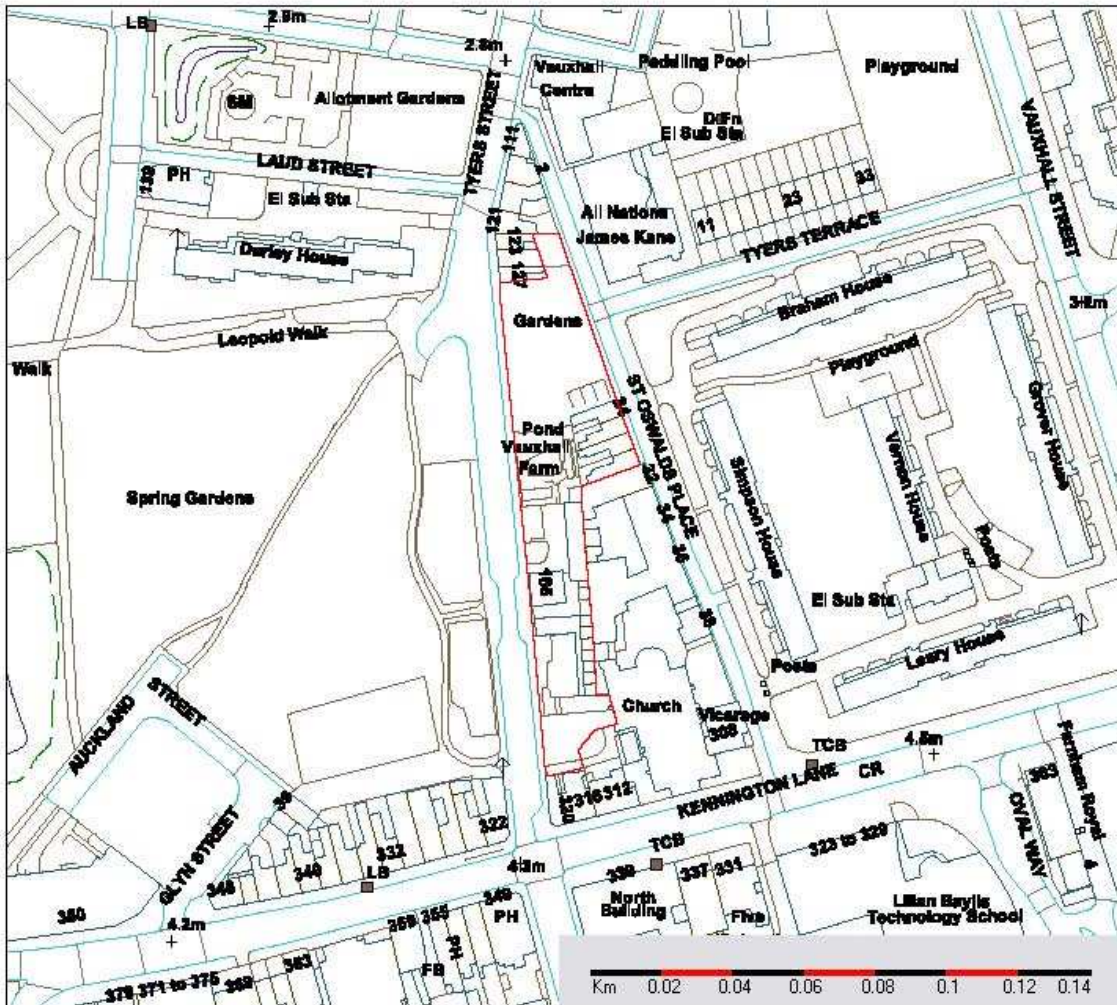


# LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number :	13/03520/FUL
Application Address :	Vauxhall City Farm 165 Tyers Street & 24 - 30 St Oswald's Place



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<b>Site address</b>	Vauxhall City Farm, 165 Tyers Street & 24 - 30 St Oswald's Place, London, SE11 5HS
<b>Ward</b>	Princes
<b>Proposal</b>	Demolition of 24-30 St Oswald's Place and erection of a building of part three/part four storeys comprising a mixed use development with office, teaching and multifunctional accommodation for use by Vauxhall City Farm on ground floor level and 8 affordable residential apartments above and associated landscaping improvements and relocation of the existing poly-tunnel and skip at Vauxhall City Farm.
<b>Application type</b>	Major
<b>Application ref(s)</b>	13/03520/FUL
<b>Validation date</b>	08/08/2013
<b>Case officer details</b>	Name: Kevin Tohill Tel: 020 7926 5021 Email: <a href="mailto:ktohill@lambeth.gov.uk">ktohill@lambeth.gov.uk</a>
<b>Applicant</b>	F.Boardman Chair Of Trustees Of Vauxhall City Farm
<b>Agent</b>	Ms Hayley Ellison: Boyer Planning
<b>Considerations/constraints</b>	Kennington Cross Neighbourhood Association Environment Agency Flood Zone Sites of Local Nature Conservation Importance Allotments Protected Vistas
<b>Approved plans</b>	0350-F-0-099; 0350-D-0-099; 0350-F-0-100; 0350-F-0-200; 0350-D-0-100 rev.03; 0350-D-0-101 rev.01; 0350-D-0-102 rev.01; 0350-D-0-103 rev.02; 350-D-0-104 rev.01; 0350-D-0-200 rev. 02; 0350-D-0-201 rev.02; 0350-D-0-202 rev.01; 0350-D-0-300; 0350-D-0-301 rev.01; Hoare Lea - Sustainability and Energy Statement, August 2013; Anstey Horne Daylight & Sunlight Report, July 2013 and ARUP Flood Risk Assessment, August 2013
<b>Recommendation(s)</b>	Grant planning permission subject to conditions and a section 106 agreement.

