



Appeal Decision

Site visit made on 21 October 2019

by David Spencer BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25th November 2019

Appeal Ref: APP/N5660/W/19/3230387

Lambeth Methodist Mission, 3-5 Lambeth Road, London SE1 7DQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Lambeth Developments Ltd against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 18/03890/FUL, dated 31 August 2018, was refused by notice dated 9 April 2019.
 - The development proposed is demolition of existing building and redevelopment of the site to provide a replacement building for the Lambeth Methodist Mission (Class D1), two residential dwellings (Class C3), a hotel (Class C1), with associated cycle parking and hard and soft landscaping.
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Decision

1. The appeal is allowed and demolition of existing building and redevelopment of the site to provide a replacement building for the Lambeth Methodist Mission (Class D1), two residential dwellings (Class C3), a hotel (Class C1), with associated cycle parking and hard and soft landscaping, at Lambeth Methodist Mission, 3-5 Lambeth Road, London SE1 7DQ in accordance with the terms of the application, Ref 18/03890/FUL, dated 31 August 2018, and subject to the conditions set out in the schedule at the end of this decision.

Procedural Matters

2. The Appellant has submitted a revised Design & Access Statement and floorplans to accompany the appeal. This is to provide clarity that the requirement for 10% of hotel rooms to be wheelchair accessible would be met. I share the view of the Local Planning Authority (LPA) that this amendment would not result in a development that appear noticeably different to what interested parties have seen but that the omission of the site boundary makes them incomplete. Whilst I have had regard to these plans in considering the feasibility of wheelchair accessibility, I have nonetheless not amended those plans listed in the LPAs decision notice. I consider the matter of these amended plans would feed into the discharge of conditions. There is also confusion regarding drawing 516-17 2002 and I have taken the appellant's evidence that the later Rev M was the plan available at the time the LPA made its decision and that has informed the basis of my decision.
3. As part of the appeal, the appellant has submitted a signed and dated agreement under the provisions of Section 106 of the Town and Country Planning Act 1990, which would provide obligations for various matters, principally those identified in the fourth reason for refusal in the LPAs decision notice. I deal with the agreement below in the section on other matters.

4. Reference is made to Policy E10 of the emerging London Plan. During this appeal the Panel Report into the examination of the London Plan has been published and is a material change in circumstances. The London Plan 2019 remains to be submitted to the Secretary of State with a statement of intention to publish (adopt). I deal with the weight to emerging Policy E10 with reference to paragraph 48 of the National Planning Policy Framework (NPPF) in my decision below, including in reaching the overall conclusion.

Main Issues

5. The main issues in the appeal are as follows:

- (i) Whether the proposed scale and location of the hotel use (Class C1) would be appropriate in this part of the Borough having regard to the provisions of the development plan and the prevailing character;
- (ii) The effect of the proposed hotel on the living conditions of nearby residents, with particular reference to noise and disturbance; and
- (iii) The effect of the travel demand to the proposed hotel use on local highway safety.

Reasons

The proposed hotel use at the appeal location

6. The development plan comprises the London Plan 2016¹ and the Lambeth Local Plan 2015 (the LLP). The principal policies in respect of visitor accommodation are London Plan Policy 4.5(A)(c) and LLP Policy ED12. As is to be expected, there is a reasonable degree of symmetry between the policies with both seeking to focus new visitor accommodation into the Central Activities Zone (CAZ) and beyond this into town centres and opportunity and intensification areas. The appeal site immediately adjoins the CAZ boundary, which runs down the middle of Lambeth Road. It is not, however, within a town centre or an opportunity or intensification area.
7. London Plan Policy 4.5(A)(c) refers to allowing for smaller scale provision in CAZ fringe locations. Whilst the London Plan does not explain what is meant by "fringe locations" the Mayor's CAZ Supplementary Planning Guidance 2016 acknowledges that "fringe" can cover areas that adjoin the CAZ. Whilst this introduces some uncertainty to the designation, I find that the adjacency of the appeal site to the CAZ, together with its location within a block containing a mix of commercial, service and residential development of similar character to those nearby parts of the CAZ, means it can be reasonably considered a fringe location in accordance with London Plan Policy 4.5(A)(c).
8. Reference is made to Policy E10 of the emerging Draft London Plan – consolidated changes version July 2019, which has recently been examined. Policy E10 maintains a similar strategic approach to the location of new hotel provision in the capital but has removed the reference to the CAZ fringe. On a straightforward reading of emerging Policy E10, the appeal proposal would be contrary to it. However, given the stage of plan preparation and uncertainty around the eventual adoption of the London Plan I attach only limited weight to it.

