

Your Ref:
Our Ref: 17/03981/RG3



London Borough Of Lambeth
c/o Mr Armando Zappala
1 Gracechurch Street
London
EC3V 0DD

31st August 2018

DECISION NOTICE

Dear London Borough Of Lambeth

TOWN AND COUNTRY PLANNING ACT 1990.

PERMISSION FOR DEVELOPMENT

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

Application Number: 17/03981/RG3 **Date of Application:** 14.08.2017 **Date of Decision:** 31.08.2018

Proposed Development At: 3, 5, 7, 9, 10 And 11 Coburg Crescent London SW2 3HS

For: Erection of a 'Resource Centre' providing day centre services for adults with learning disabilities (Use Class D1), long stay and short stay residential accommodation with care for adults (Use Class C2), a shop (Use Class A1) and an ancillary 'community space' with café; together with the partial demolition of the existing shop at 8 and 9 Coburg Crescent to allow the creation of a 1-bedroom flat associated with the Resource Centre (Use Class C2), and associated landscaping and public realm improvements.

Approved Plans

85387-01-A-06-001P, rev 2; 85387-01-A-06-001, rev 2; 85387-01-A-06-002, rev 2; 85387-01-A-06-101, rev 2; 85387-01-A-20-001, rev 2; 85387-01-A-20-002, rev 2; 85387-01-A-20-101P, rev 1; 85387-01-A-20-102P, rev 2; 85387-01-A-20-103, rev 3; 85387-01-A-20-104, rev 3; 85387-01-A-20-105, rev 2; 85387-01-A-20-201, rev 2; 85387-01-A-20-202, rev 2; 85387-01-A-20-301, rev 2; 85387-01-A-20-302, rev 2; 85387-01-A-20-303, rev 2; 85387-01-A-49-901, rev 2; 85387-01-A-49-902, rev 2; 85387-01-A-49-903, rev 2; 85387-01-A-20-L09-101; 291-1-03; P2890.2.001; P2890.2.002 rev A; B7809-C.1.01; B7809-C.1.02; B7809-C.1.03; B7809-C.1.05; Design and Access Statement, C.F.Moller, July 2017; Townscape Views, C.F.Moller, July 2017; Landscape Proposal, Jamie Buchanan, July 2017; Planning Statement, DLBP, August 2017; Transport Statement, Vectors, August 2017; Planning Daylight, Sunlight and Overshadowing Report, BLDA Consultancy, August 2017; Noise Impact Assessment, Hawkins environmental, July 2017; Statement of Public Consultation, DLBP, August 2017; Civil Engineer's Stage 3 Report, Price and Myers, August 2017; Arboricultural Impact Assessment, agb environmental, June 2016; Energy and Sustainability Assessment, Desco and Price&Myers, July 2017; Overheating analysis, Desco, June 2017; Coburg Crescent post-submission, October 2017; Preliminary Ecological Appraisal, October 2017; Response (green roofs

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and landscape), 1 November 2017; Response letter (flood risk), 1 November 2017; Comment Response, November 2017.

Conditions

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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

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

3 Notwithstanding the details shown on the drawings hereby approved, prior to the commencement of the above ground works hereby permitted, detailed drawings (including sections) at 1:20 scale, and samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be built and maintained in accordance with the approved details and samples. The following details and samples are required:

- a) Material schedule and samples panels of the facing materials shall be provided on site;
- b) Detailed drawings of Balustrades (specification, colour, material, design);
- c) Details of windows, including details of measures to offer privacy and mitigate potential overlooking;
- d) Detailed drawings of Boundary treatments (material, colour, design shown at 1:10 scale); and
- e) Detailed drawings of the screening to the plant rooms.

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

Reason: To ensure that the external appearance of the building is satisfactory and to protect the amenity of surrounding properties (Policies Q2, Q7 and Q8 of the Lambeth Local Plan 2015).

4 No plumbing or pipes, other than rainwater pipes, shall be fixed to the external faces of the building.

Reason: To ensure an appropriate standard of design and to protect the character of the surrounding area (Policies Q5, Q8 and Q22 of the Lambeth Local Plan 2015).