## Report Review

Department(s) or Organisation(s)	Date consulted	Date response received	Comments summarised in para
Governance & Democracy (legal)	01.10.2013	03.10.2013	Yes

## Consultation

Department(s) or Organisation(s)	Consulted? (y/n)	Date response received	Comments summarised in report? (y/n)
<b>Internal</b>			
Crime Prevention	Yes	Ongoing	Yes
Housing	Yes	01.10.2013	Yes
Housing & Investment	Yes	N/A	N/A
Implementation s106	Yes	Ongoing	Yes
Parks and Open Space	Yes	03.09.2013	Yes
Conservation and Design	Yes	28.08.2013	Yes
Highways & Transport	Yes	28.08.2013	Yes
Trees	Yes	N/A	N/A
Noise & Pollution	Yes	N/A	N/A
Planning Policy	Yes	28.08.2013	Yes
Streetcare	Yes	09.09.2013	Yes
Policy, Equalities & Performance	Yes	N/A	N/A
Sustainability	Yes	28.08.2013	Yes

<b>External</b>			
Waterloo Community Development Group	Yes	02.09.2013	N/A
The Vauxhall Society	Yes	N/A	N/A
Manor of Kennington Residents Association	Yes	N/A	N/A
Association of Waterloo Groups	Yes	N/A	N/A
Kennington, Oval & Vauxhall Forum	Yes	N/A	N/A
9 Albert Embankment Residents Association	Yes	N/A	N/A
Thames Water	Yes	N/A	N/A
Transport for London	Yes	N/A	N/A
Environment Agency	Yes	15.08.2013	Yes
London Fire and Emergency Authority	Yes	N/A	N/A
Households	Yes	See consultation responses for details	Yes

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

## **1 Summary of Main Issues**

1.1 The main issues involved in this application are:

The acceptability of a residential use in this location;

The quality of the residential accommodation proposed;

The quantum and type of affordable housing provided;

The visual impact of the proposed building on the character and appearance of the adjacent conservation area, surrounding listed buildings and streetscape;

The impact of the proposal upon surrounding residential amenity in terms of visual intrusion, overbearing impact, a sense of enclosure, loss of light, privacy, noise and disturbance;

The impact of the development upon the highway network, conditions of highway safety and levels of parking provision;

The ability of the proposal to reduce its energy demands through the use of renewable energy technologies and increased energy efficiency;

Whether the development would increase opportunities for crime and;

Whether adequate refuse storage facilities would be provided for the development.

## **2 Site Description**

2.1 Vauxhall City Farm is situated on the east side of Tyers Street, on a long and reasonably narrow plot of land located in-between Tyers Street and St Oswald's Place, and overlooking Vauxhall Spring Gardens to the west.

2.2 The City farm comprises three acres of buildings, enclosures, stables and allotment gardens. Public access to the farm is provided off Tyers Street. The Vauxhall Conservation Area is located adjacent to the site to the east and there are a number of listed buildings located close to the site on St Oswald's Place and Kennington Lane.

2.3 24-30 St Oswald's Place is a row of 4 two-storey terrace properties fronting St Oswald's Place. There is currently one occupant of the terrace who resides in two of the properties conjoined. The terrace has been in a state of disrepair for a number of years and was previously considered for inclusion within the Vauxhall conservation area when this was being extended, however the buildings were not considered to be of any architectural merit and therefore demolition and redevelopment seen as the most appropriate use of the site.

2.4 The proposal site is bounded by St Oswalds Place to the east and Tyers Street to the west, with Vauxhall Pleasure Gardens beyond. It sits between Vauxhall

Gardens conservation area to the north and Vauxhall conservation area to the South. Although little of architectural merit exists on the site, City Farm is of local socio-historic significance, evolving from a group of local residents who cleared a bombsite and set up an informal cooperative. To the south of the site sits a complex group of designated heritage assets, dominated by the elaborate form of the Grade II\* listed Church of St Peter.

- 2.5 The farm is designated within an area of Local Nature Conservation Importance under the Proposals Map of the UDP.

### **3 Planning History**

- 3.1 There have been a number of temporary applications for the Vauxhall City Farm site over the years for alterations, additions and temporary facilities. The most of these was for the: *Erection of a stable block within the main yard of the farm. Ref: 13/00294/FUL (Approved 27.03.2013)*

The proposed application would allow the City Farm to remove a number of the existing temporary facilities through the inclusion of a ground floor facility for the site.

#### Relevant Related Planning History

- 3.2 Eastbury House

24<sup>th</sup> December 2012 - Ref: 12/01768/FUL - Council issued planning permission, subject to conditions and a s.106 agreement, for:

*Demolition of the existing building and the erection of a part 14, part 21, part 28 storey building to provide a mixed use scheme incorporating: ground floor cafe/retail unit (A1/A3) and public piazza, office accommodation (B1) and 48 residential units, together with basement car and cycle parking, ancillary residential facilities and plant equipment.*

This application included 14 intermediate affordable housing units on the 3<sup>rd</sup> and 4<sup>th</sup> floors providing 29% on site affordable housing.

- 3.3 Clearing and demolition of the existing building has now commenced and all pre-commencement conditions have been discharged in relation to the commencement of development.
- 3.4 While planning permission was granted at the end of 2012 in relation to Eastbury House, discussions with the Vauxhall City Farm have been undertaken regarding an alternative affordable housing provision and redeveloping part of the City Farm site to include social housing and facilities for the farm. This is the subject of this application and it is linked to the application for approval of the variation of condition and variation of s106 in relation to Eastbury House, as follows:

*Variation of condition 2 (approved plans) of Planning Permission Ref: 12/01768/FUL (Demolition of the existing building and the erection of a part 14,*

*part 21, part 28 storey building to provide a mixed use scheme incorporating: ground floor cafe/retail unit (A1/A3) and public piazza, office accommodation (B1) and 48 residential units, together with basement car and cycle parking and plant equipment (revised description)) Granted on 24.12.2012*

Both applications should be considered together.