¹ London Plan March 2016: The Spatial Development Strategy for London Consolidated with Alterations since 2011

9. Turning to Policy ED12 of the LLP, this states that smaller scale provision will be supported elsewhere in the Borough, outside of the CAZ, where public transport accessibility levels are good (>PTAL 4), in accordance with London Plan policy. The appeal site has a PTAL rating of 6b and so the appeal location would accord with this aspect of LLP policy. Matters therefore turn to what constitutes "smaller scale provision".
10. I note the LPA has provided comprehensive evidence that the median size of hotels in Lambeth is 107.5 bedrooms, reducing to 95 rooms if the 4 very largest hotels are excluded. This reduces further to a median hotel size outside of the CAZ of 80 rooms, which decreases to 69.5 rooms in those parts of the Borough outside of the CAZ relative to the appeal location. Additionally, the LPA has provided data of hotel proposals approved outside the CAZ in the Borough and only one scheme (148 rooms at 43-59 Clapham Road) would exceed the appeal proposal's 137 rooms. The proposed hotel would be of an appreciable scale in a local Lambeth context and firmly towards the upper end of what would reasonably be described as mid-size provision in the Borough.
11. Policy ED12 does not define smaller scale provision and the LPA submits this is a matter for local interpretation and invites reference to the evidence set out in paragraph 10 above. However, the relevant part of Policy ED12 in relation to "smaller scale" makes reference to "in accordance with London Plan Policy". Although not specified, this would reasonably mean Policy 4.5(A)(c) in this context. This London Plan policy defines the CAZ as the location for "strategically important hotel capacity", with "smaller scale provision" at CAZ fringe locations. The wording is not "small scale" as a term per se, but "smaller scale" by reference and comparison to what would be strategically important. The footnote to Policy 4.5(A)(c) defines strategically important capacity as that exceeding 15,000sqm outside Central London. There are hotels of that scale in Lambeth which provide a significant range of facilities and accommodation. Accordingly, the appeal proposal at just over 5,000sqm, whilst generously mid-size in a local context to Lambeth is nonetheless technically to be considered "smaller scale" for the purposes of Policy ED12 and Policy 4.5(A)(c). Consequently, the appeal proposal would accord with the locational requirements of LLP Policy ED12.

Balance and Mix of Uses

12. The scale of provision proposed through this appeal, together with the planned pipeline, may well result in a quantity of hotel accommodation in this part of the Borough in excess of forecast need and indicative targets. There is, however, little persuasive evidence of a resulting tangible harm to the balance and mix of uses in this part of the Borough arising from an exceedance of likely need. This would be harm either in terms of the direct loss of facilities and services important to the local community or shifts in the balance and mix of uses in what appears to be a reasonably mixed and vibrant part of the Borough.
13. The evidence shows a reasonable dispersal of hotel provision in the area, such that other hotels, with the exception of the Days Inn Hotel opposite, are generally divorced from the appeal site. The appeal proposal would correspond with the generally scattered provision rather than result in a significant clustering of hotel activity. The appeal proposal would retain and improve the community facilities on the site in accordance with Policy ED12(a)(ii). As set

out above, the proposed hotel would be located within a mixed block of land uses on the corner of Lambeth Road and Kennington Road which has a distinctly separate character to adjacent predominantly residential areas. The appeal location relates more to the pattern and mix of uses found in the CAZ immediately to the north.

14. I accept the appeal proposal, in combination with other nearby hotels, would introduce a significant transient population in the area. Given the surrounding uses, including tourist destinations, restaurants, pubs and other businesses, as well as the busy character of the adjacent Lambeth Road, I do not find the activity generated by the proposed hotel would be harmful to the prevailing character at the appeal location. There is little to persuade me that occupiers of the hotel would be drawn into the nearby residential areas, given Waterloo, Lambeth North tube station and most other facilities are to the north.
15. There is no requirement in either London Plan Policy 4.5(A)(c) or LLP Policy ED12, even in CAZ fringe locations or beyond, to demonstrate a need for a hotel proposal or demonstrate that alternative uses have been considered. The test in Policy ED12 is whether there would be an unacceptable harm (indicating there may be acceptable levels of harm) to the balance and mix of uses. For the reasons set out above, a threshold of unacceptable harm would not be breached here. Emerging Policy ED14 of the Draft Revised Lambeth Local Plan 2018 seeks to restrict further visitor accommodation in this part of the Borough, in part a response to concerns from local residents through initial Local Plan consultation. This draft Lambeth plan remains at relatively early stage and may change as a consequence of further evidence and examination. I therefore attach negligible weight to the draft policy and its intended more restrictive approach.

