 considered that planning permission should be granted subject to the conditions listed below. In reaching this decision the following policies were relevant:

London Plan (2011):

Policy 3.3 (Increasing housing supply); Policy 3.4 (Optimising housing potential); Policy 3.5 (Quality and design of housing developments); Policy 3.6 (Children and young people's play and informal recreation facilities); Policy 3.8 (Housing choice); Policy 3.9 (Mixed and balanced communities); Policy 3.12 (Negotiating affordable housing on individual private residential and mixed use schemes); Policy 3.16 (Protection and enhancement of social infrastructure); 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 5.9 (Overheating and cooling); Policy 5.10 (Urban greening); Policy 5.11 (Green roofs and development site environs); 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 6.3 (Assessing effects of development on transport capacity); Policy 6.5 (Funding Crossrail and other strategically important transport infrastructure); 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 7.11 (London View Management Framework); 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); Policy 8.2 (Planning obligations); and Policy 8.3 (Community Infrastructure Levy).

Council's Core Strategy (2011):

Policy S1 (Delivering the Vision and Objectives); Policy S2 (Housing); Policy S4 (Transport); Policy S5 (Open Space); Policy S6 (Flood Risk); Policy S7 (Sustainable Design and Construction); Policy S8 (Sustainable Waste Management); Policy S9 (Quality of the Built Environment); and Policy S10 (Planning Obligations).

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 16 (Affordable Housing); Policy 26 (Community Facilities); Policy 30 (Arts and Culture); 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 41 (Views); Policy 45 (Listed Buildings); Policy 47 (Conservation Areas); and Policy 50 (Open Space and Sports Facilities).

## **12 Conditions for Planning Application 12/04256/FUL**

- 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 Section 91(1) (a) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out **in accordance with the approved plans** listed on this decision notice (decision notice 12/04256/FUL), other than where those details may be superseded by details as may be approved pursuant to the requirements of the listed planning conditions.

Reason: To ensure that the development is implemented in accordance with the approved planning consent.

- 3 Before any development commences, full details of the proposed construction methodology, in the form of a **Method of Construction Statement**, shall be submitted to and approved in writing by the Local Planning Authority. The Method of Construction Statement shall include details and arrangements regarding: the notification of neighbours with regard to specific works; advance notification of road closures; details regarding parking, deliveries and storage (including details of the routing of delivery vehicles to and from the site and the accommodation of all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period); details regarding dust mitigation; details of measures to prevent the deposit of mud and debris on the public highway; and other measures to mitigate the impact of construction upon the operations of the highway and the amenity of the area. The details of the approved Method of Construction Statement must be implemented and complied with for the duration of the demolition and construction process.

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally, and to avoid hazard and obstruction to the public highway (Policies 7 and 9 of Lambeth's Unitary Development Plan and Policy S4 of Lambeth's Core Strategy).

- 4 No development shall take place other than in full conjunction with the measures of tree protection set out in the **Arboricultural Method Statement** (Section 2 of the Arboricultural Impact Appraisal and Method Statement: Barrell Tree Consultancy: 08 November 2012: Ref 12263-AIA-MW) hereby

approved.

Reason: To ensure the suitable protection of the existing trees on site in the long term interests of local amenity (Saved UDP Policy 39 and Core Strategy Policy S9).

- 5 Notwithstanding details shown on the approved plans, no development works above ground shall commence until samples, a schedule of all external **materials** (where applicable) **and detailed plans** to be used in the new build elements (including the extensions to the listed buildings) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. In particular the following details must be submitted:

- (a) Details of the brick;
- (b) Details of the windows (scale 1:10);
- (c) Details of the balconies (scale 1:20);
- (d) Details of the roof, coping and terrace balustrade (scale 1:10 and 1:20)
- (e) Details of the entrances and gates;
- (f) Details of the canopies (scale 1:20);
- (g) Details of rain water goods;
- (h) Detailing of the portal frame;
- (i) Details of the metal cladding;
- (j) Details of the render; and
- (k) Details of boundary treatment.