#### **4 Proposal**

- 4.1 Demolition of 24-30 St Oswald's Place and erection of a building of part three/part four storeys comprising a mixed use development with office, teaching and multifunctional accommodation for use by Vauxhall City Farm on ground floor level and 8 affordable residential apartments above and associated landscaping improvements and relocation of the existing poly-tunnel and skip at Vauxhall City Farm.
- 4.2 The development will comprise a new block on the site of the existing 24-30 St Oswald's Place terrace, to provide two 2-bed, five 3-bed and one 4-bed social rented affordable housing units on the first, second and third floors. The ground floor would include 268sqm of facilities for the City Farm, comprising of: Office space, teaching space, kitchen, storage, WC and multifunctional space. Refuse and cycle (16 spaces) storage would be located to the front of the building on St Oswald's Place and a vehicular access would be located to the north of the building below the upper floors.
- 4.3 The development would have a modern appearance, retaining the two-storey appearance fronting St Oswald's Place with a set back modern mansard above and a single dual pitched element at third floor level. To the rear of the site, within the City farm site would be access to the farm and a paved area in front of the proposed facilities entrance.

#### **5 Consultations and Responses**

- 5.1 75 neighbouring properties have been consulted by the Council.
- 5.2 Site notices were displayed on the 16<sup>th</sup> August 2013 and a press notice was published on 23<sup>rd</sup> August 2013 in the Weekender newspaper.

##### Internal consultation

- 5.3 The Council's Highways and Transportation officer raise no objection subject to condition.
- 5.4 The Council's Noise and Pollution officer raised no objection to the development.
- 5.5 The Council's Housing Officers support the development.
- 5.6 The Council's Parks and Open Space officer raises no objection.
- 5.7 The Council's Streetcare Team raise no objection.

- 5.8 The Council's Design Officer supports the development subject to condition relating to the finishing materials and details.
- 5.9 The Crime Prevention officer raises no objection subject to conditions relating to secure by design standards.
- 5.10 The Councils Trees Officer raises no objection.
- 5.11 The Councils Sustainability consultant has been involved throughout the development of the application and raises no objection.

External consultation

- 5.12 Transport for London - Raise no objection.
- 5.13 Environment Agency - No objection has been raised.
- 5.14 WCDG - No objection raised.

Neighbour consultation

- 5.15 To date 4 objections have been received following the consultation process.

No. of Letters sent	No. of Objections	No. in support	Comments
75	4	0	1

Objections:	Council's Response:
The loss of the Terrace Housing fronts and the impact that will have on the Conservation Area status of the entire street block.	The application site is not in a conservation area, but does adjoin the Vauxhall Conservation area and therefore careful and sensitive consideration for this has been given to the design of the proposed development. The existing terrace is in a state of disrepair and has been for a number of years. Conservation and design officers have stated that the terrace was previously considered for inclusion within the Vauxhall conservation area when this was being extended, however the building were not considered to be of any architectural merit and therefore demolition and redevelopment seen as the most appropriate use of the site. This development is considered by conservation and design officers to sensitively address the surrounding conservation area through a high quality design which does take reference from the existing terrace. Therefore officers consider the redevelopment of the terrace



	subject to appropriate conditions on detailing and materials, is acceptable.
<p>St James involvement and the site being used as social affordable housing so they can off set space against the Eastbury site on the embankment. Not policy compliant.</p>	<p>The Councils aspiration is always for on-site affordable housing within new developments and in most instances this is the best course of action. However the aim of the policy is to deliver affordable housing to meet the Council priority housing need, which is for family sized social rented affordable housing. In developments such as Eastbury House where on-site social rented affordable housing was not possible due to constraints we can either accept intermediate affordable housing which we can achieve or we can look for an off-site provision of the affordable housing obligation to better address priority housing need.</p> <p>On the City Farm site the Council are able to facilitate the delivery of eight new social rented affordable council homes at St Oswald's Place that will be suitable for families. The off-site contribution from the Eastbury House development would therefore provide an additional 9 habitable rooms and will better meet the affordable housing need in the borough. The 2012 Housing Needs Assessment demonstrated that Lambeth has a greater need for social rented units and the relative need is also greater for family-sized accommodation, taking supply into account. Furthermore, 'The NPPF is very clear that local plans should set policies to meet identified need for affordable housing on site, unless off-site provision or financial contribution of broadly equivalent value can be robustly justified.' As family sized social rented affordable housing is a priority for the borough, the proposal therefore complies with planning policy.</p>
<p>Vehicle access for Horse boxes at the side of the proposal on St Oswald's Place which is too narrow, without the construction of a Hammer-Head, to allow vehicles to turn.</p>	<p>Transport officers have raised no objection to this element of the scheme access and consider that it would be sufficient for horse boxes and so on to access the site without impacting upon highway safety.</p>
<p>Consultation has not been great despite the Farm's counter claims.</p>	<p>75 neighbouring properties were notified by the council regarding the application as well as site notices posted opposite the site and press notice in the local newspaper. The City farm also undertook consultation; therefore officers consider this sufficient for this development, fully complying with</p>

	statutory obligations.
The plans sort of turn the existing building back to front and all the services, bins, are on St Oswald's Place which will create a back-alley affect on the street.	Officers agree and raised this with the applicant in design terms and following those discussions, amended elevations for St Oswald's Place to create a more active appearance this frontage. Design officers are happy with the alterations.

## 6 Planning Policy Considerations

### National Guidance

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Lambeth is the London Plan ('consolidated with Alterations since 2004' published in February 2008), the Lambeth Core Strategy (adopted 19 January 2011) and the remaining saved policies in the 'Lambeth Unitary Development Plan (UDP) 2007: Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011'. Material considerations include national planning policy statements and planning policy guidance.
- 6.2 On 27<sup>th</sup> March 2012, the Government published the National Planning Policy Framework. The applicant's planning statement sets out how this development meets the aspirations of the NPPF.
- 6.3 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It reinforces the Development Plan led system and does not change the statutory status of the development plan as the starting point for decision making. The NPPF sets out that the National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Moreover, it sets out that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

### The London Plan 2011

- 6.4 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital over the next 20-25 years. It forms part of the development plan for Greater London. All Borough plan policies are required to be in general conformity with the London Plan policies
- 6.5 The key policies of the plan considered relevant in this case are:
- Policy 1.1 - Delivering the strategic vision and objectives for London
  - Policy 2.9 - Inner London