5 Prior to the commencement of the development hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall be thereafter carried out in accordance with the approved details within 6 months of the date of occupation. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS4428:1989 (or subsequent superseding equivalent) and current Arboricultural best practice. The submitted details are expected to demonstrate the following:

- a) The quantity, size, species, position and the proposed time of planting of all trees, hedges, grass, shrubs, ground flora or climbers, and cover areas of open space within the development including, walls and boundary features;
- b) An indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection;
- c) Specification of which shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape;
- d) Confirmation that the recommended mitigation measures within section 5 of the approved Preliminary Ecological Appraisal (3 October 2017) have been incorporated in the landscaping plan;
- e) Lime tree T1 (as shown on plan ref P2890.2.001) to be removed;
- f) Planting of a minimum of 28 trees within the application site and the Palace Road Housing Estate gardens; and
- g) All other planting and landscaping improvements to the Palace Road Housing Estate.

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

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (policy Q2, Q9 and Q10 of the London Borough of Lambeth Local Plan (2015)).

6 Prior to the occupation of the development, a schedule of landscape maintenance for all new trees for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of who will care for the new trees and implement the schedule. The maintenance of the new trees, shall thereafter be carried out in accordance with the approved schedule, unless the written consent of the Local Planning Authority is received for any variation.

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (policy Q2, Q9 and Q10 of the London Borough of Lambeth Local Plan (2015)).

7 The development shall be constructed and operated thereafter to 'Secured by Design Standards'. A certificate of accreditation to Secured by Design Standards shall be submitted to the local planning authority for approval in writing prior to the residential occupation of the development.

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

Reason: To ensure that the development maintains and enhances community safety (policy Q3 of the London Borough of Lambeth Local Plan (2015)).

8 Prior to occupation of the development 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 thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

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

9 Prior to the commencement of the use hereby permitted, details of waste and recycling storage (Scale 1:20) for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for its designated use. The waste and recycling storage shall be shown with doors, and it should comply with the Lambeth's Refuse & Recycling Storage Design Guide (2013), unless it is demonstrated in the submissions that such provision is inappropriate for this specific development.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (policies Q2 and Q12 of the London Borough of Lambeth Local Plan (2015)).

10 Prior to the occupation of the development hereby permitted, a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be built in accordance with the approved details and shall thereafter be retained solely for its designated use. The use hereby permitted shall thereafter be operated in accordance with the approved Delivery and Servicing Management Plan. The submitted details shall include:

- a) The servicing and delivery times;
- b) Vehicular tracking for the largest type of refuse vehicle/HGV servicing the site;
- c) Waste movement plan (to comply with the guide for architects and developers on waste and recycling storage and collection requirements 2013).
- d) Details of how bins will be transported from the refuse store for collection;
- e) Confirmation the bins will be returned to the store after collection; and

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (policies Q2 and Q12 of the London Borough of Lambeth Local Plan (2015)).

11 Prior to the occupation of any part of the development hereby permitted, a Travel Plan Statement for the proposal shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include (but not be limited to):

- a) Measures to reduce the impacts of staff parking on surrounding streets, and should encourage sustainable transport options.
- b) Details of how visitors will be provided with advice specifying the local bus services, frequencies and destinations, and most direct walking routes to Tulse Hill Station.

The details approved in the Travel Plan Statement shall be fully implemented and maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: To ensure that the travel arrangements to the site are appropriate and to limit the effects of the increase in travel movements (Policy 6.3 of the London Plan (2016) and Policies T1 and T6 of the Lambeth Local Plan (2015)).

12 Noise from any mechanical equipment or building services plant, as measured in accordance with BS4142: 2014, shall not exceed the background noise level L90B(A) 15 minutes, when measured outside the window of the nearest noise sensitive or residential premises.

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

13 Noise from any source of amplified sound, speech or music shall not exceed the background noise level L90B(A) 15 minutes, when measured from outside the building.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally. (Policy Q2 of the Lambeth Local Plan 2015).

14 The site clearance shall be undertaken between September and February, and outside the normal bird nesting season, as recommended by the submitted Preliminary Ecological Appraisal, prepared by 3 October 2017.

Reason: To ensure that the clearance work do not impact on the breeding bird season. Policy EN1 of Lambeth Local Plan 2015.

15 No development shall take place until details of the final drainage strategy, including details of the implementation, the maintenance and the management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) Calculation of surface water runoff using 40% for climate change;
- b) Infiltration tests to prove that infiltration cannot be employed on-site, to support the use of underground storage;
- c) The final surface water drainage design to scale, showing all connections; and
- d) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value (policies EN5 and EN6 of the London Borough of Lambeth Local Plan (2015)).