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

Reason: To ensure a high standard of design and to safeguard the visual amenities of the locality (Saved UDP Policies 31, 33, 38, 45 and 47 and Core Strategy Policies S9 and PN4).

- 6 All planting, seeding or turfing comprised in the hereby 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 a continuing standard of landscaping of the site in the interests of visual amenity (Policies 7 and 39 of the London Borough of Lambeth's Unitary Development Plan and Policies S2 and S9 of Lambeth's Core Strategy).

- 7 Notwithstanding details shown on the approved plans, prior to the residential occupation of the development **full details** of the on-site **Playspace** Provision for children under 5, the **Communal Amenity Area**, the **allotments** (and ancillary facilities) and the **piazza** adjacent to the Hall, including Access arrangements and a Management and Maintenance plan, shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented and operated prior to the residential occupation of the development and shall thereafter be retained for the duration

of the permitted use.

Reason: To ensure a satisfactory residential environment for future occupiers, particularly with regard to families and children under 5, in accordance with Policy 50(i) of the London Borough of Lambeth's Unitary Development Plan (2007), the Council's Supplementary Planning Document: "Guidance and Standards for Housing Development and House Conversions" (2008), and Policy 3D.13 of The London Plan.

- 8 Notwithstanding the details shown on the submitted drawings, no **sculpture or public art** (as shown to be installed within the internal courtyard of the retained eastern buildings) shall be installed until full details of such have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory residential environment for future occupiers and in the interests of protecting the setting of the retained listed buildings (Policies 7, 45 and 39 of the London Borough of Lambeth's Unitary Development Plan and Policies S2 and S9 of Lambeth's Core Strategy).

- 9 Notwithstanding any indications illustrated on the approved drawings, no residential occupation of the development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the siting and design of all **walls, fencing, railings and/or gates** for the whole site (including details of those existing which are to be retained and of those proposed). The development shall thereafter be completed in accordance with the approved details and such walls, fencing, railings and/or gates as may be approved shall be erected before the initial occupation of the development and retained thereafter.

Reason: To ensure a satisfactory and continuing standard of amenity is provided and maintained in connection with the development (Policy 33 and 39 of the London Borough of Lambeth's Unitary Development Plan and Policy S2 and S9 of Lambeth's Core Strategy).

- 10 The **refuse and recyclables** storage areas for the development shown on the approved drawings shall be provided prior to the residential occupation of the development and shall thereafter be retained as such for the duration of the permitted use. Thereafter, the refuse strategy set out within the Design and Access Statement (section 6.06: Page 74) shall be operated for the duration of the development.

Reason: To ensure that adequate provision is made for the storage of refuse on the site, in the interests of the amenities of the area and the setting of the building (Policy S8 of Lambeth's Core Strategy).

- 11 The development shall be constructed and operated thereafter to '**Secured by Design**' key principles, including as a minimum compliance with all relevant Secured by Design – Part 2, Physical Protection Measures (entrance door-sets, Communal entrance door-sets, windows, access control measures and external communal lighting including the car park, amenity spaces). The physical protection measures provided shall thereafter be retained for the duration of the development.

Reason: To ensure that satisfactory attention is given to security and community safety (Policy 32 of Lambeth's Unitary Development Plan and Policy S9 of Lambeth's Core Strategy).

- 12 Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order), **no enlargement, improvement or other alteration of, or to, any dwellinghouse** the subject of this permission shall be carried out without planning permission having first been obtained via the submission of a planning application to the Local Planning Authority; nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission without such planning permission having been obtained.

Reason: In the opinion of the Local Planning Authority, the nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment (Policy 33 and 39 of the London Borough of Lambeth's Unitary Development Plan and Policy S2 and S9 of Lambeth's core Strategy).

- 13 Notwithstanding the provisions of Article 3 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), **no gates, fences, walls or other means of enclosure**, other than those that may be approved pursuant to other conditions of this consent, shall be erected within the application site without the prior written approval of the Local Planning Authority.