- Policy 3.3 - Increasing housing supply
- Policy 3.4 - Optimising housing potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.8 - Housing choice
- Policy 3.10 - Definition of affordable housing
- Policy 3.11 - Affordable housing targets
- Policy 3.13 - Affordable housing thresholds
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.7 - Renewable energy
- Policy 5.10 - Urban Greening
- Policy 5.11 - Green roofs and development site environs
- 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 5.18 - Construction, excavation and demolition waste
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.5 - Funding crossrail and other statically important transport infrastructure
- Policy 6.7 - Better streets and surface transport
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- 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 7.7 - Location and design of tall and large buildings
- Policy 7.14 - Improving air quality
- Policy 7.15 - Reducing noise and enhancing soundscapes
- Policy 7.18 - Protecting local open space and addressing local deficiency
- Policy 8.2 - Planning obligations
- Policy 8.3 - Community Infrastructure Levy

#### Lambeth LDF Core Strategy (2011)

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

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

- 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'

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

- Policy 7 - Protection of Residential Amenity
- Policy 9 - Transport Impact
- Policy 14 - Parking and Traffic Restraint
- Policy 16 - Affordable Housing
- 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 39 - Streetscape, Landscape and Public Realm Design
- Policy 47 - Conservation Areas

Local Guidance

6.10 The council has adopted the following Supplementary Planning Documents which form part of the Lambeth LDF, which are relevant:

- Guidance and Standards for Housing Development and House Conversions - SPD July 2008
- Safer Built Environments SPD - April 2008
- Sustainable Design and Construction SPD - July 2008
- S106 Planning Obligations SPD - updated July 2010

Regional Guidance

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

- GLA - Draft Housing SPG - December 2011
- GLA - Draft Affordable Housing SPG note - November 2011
- GLA - Sustainable Design and Construction SPG - May 2006
- GLA - Housing SPG - November 2005
- GLA - Accessible London SPG - April 2004
- GLA - Planning for a Better London - July 2008
- GLA - Draft London Housing Strategy - December 2011
- GLA - Interim London Housing Design Guide - August 2011

## **7 Land Use**

7.1 Core Strategy Policy 2 (a) seeks the provision of at least 7,700 net additional dwellings across the borough between 2010/11 and 2016/17. It seeks the provision of affordable housing on sites capable of accommodating 10 or more homes: at least 50% of housing should be affordable where public subsidy is

available or 40% without public subsidy. The proposal would provide 100% affordable and is therefore in compliance with Policy S2 of the Core Strategy. The policy also seeks a mix of housing sizes and types to meet the needs of different sections of the community.

- 7.2 London Plan Policy 3.11 sets out that the Mayor will, and boroughs and other relevant agencies and partners should, seek 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 this Plan. In order to give impetus to a strong and diverse Intermediate housing sector, 60% of the affordable housing provision should be for social rent and 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing.
- 7.3 Policy 16 of the UDP sets out that a range of unit sizes of affordable housing should be provided, having regard to local circumstances, site characteristics and the aims of the borough's annual housing strategy. It goes on to set out the presumption that affordable housing should be provided on site.

#### Ground Floor Use

- 7.4 The ground floor of the application site would provide 268sqm of facilities for the Vauxhall City Farm, comprising of: Office space, teaching space, kitchen, storage, WC and multifunctional space. Refuse and cycle (16 spaces) storage would be located to the front of the building on St Oswald's Place and a vehicular access would be located to the north of the building below the upper floors. The building fronting St Oswalds Place has been designed to retain the active appearance and would include the entrances for the City Farm Facilities, residential entrance, the refuse store and the cycle store, ensuring that activity would remain.

#### Residential Accommodation

- 7.5 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing Supplementary Planning Guidance, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector. Recent guidance is also set out in the London Plan Interim Housing Supplementary Planning Guidance (April 2010) which states that the London Housing Strategy sets a target for 42% of social rented homes to have three or more bedrooms and 16% of intermediate homes to have three or more bedrooms. While site restrictions do not allow for such a tenure mix and an effort to make intermediate units as affordable as possible, the Council seeks the overall housing mix to reflect this level of three bedroom units to ensure a high level of family accommodation is provided.
- 7.6 The application seeks the demolition of the existing building and redevelopment to provide a 100% affordable housing within the residential element of the scheme on the upper floors. The development would provide 8 social rented family sized affordable housing units. The proposed social rented homes would also remain in the ownership of the Council, as they would be developed on council-owned land and managed by Lambeth Living. This also means that the Council will secure 100% nomination rights in perpetuity.

## Housing Mix

- 7.7 The proposal consists of 8 new purpose built dwellings. A number of options for size/mix of units were undertaken, including the provision of only 3 bed units, however to include one 4-bed unit, within the development the current mix was viewed more appropriate. The proposed mix was agreed with the Councils housing department, informed by discussions with offices in line with the Lambeth Housing Needs Survey to meet the Councils identified relative need for family sized affordable housing.
- 7.8 Of the proposed 8 new residential units would include the following mix:

Type	Social Rented Units	Habitable Rooms (Total)
2-bed/3 person (61sqm)	2	3(6)
3-bed/4 person (74sqm)	5	4(20)
4-bed/6 person (99sqm)	1	6(6)
Total	8	32

## Standard of Accommodation

- 7.9 All units have been designed to comply with the London Plan and London Housing Design Guide internal space standards. Also, all of the units proposed would be built to Lifetime Homes standards and one of the units would be fully wheel chair compliant. Each of the rooms within the scheme meet and in some case exceed the standards set out in SPD. All of the units would also include additional storage space within the flats, 1.5sqm has been provided for 2 persons and a further 0.5sqm for each additional occupant.
- 7.10 The development would have to meet Part M of the Building Regulations, which deals with aspects of the Disability and Discrimination Act (DDA) which has been replaced by the Equality Act 2010, including width of doors and corridors, level thresholds, toilet facilities, stairs etc. The Design and Access statement states that all flats have been designed to Lifetime Homes standards to ensure that they are flexible and meet the need of future residents. 10% of the units would be wheel chair adaptable within this development, as previously mentioned. It is considered therefore that, the scheme complies with the aims of the disability and discrimination legislation.

## Daylight/Sunlight

- 7.11 A daylight and sunlight study has been undertaken by Anstey Horne to review the quality of the light that would be achieved within the proposed development and quality of the residential environment for future occupiers. The report demonstrates to officer's satisfaction that each of the units would achieve levels of daylight and sunlight in accordance with BRE guidelines.