16 Prior to the commencement of above ground works, an amended Energy and Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority. The Energy and Sustainability Statement should be updated using the guidance contained within the Mayor's Sustainable Design and Construction SPG, and it should cover (but not limited to) the following points:

- a) How materials that have a low embodied energy, can be sustainably sourced, are durable and non-toxic will be prioritized;
- b) What provisions are being used to connect to potential future planned energy networks; and
- c) How the use of existing resources will be maximized and waste generated from demolition and construction minimized.

The development shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted.

Reason: The above ground works shall not commence prior to this condition being discharged, in order to demonstrate that sustainability is integral to the design of the development as required by Policy EN4 of the Lambeth Local Plan (2015).

17 Prior to the commencement of above ground works, a BREEAM Design Stage certificate and summary score sheet shall be submitted to and approved in writing by the Local Planning Authority. The submitted documents shall demonstrate that the scheme can achieve 'Excellent' score across the entire development.

Reason: The above ground works shall not commence prior to this condition being discharged, in order to demonstrate that sustainability is integral to the design of the development as required by Policy EN4 of the Lambeth Local Plan (2015).

18 Prior to the first occupation of the development hereby permitted, a BREEAM Post Construction certificate and summary score sheet shall be submitted to and approved in writing by the Local Planning Authority. The submitted documents shall demonstrate that an 'Excellent' score has been achieved across the entire development.

Reason: To ensure that sustainability has been integral to the design of the development as required by Policy EN4 of the Lambeth Local Plan (2015).

19 Prior to the first occupation of any part of the development hereby permitted, a scheme showing the siting, size, number and design of the solar thermal panels and photovoltaic (PV) arrays, including cross sections of the roof of the building with the equipment in situ, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in strict accordance with the approved details.

Reason: To ensure that sustainability is integral to the design of the development as required by Policy EN4 of the Lambeth Local Plan (2015).

20 No demolition or development shall commence until full details of the proposed construction methodology, in the form of a Method of Construction Statement, have been submitted to and approved in writing by the local planning authority. The Method of Construction Statement shall include details regarding:

- a) The notification of neighbours with regard to specific works;
- b) Advance notification of road closures;
- c) Details regarding parking, deliveries, and storage;
- d) Details regarding dust mitigation;
- e) Details of measures to prevent the deposit of mud and debris on the public highway;
- f) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area;
- g) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network;
- h) Details of consultation with the Palace Road Housing Estate Residents' Association and residents during the preparation of the Method of Construction Plan; and
- i) Details for a site contact who may be contacted with any concerns during the construction period.

No demolition or development shall commence until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site or otherwise during the construction period in accordance with the approved details. The demolition and development shall thereafter be carried out in accordance with the details and measures approved in the Method of Construction Statement.

Reason: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (policies 7.14 of the London Plan (2015); and policies T6 and T8 of the Lambeth Local Plan (2015)).

21 No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

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

22 Prior to the occupation of the development hereby permitted a Community Use Agreement shall be submitted to and approved in writing by the local planning authority confirming that the community space will be made available for hire and use by the local community and community groups, subject to the normal operational constraints of the day centre service and with due consideration given to the need to safeguard the users and residents of the Resource Centre. The development hereby permitted shall thereafter be operated in accordance with the approved details.

Reason: To ensure the use of the proposed community space is made available for the use of the local community and community groups. (Policy S2 of the Lambeth Local Plan 2015).

23 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and/or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting

those orders with or without modification), the café use hereby permitted shall remain ancillary to the Class D1 purposes of the day centre service.

Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2012) to work with the applicant in a positive and proactive manner. The Council has made available on its website the policies and guidance provided by the Lambeth Local Plan (2015) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

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

2 Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.

3 Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.

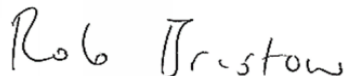
4 Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.

5 You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc. You are advised to contact the Highways team at the earliest possible opportunity.

6 For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit <http://nrmm.london/>

7 You are advised that the landscaping schedules (Condition 5) should endeavour to include measures to promote biodiversity including use of native species typical of locality and ground conditions or naturalised areas. They should also endeavour to include measures to encourage protected species to occupy the site, such as installation of bat and bird boxes on buildings, loggeries or wood piles on roofs, and creation of naturalised areas within communal areas.

Yours sincerely



Rob Bristow

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

Date printed: 31st August 2018

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.planningportal.gov.uk/planning/appeals. The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.