Reason: To ensure a satisfactory and continuing standard of amenity is provided and maintained in connection with the development and so as to preserve the setting of the listed buildings (Policy 33, 39 and 45 of the London Borough of Lambeth's Unitary Development Plan and Policy S2 and S9 of Lambeth's core Strategy).

- 14 **No plumbing or pipes**, other than rainwater pipes, shall be fixed to the external faces of buildings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate standard of design (Policy 33 Lambeth's Unitary Development Plan and Policy S9 and PN4 of Lambeth's Core Strategy).

- 15 **Noise from any mechanical equipment or building services plant** shall not exceed the background noise level when measured outside the window of the nearest noise sensitive or residential premises, when measured as a L90 dB(A) 1 hour.

Reason: To protect the amenities of future residential occupiers and the surrounding area (Policies 7 and 29 of Lambeth's Unitary Development Plan and Policy S2 of Lambeth's Core strategy).

- 16 All new build residential houses and flats shall be constructed in full compliance with the Joseph Rowntree Foundation '**Life Time Homes Standards**' and the flats to be provided within the converted listed building(s) shall be provided in accordance with the Joseph Rowntree Foundation 'Life Time Homes Standards' as far as is practicable.

Reason: To secure accommodation to meet the needs for different section of the community, in accordance with Policy S2 of Lambeth's Core Strategy.

- 17 At least 15 of the residential flats hereby permitted shall be designed so that they are **wheelchair accessible** as set out in the Mayor of London's Best Practice Guidance – Wheelchair Accessible Housing 2007.

Reason: To secure accommodation to meet the needs for different section of the community, in accordance with Policy S2 of Lambeth's Core Strategy and London Plan Policy 3.8.

- 18 The development shall achieve a **BREEAM** Refurbishment Very Good rating for the conversion of the existing Grade II listed buildings and **Code for Sustainable Homes** level 4 for the new build elements. No residential occupation of the relevant parts of the development shall occur until verification that the development has achieved the relevant targets has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure sustainable design and construction (Policy 35 of Lambeth's Unitary Development Plan and Policy S7 of Lambeth's Core Strategy).

- 19 The development shall be constructed so as to achieve a **minimum target reduction for carbon dioxide emissions** of 30% over the Target Emission Rates of a base case Building Regulations compliant development, as per the details set out in the Energy Assessment hereby approved (Create Consulting Engineers Limited: September 2012: Reference PS/CS/P12-345/02 Revision B). No later than 6 months from the substantial completion of the development verification that the development has achieved the relevant targets shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate contribution to tackling climate change by minimising carbon dioxide emissions, adopting sustainable design and construction measures and prioritising decentralised energy, including renewables (Section 5 of the London Plan and Core Strategy Policy S7).

- 20 No use of the **community facility** shall commence until such time as a Management Plan for the premises has been submitted to and approved in writing by the Local Planning Authority. The **Management Plan** shall identify how the D1 and/or D2 uses will be managed in order to minimise as far as is practicable the impact of the uses upon the amenity of the area because of noise, vibration, smell, fumes, smoke, soot, ash, dust and/or grit. The Management Plan shall be inclusive of the exact nature of the proposed uses, details of access arrangements, hours of operation, noise control and litter control. Thereafter, the community facilities shall only be occupied and operated in accordance with the management details set out within the approved Management Plan.

Reason: To protect the amenities of future residential occupiers and the surrounding area (Policies 7 and 29 of Lambeth's Unitary Development Plan and Policy S2 of Lambeth's Core strategy).

- 21 Prior to the commencement of occupation of any of the residential units hereby permitted, details of the provision to be made for **cycle parking** shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details before

the building hereby permitted is occupied and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (Policies 9 and 14 of Lambeth's Unitary Development Plan and Policy S4 of Lambeth's Core Strategy).

- 22 Details of the **proposed access** shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation 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 (Policies 9 and 14 of Lambeth's Unitary Development Plan and Policy S4 of Lambeth's Core Strategy).