- 7.12 The daylight/sunlight received to the external amenity balconies have also been assessed with the submitted report and shows that they would receive light in excess of the BRE guidance. Overall the daylight and sunlight achieved within the development are considered acceptable.

#### Amenity Space/Play Space

- 7.13 Three of the proposed units have access to a private balcony/terrace. While not all the units would have access to private amenity space, given the sites location adjacent to the Vauxhall pleasure Gardens, a substantial public open space and the Vauxhall City farm itself. Officers consider that future residents without access to private amenity and those with, would have easy access to the surrounding Farm and Pleasure Gardens and as such the deficiency on in site private amenity space is acceptable in this instance.
- 7.14 The GLA's SPG "Providing for Children and Young People's Play and Informal Recreation" recommends 10 sqm dedicated playspace per child for future provision, as does the interim, London Housing Design Guide. This level of provision is supported by the Council's SPD. It is projected that a total of 15 children would be introduced by the development. A corresponding need of 152.9sqm of play space is therefore required.
- 7.15 The applicant is not considering to include on site children's play space due to site constraints and the close proximity to the Public Open space mentioned above. Officers consider this to be acceptable in this instance.

#### Noise and Disturbance

- 7.19 The Councils Regulatory Services noise team have been consulted on the application and following review of the submitted noise assessment and have raised no objection to the levels or the mitigation measures to the facades. Following thorough assessment of the acoustic environment, officers consider that the scheme design would ensure a suitable residential environment is created by the development.

### **8 Impact on Amenity**

- 8.1 Policy 7 of the Adopted UDP requires land uses not to have a detrimental impact on the amenities of neighbouring occupiers. Policy 33 requires new development to protect residential amenity.
- 8.2 Adopted UDP Policy 36(c) sets out criteria which new development should not unacceptably affect. These protected criteria are as follows: privacy; outlook and associated unacceptable sense of enclosure; and, sun/daylight. The above mentioned daylight and sunlight assessment confirms that there would be a minimal impact on neighbouring properties.

#### Daylight/Sunlight

- 8.3 The submitted daylight and sunlight study has been undertaken by Anstey

Horne shows the impact of the proposed development scheme upon the surrounding residents and existing public amenity space. Officers are satisfied that all surrounding properties will continue to receive very good daylight and sunlight amenity after development and there would be no breach of the BRE guidance in relation to the surrounding buildings and development.

#### Outlook

- 8.4 In terms of outlook the proposed development would not be substantially larger in scale than the existing buildings therefore the levels of outlook enjoyed by surrounding properties would remain generally the same as the existing arrangement.

#### Overlooking/Loss of Privacy

- 8.5 There are surrounding residential developments located to the north east of St Oswald's Place at Simpson House, opposite the proposal at a distance of 20m+. While the developments would face each other, at a distance of 20m+ officers do not consider that the mutual over looking would led to any loss of privacy for residents. Adjoining the site to the south, a single flank window of No.32 St Oswald's Place over looks the site, this has been factored into the development to avoid any impact on that window and overlooking from that window into the proposed site. Officers are satisfied that there would be no impact on privacy from the proposed development.
- 8.6 For these reasons, the scheme is considered to have been designed to ensure that the amenity of the adjacent occupiers has been safeguarded. As such the scheme is considered to be acceptable in amenity terms and compliant with Saved UDP Policies 7 and 36.

### **9 Design**

- 9.1 Policy S9 of the Lambeth LDF Core Strategy states that the Council will improve and maintain the quality of the built environment and its liveability by seeking the highest quality of design in all new buildings, alterations and extensions and, of the public realm.
- 9.2 The proposal demolishes the existing dilapidated; two-storey terraced housing fronting St Oswald's Place and redevelops the site to provide a three and four storey building, with mixed uses on the ground floor and residential uses above. The site layout achieves good separation between the parts of the site in private residential use and those in uses associated with City Farm, with each part having separate and well defined entrances. Although increasing the existing level of development, the new build is scaled and massed to complement the adjacent built form. Due to its siting, the new building will have no impact on the partial views which presently occur from Tyres Street, of the rear elevations of the more dominant components of the designated heritage assets to the south.
- 9.3 Officers consider the graduated massing and well articulated frontages of the new development complement the contrasting scales and forms of the adjacent



buildings, while the new footprint respects both front and rear building lines. The upper floors fronting St Oswald's Place are stepped back to avoid overly tight enclosure of the street and the principal elevation is active and legible.

- 9.4 Although three of the flats have private terraces, there is no open amenity space available to the residents of the remaining five units. However, the building is located in close proximity to the open space of Vauxhall Pleasure Gardens and to the Albert Embankment/South Bank, so alternative recreational facilities are readily accessible.
- 9.5 The materials palette specifies a complementary mix of good quality modern materials and traditional brick. The synthesis enlivens the architectural treatment of the new build, while the use of stock brick on the principal elevations visually links the new development to the neighbouring historic built form and is therefore welcomed by officers.

#### Design Conclusions

- 9.6 Overall design officers are supportive of the proposed development. The layout, height and form of the building are acceptable and would not have a negative impact on nearby conservation area, listed buildings, local and wider views. As such, the proposal is considered to be in accordance with London Plan, Core Strategy and Saved UDP policies relating to urban design and tall buildings.
- 9.7 Overall the proposal is considered to be of a high quality design and subject to condition, would have a positive impact on the conservation area and surrounding townscape, complying with Council and London Plan policies. (London Plan: policy 7.7, Core Strategy Policy S9 and Saved UDP Policies 31, 32, 33, 39, 40 and 41)

## **10 Traffic and Parking**

### Policies

- 10.1 Policy 9 of the Adopted Unitary Development Plan states that development will be assessed for their transport impacts, including cumulative impacts on highway safety, the environment and road network, and on all transport modes.
- 10.2 Policy S4 of the Lambeth LDF Core Strategy states that the Council will achieve transport objectives by requiring development to be appropriate to the level of public transport accessibility and capacity in the area.
- 10.3 The site has a PTAL rating of 6a, which is considered 'excellent'. Increased housing density is encouraged within areas of good public transport accessibility, as are car free developments.
- 10.4 The applicant has undertaken an assessment of the likely trip generation of the proposed development. Officers are satisfied with this and do not consider that there is likely to be any adverse impact in this respect as a result.

## Pedestrian Access

- 10.5 Pedestrian access to the farm will remain as per existing from Tyers Street, this is considered acceptable.

There is currently no footway along the western side of St Oswald's Place with the existing buildings directly adjoining the carriageway. The eight new residential units will be accessed via a proposed 0.9m-1.1m footway along the St Oswald's Place frontage of the site.

It is recognised by officers that traffic flows on St Oswald's Place are low and although no recent traffic flow surveys are available site observations have confirmed this. Officers would request that through a S278 scheme the development delivers appropriate traffic calming / road treatment measures to better facilitate the proposed residential entrance. This does not require an expensive scheme and officers would propose the use of standard materials rather than expensive bespoke paving, The applicant is asked to consider horizontal as well as vertical deflection although the installation of a raised table is potentially an appropriate treatment. Further details on this should be submitted by the applicant prior to implementation for approval by the LPA.

## Parking Provision

- 10.6 The site is located to the north of Kennington Lane bounded by Tyers Street to its west and St Oswald's Place to its east. It is currently in use as visitor attraction with associated admin and catering facilities with 4 residential dwellings included within the site fronting St Oswald's Place. The site and surrounding streets are contained within Kennington K CPZ which is in operation Monday to Friday between 8:30am and 6:30pm.
- 10.7 No car parking exists within the site and none is proposed as part of the development. The development is proposed as Car Free, which is acceptable and would be included within a S106 Agreement to prevent the issue of parking permits to future residents.

## Cycle Parking

- 10.8 The residential units are served by a cycle store for 16 cycles. This is in excess of minimum London Plan standards. For staff and visitors to the site parking for a further 16 cycles is proposed. This is considered acceptable and a condition would be used to secure this provision for the life of the development.

## Servicing

- 10.9 It is proposed that the existing vehicular access off St. Oswald's Place which currently serves the manure skip will be improved by incorporating a dropped kerb and repaving. This access will only be used for occasional vehicular access by disabled visitors and service vehicles.
- 10.10 The applicant has undertaken an assessment of the servicing and delivery requirements of the proposed development and this is considered to be

acceptable. To ensure that this continues to be the case and considering the specialist nature of the operation it is considered prudent that a Service Management Plan is secured by condition and submitted prior to occupation.

- 10.11 As such a Construction Method Statement and Service Management Plan would be secured by condition as requested by the Councils Transport department.

#### Transport Conclusions

- 10.12 Given the above, officers are satisfied that the development would not impact unacceptably upon the highway so as to conflict with Core Strategy Policy S4 and Saved UDP policy 9.

### **11 Refuse and Recycling Considerations**

- 11.1 Policy S8 of the Core Strategy seeks to ensure that residential, commercial and community development proposals, including changes of use include adequate provision within or as part of the development for residual and recycled water; in terms of facilities for refuse/ recycling containment, litter control and waste disposal. Further guidance on waste management is provided in "Council's Guidance for Architects and Developers- Waste and Recycling Storage and collection Requirements".

- 11.2 Refuse stores are to be located at ground floor level fronting on to St Oswald's Place near the main entrance of the development. The Councils Streetcare and transport teams have raised no objection to the refuse storage arrangements. Details would be conditioned regarding the refuse stores. The proposals are considered to be in accordance with Lambeth's Waste and Recycling Storage and Collection Requirements Guidance for Architects and Developers.

### **12 Other Matters**

#### **12.1 Crime Prevention**

- 12.2 Policy 32 of the Adopted Unitary Development Plan states that development should enhance community safety and will not be permitted where opportunities for crime are created or where it results in an increased risk of public disorder.

- 12.3 The Council's Crime Prevention Officers comments were incorporated into the design of the scheme, however to ensure the entrances and access points are fully secure and ground floor windows given defensible space in front, a condition is proposed should permission be granted to ensure compliance with the Secured by Design standards.

#### **12.4 Sustainability and Renewable Energy**

- 12.5 The Government has set a national target to reduce carbon dioxide (CO<sub>2</sub>) emissions by 20% by 2010 and 60% by 2050. There is scope to achieve this

target by ensuring that new buildings are designed to conserve fuel and power and sited to reduce the need to travel and, restraint measures are adopted to encourage more sustainable means of transport. The Mayor's Energy Strategy has set a target of 20% of energy to come from renewable sources.

- 12.6 Policy 5.2 of the London Plan sets out a minimum target reduction for carbon dioxide emissions in buildings up until 2013 of 25% over the Target Emission Rates outlined in the national Building Regulations. Developments should follow the following energy hierarchy:
- 1 Be lean: use less energy;
  - 2 Be clean: supply energy efficiently;
  - 3 Be green: use renewable energy
- 12.7 An Sustainability and Energy Statement has been prepared by Hoare Lea and is submitted in support of the planning application. In this regard, the design team has incorporated the desire to reduce energy demand and carbon emissions, including façade engineers to incorporate passive measures to limit the building's energy consumption.
- 12.8 In addition, active measures such as high efficiency lighting throughout the building, energy efficient lifts, and efficient ventilation systems with heat recovery have been incorporated into the design to contribute to the energy efficient measures which reduce energy consumption. The overall reduction in CO2 emissions over a Part L 2010 compliant scheme as a result of passive and active design measures is 9%. The energy efficiency achieved by the building design ensures that the proposed development would 'be lean'. The existing building or an extension to the existing building could not achieve this using the existing structure.
- 12.9 The adjoining Albert Embankment developments for Eastbury and Hampton House have been designed to feed into a local energy centre should one come forward for the northern VNEB area. Officers consider that while this development is small in scale it should also have the capacity to feed into such a system. This would be subject to condition.
- 12.10 It is proposed that the development would achieve code for sustainable homes level 3 and the Councils sustainability consultant is satisfied that this is achievable within this development.
- 12.11 Overall based on the energy assessment submitted, a reduction of 9% CO2 per year in regulated emissions compared to a 2010 building regulations compliant development is expected. While officers would normally seek to achieve a higher reduction, as the site is minor in scale, the inclusion of an on-site CHP was considered excessive and would have been difficult to achieve on site due to the constraints of the site. The savings are therefore considered to comply with Council and London Plan policy.