- 23 Prior to the occupation of the development hereby permitted, all **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 (Policies 9 and 14 of Lambeth's Unitary Development Plan and Policy S4 of Lambeth's Core Strategy).

- 24 The development shall not begin until details of the **disposal of surface water from the highway** have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

Reason: To minimise danger and inconvenience to highway users (Policies 9 and 14 of Lambeth's Unitary Development Plan and Policy S4 of Lambeth's Core Strategy).

- 25 The scheme for the **parking and manoeuvring of vehicles** shown on the approved plans shall be laid out in accordance with the approved details prior to the initial occupation of the development hereby permitted 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 (Policies 9 and 14 of the London Borough of Lambeth's Unitary Development Plan (2007)).

- 26 Prior to the occupation of any part of the development site hereby permitted, a **Parking Management Plan** for the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved parking management plan shall be implemented and operated for the duration of the permitted use.

Reason: To prevent the parking areas becoming obstructed, to maximise use

of the parking bays and to ensure that pedestrian and vehicular safety is not prejudiced (Policies 9 and 14 of the London Borough of Lambeth's adopted Unitary Development Plan and core strategy Policy S4).

- 27 No part of the building hereby permitted shall be occupied or used until a strategy for the **management of deliveries and servicing** has been submitted to and approved in writing by the Local Planning Authority. Deliveries and servicing shall thereafter be carried out solely in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway (Policies 9 and 14 of the London Borough of Lambeth's adopted Unitary Development Plan and core strategy Policy S4).

- 28 At least 3 of the vehicular parking spaces shall be provided with **electrical charging** points for electric vehicles.

Reason: To encourage the uptake of electric vehicles in accordance with London Plan Policy 6.13.

- 29 The development hereby approved shall not be implemented other than in accordance with the flood resistant and resilient measures recommended at section 10.1 of the **Flood Risk** Assessment (Herrington Consulting Limited: November 2012); save that for the avoidance of doubt reference to 'section 8.1' at the second bullet point should read 'section 9.1'.

Reason: To minimize Flood Risk in accordance with London Plan Policy 5.12 and Core Strategy Policy S6.

- 30 The development hereby approved shall not be implemented other than in accordance with the hereby approved **Surface Water Management Strategy** (Create Consulting Engineers Ltd: September 2012: Volumes 1 to 3).

Reason: So as to reduce the risk of surface water flooding, both on and off the site, subsequent to the implementation of the proposed development (London Plan Policy 5.13 and Core Strategy Policy S6).

- 31 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority following consultation with Thames Water. Thereafter, any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure (London Plan Policies 5.14 and 5.15).

- 32 Development should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand (London Plan Policies 5.14 and 5.15).

### **13 Informatives**

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

2 You are advised that this consent is without prejudice to any rights which may be enjoyed by any tenants/occupiers of the premises.

3 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.

4 Your attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the Code of Practice for Access for the Disabled to Buildings (B.S. 5810:1979) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the building or premises who are disabled.

5 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.

6 You are advised that this permission does not authorise the display of advertisements at the premises and separate consent may be required from the Local Planning Authority under the Town and Country Planning (Control of Advertisements) Regulations 1992.

7 As soon as building work starts on the development, you must contact the Street Naming and Numbering Officer if you need to do the following:

- name a new street
- name a new or existing building
- apply new street numbers to a new or existing building

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. Although it is not essential, we also advise you to contact the Street Naming and Numbering Officer before applying new names or numbers to internal flats or units. Contact details are listed below.

Street Naming and Numbering Officer  
e-mail: [streetnn@lambeth.gov.uk](mailto:streetnn@lambeth.gov.uk)  
tel: 020 7926 2283  
fax: 020 7926 9104

8 Your attention is drawn to the guidance provided by Thames Water in response to the planning application consultation. A copy of this advice has been forwarded to the applicant, but is also available for viewing on the planning file.

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