#### Archaeology

- 12.12 English Heritage (Archaeology) have been consulted and recommended that

no archaeology requirements are needed in this instance.

12.12 **S106, CIL, Impact Upon Local Infrastructure, and Benefits for the Wider Community**

12.13 On 1<sup>st</sup> April 2012, the Mayor's Community Infrastructure Levy (CIL) came into effect across London to secure funding for Crossrail. The application development would be subject to a CIL charge, based on £35 per sq m on all new net floorspace based on Gross Internal Area.

The Community Infrastructure Levy Regulations 2010 set out that planning permission should only be granted subject to completion of a planning obligation where the obligation meets all of the following tests. A planning obligation should be: (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.

12.14 A CIL payment would have to be made prior to the occupation of the development.

**S106 Heads of Terms**

12.15 The following planning obligations are proposed:

- A car free agreement to prevent residents being eligible for on-street residents parking permit;
- 8 social rented affordable housing units(100%)

**13 Conclusion**

13.1 The development provides planning benefits in the provision of 8 much needed new family sized social rented, affordable homes within the borough. The proposed redevelopment of the site is considered to be acceptable in that it would be of an appropriate design (subject to conditions); it would provide a good living environment for future occupiers: provide additional much needed facilities for the Vauxhall City Farm; and it would not prejudice the amenity of neighbouring properties. It is considered that it would not harm conditions of on-street parking or prejudice conditions of the free flow of traffic and highway safety.

13.2 The development shows sufficient commitment to sustainable design and construction, the provision of renewable energy technologies, promoting more sustainable modes of transport and the achievement of Lifetime Homes Standards.

13.3 It is therefore considered that the development is compliant with the planning policies of the development plan.

13.4 In conclusion, the proposal would provide 100% social rented affordable housing for the borough through a mix of unit sizes required in this area. Additional facilities for the Vauxhall City Farm would allow for the removal of

the existing temporary offices and facilities adding community value to the development. The scheme is well thought out and of a high quality design and will enhance the visual appearance of the area generally.

## **14 Recommendation**

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

## **15 Summary of the Reasons**

- 15.1 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:
- 15.2 London Borough of Lambeth Unitary Development Plan (2007): 'Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011':

### Saved UDP Policies

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 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 39 - Streetscape, Landscape and Public Realm Design  
Policy 40 - Tall Buildings  
Policy 47 - Conservation Areas

### Core Strategy Policies

Policy S1 - Delivering the Vision and Objectives  
Policy S2 - Housing  
Policy S4 - Transport  
Policy S7 - Sustainable Design and Construction  
Policy S8 - Sustainable Waste Management  
Policy S9 - Quality of the Built Environment  
Policy S10 - Planning Obligations

## **16 Conditions**

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)

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

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

- 3 Prior to the commencement of development (including demolition), 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 regarding: the notification of neighbours with regard to specific works; advance notification of road closures; details regarding parking, deliveries, and storage; 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 on the amenity of the area and consideration given to the inhabitants of the City Farm. 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 avoid hazard and obstruction to the public highway in compliance with Policies 9 and 31 of the London Borough of Lambeth UDP: Policies saved beyond 5th August 2010.

- 4 Prior to the commencement of buildings works above grade, samples and a schedule of materials to be used in the elevations including all walls, doors, windows front entrances and balconies within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies 31, 32, 36 and 38 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.

- 5 Prior to the commencement of buildings works above grade, detailed drawings to a scale of 1:20 to confirm the detailed design and materials of the:

a) Schedule and sample of materials used in all elevations;

b) Details of balconies, canopies and terrace;

c) Construction details of all external elements at 1:20 scale (including sections). This should include: entrances. Exits and boundary treatment,

glazing, masonry, cladding weathering and flashings, balustrades and parapets, roof, plant and plant screening, health and safety systems and green roofs;

d) Typical window detail and details of recessed brick panel and;

e) Details and locations of rain water pipes.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality. (Policies 31, 32, 36 and 38 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010)

- 6 Prior to the commencement of buildings works above grade, full details of the proposed landscaping scheme including materials and planting to be used in the hard and soft landscaped areas of all external amenity space and on the public highway, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented and retained in accordance with the approved details. Landscaped areas shall be permanently retained for the enjoyment of occupiers of the scheme.

Reason: To ensure that the proposed landscaping areas are of a high quality and for consistent treatment of the public realm. (Policies 33 and 39 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.)

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

Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policy 39 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.)

- 8 Prior to occupation, a crime prevention strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Police. The strategy shall demonstrate how the development meets 'Secured by Design' standards and shall include full detailed specifications of the following: Means of enclosure, external lighting provision, electronic access control, specifications of all external doors, windows, glazing and cycle storage. The approved measures are to be carried out in full and retained thereafter.



Reason: To ensure that satisfactory attention is given to security and community safety (Policy 32 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010).

- 9 Prior to occupation, full details of a lighting strategy, including details of the lighting of all public areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed before the commencement of the use and maintained thereafter. Development shall be implemented and retained in accordance with the approved details.

Reason: To ensure that the local Planning Authority may be satisfied with the details of the proposal. (Policy 32 and 33 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010)

- 10 Within three months of work starting on site a Design Stage certificate and summary score sheet under the Code for Sustainable Homes (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that a Level 4 rating will be achieved.

Reason: To ensure that the development has an acceptable level of sustainability (Policy 35 of the London Borough of Lambeth Unitary Development Plan (2007): Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011, and Policies S7 and S9 of the London Borough of Lambeth Core Strategy (January 2011)).

- 11 Prior to first occupation of the dwelling(s) a Post Construction Review certificate and summary score sheet under the Code for Sustainable Homes (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that a Level 4 rating has been achieved.

Reason: To ensure that the development has an acceptable level of sustainability (Policy 35 of the London Borough of Lambeth Unitary Development Plan (2007): Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011, and Policies S7 and S9 of the London Borough of Lambeth Core Strategy (January 2011)).

- 12 The development hereby permitted must be carried out in accordance with the approved Sustainability and Energy Statement (Hoare Lea, August 2013) unless otherwise approved in writing by the Local Planning Authority and within three months of work starting on site, design stage calculations under the Standard Assessment Procedure should be submitted to the Local Planning Authority and approved in writing to show that the development is being constructed in accordance with the details of the approved energy strategy. The development must also make provision to be able to link in to a local energy centre, should one be built in the area.

Prior to first occupation of the dwellings evidence (e.g. photographs, installation contracts and as-built certificates under the Standard Assessment

Procedure) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved energy strategy.

Reason: To ensure that the development has an acceptable level of sustainability (Policy 35 of the London Borough of Lambeth Unitary Development Plan (2007): Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011, and Policies S7 and S9 of the London Borough of Lambeth Core Strategy (January 2011)).

- 13 Full details the extensive green roof which shall be compliant with GRO Green Roof Code 2011 shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the relevant part of the development hereby approved.

The submission must provide/comprise the following information:

- a) Details on materials used in the design, construction and installation of the green roof based on the Green Roof Code and the use of biodiversity based extensive/semi-intensive soils;
- b) Details on substrate and plants used in the green roof, based on a commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to a variety of sedum species;
- c) Details on additional features to the proposed green roof, such as areas of bare shingle, areas of sand for burrowing invertebrates and individual logs or log piles.
- d) An ecological management and maintenance plan including landscape features and a cross section of the green roof.

The development shall be carried out strictly in accordance with the details approved, shall be maintained as such thereafter and no alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority. Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first occupation.

Reason: To ensure that the development has an acceptable level of sustainability (Policy 35 of the London Borough of Lambeth Unitary Development Plan (2007): Policies saved beyond 5 August 2010 and not superseded by the LDF Core Strategy January 2011, and Policies S7 and S9 of the London Borough of Lambeth Core Strategy (January 2011)).

- 14 Prior to the commencement of buildings works above grade, full details of internal and external plant equipment and trunking, including building services plant, ventilation and filtration equipment, commercial kitchen exhaust ducting / ventilation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. All flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall be retained for the duration of the use.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of neighbouring occupiers. (Policy 7 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.)

- 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 ensure that no nuisance or disturbance is caused to the detriment of the amenities of neighbouring occupiers. (Policy 7 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.)

- 16 No pipes or vents (including gas mains and boiler flues) shall be constructed on the external elevations unless they have first been submitted to the Local Planning Authority and approved in writing. Any pipes and vents shall be installed as approved.

Reason: Such works would detract from the appearance of the building and would be detrimental to the visual amenities of the locality (saved policies 33, 38 and 47 of the Saved Unitary Development Plan (2010) and Core Strategy Policy S9 (2011).

- 17 Notwithstanding the approved plans, no part of the development hereby approved shall be occupied or used until full details of the proposed cycle storage, including details of manufacturer's specifications, has been submitted to and approved in writing by the Local Planning Authority. The details as are approved shall be provided prior to first occupation of the development and shall thereafter be retained as such for the duration of the permitted use.

Reason: To ensure that adequate provision is made for the cycle parking on the site, in the interests of the promotion of sustainable modes of transport (Policy 14 of the Adopted Lambeth Unitary Development Plan (2007): Policies saved beyond 5<sup>th</sup> August 2010 refer).

- 18 Notwithstanding the approved plans, no part of the development hereby approved shall be occupied or used until full details of the refuse and recycling storage, hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To ensure that adequate provision is made for the storage of refuse and the provision of recycling facilities on the site, in the interests of the amenities of the area in accordance with Policy 35 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.

- 19 All residential flats hereby permitted shall comply with the relevant Lifetime Homes standard.

Reason: To secure appropriate access for disabled people, in accordance with Policy 33 of the London Borough of Lambeth UDP: Policies saved beyond 5th August 2010.

- 20 At least 10% of the residential flats hereby permitted shall be designed so that they can be easily adaptable to meet the Wheelchair Housing standard.

Reason: To secure appropriate access for disabled people, in accordance with Policy 33 of the London Borough of Lambeth UDP: Policies saved beyond 5<sup>th</sup> August 2010.

## 17 **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 You are advised to consult the Council's Environmental Health Division concerning compliance with any requirements under the Housing, Food, Safety and Public Health and Environmental Protection Acts and any by-laws or regulations made there under.
- 5 You are advised to consult the Council's Environmental Health Division with regard to the extraction of fumes from the premises.
- 6 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.
- 7 You are advised of the necessity to consult the Transport and Highways team within the Transport Division of the Directorate of Environmental Services, with regard to any alterations affecting the public footway.
- 8 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.
- 9 In connection with the soundproofing condition, you should consult the Council's Building Control Section before carrying out any works.
- 10 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

11 You are advised to contact Thames Water Utilities regarding mains/supply pipe connections for the development at Network Services Waterloo District, Thames Water Utilities Ltd, Waterworks Road, Brixton Hill, London SW2 1SB. Contact Mr D Kirk on 0645 200800 for details

12 It is the view of Lambeth Council that the proposed development has scope for the provision of recycling and/or composting facilities. For advice on incorporation of such facilities please contact:

Kelly Williams/Dean Parry

3rd Floor,

Blue Star House

234-244 Stockwell Rd

London SW9 9SP

020 7926 2624

[Dparry@lambeth.gov.uk](mailto:Dparry@lambeth.gov.uk)

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

14 It is current Council policy for the Council's contractor to construct new vehicular accesses and to reinstate the footway across redundant accesses. The developer is to contact the Council's Highways team on 020 7926 9000, prior to the commencement of construction, to arrange for any such work to be done. If the developer wishes to undertake this work the Council will require a deposit and the developer will need to cover all the Council's costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council's specification.

- 15 The Environment Agency strongly recommends that the applicant consults our Pollution Prevention Guidance notes (PPGs). These are aimed at a wide range of industries and activities that have the potential to cause pollution. They can be downloaded from our website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) .