Other character considerations

16. The appeal site is situated within the Lambeth Walk and China Walk Conservation Area (LWCWCA). The heritage significance of the conservation area are the Nineteenth Century buildings along Lambeth Walk and the intactness of the London City Council residential estate of five storey flats at China Walk, constructed with reference to the Georgian style. The church complex, whilst of relatively simple, utilitarian appearance is now somewhat tired, reflecting cost restrictions at the time of its post-war construction, and it is in overall poor repair. Other than 'The Word' sculpture at the front of the building, which is a noteworthy feature, the building does not make a particularly positive contribution to the character or appearance of the LWCWCA and its loss would not be harmful.
17. The proposed scale and massing of the appeal scheme would be variable. The relatively modest scale of the replacement church building would provide appropriate transition to the adjoining surgery building, the former pub at No.17 Lambeth Road and nearby residential flats. The 12 storey hotel building would front onto Lambeth Road and would be the tallest building in the LWCWCA. However, it would visually combine to form a consolidated block of similarly scaled buildings on the Kennington Road and Lambeth Road corner including the adjacent International House and Lambeth Towers. Due to the restrained design and sense of solidity of the proposed hotel building it would not dominate the street scene in this part of Lambeth Road or in wider views from within the LWCWCA. With careful detailing to the final palette of

materials, which could be secured by condition, including the quality of brickwork, the proposed building would assimilate into its local context. Overall, the scheme would provide a positive response to the site and represent an enhancement to the character and appearance of the LWCWCA. I am also satisfied that the composed design of the appeal proposal would not adversely affect the setting of any nearby listed buildings nor any non-statutory locally listed heritage assets. Given the intervening distance and buildings there would be no adverse impact on the setting or openness of the Archbishop's Park.

Conclusion on first main issue

18. I therefore conclude that by virtue of its location on the fringe of the CAZ and being of a smaller scale (in contrast to strategically important provision), the appeal proposal would accord with the locational requirements in both London Plan Policy 4.5(A)(c) and LLP Policy ED12. This is the extant development plan at the time of this appeal which takes primacy over emerging Policy E10 of the examined London Plan 2019 which remains unadopted and the early draft of Policy ED14 in the emerging Lambeth Plan review. Furthermore, the appeal proposal would not unacceptably harm the balance and mix of uses or the character of this part of the Borough. On this basis the proposal would accord with the requirements of LLP Policy ED12(a)(ii). The scale of the proposal would be appropriate to its context and it would preserve and enhance the character and appearance of the LWCWCA in accordance with LLP Policy Q22. There would be no harm to the setting of listed buildings in accordance with LLP Policy Q20.

Living Conditions

19. The hotel entrance would be adjacent to 1-5 Lambeth Walk (International House) but the frequency of any noise from hotel guests coming and going very late or very early with wheeled suitcases would be unlikely to be significant, as evidenced by the data on frequency and timings of taxi drop-offs. Any limited activity late at night or early in the morning would be generally heard within the context of the traffic and activity on Lambeth Road and Kennington Road, both busy arterial routes in this part of the capital. The main entrance to the hotel would not be from a quiet residential street. Accordingly, I find the appellant's noise assessment reasonable in that occasional sounds from small groups making their way to and from the hotel would not be likely to significantly affect prevailing noise levels or the amenity of residents at International House.
20. The access to the hotel entrance would not be conducive to congregation and the stronger likelihood is for patrons to perfunctorily move from the Lambeth Road into the hotel. To minimise noise levels from rolling suitcases, the surface of the access to the hotel entrance requires consideration, the details of which could be secured by condition.
21. In terms of any cumulative impact, the nearest hotel is the Days Inn opposite, which is accessed from Kennington Road, rather than Lambeth Road. I note the LPAs aggregate figures of potential visitor population in hotels in this part of the Borough on any one night being around the 2,500 persons level. There is however scant evidence before me, other than generalised local resident concern, as to how this transient population is resulting in significant harm to nearby residential living conditions. There is little scope or reason for hotel

patrons congregating in any number in the immediate vicinity of the appeal site, noting the access to the Days Inn hotel is off Kennington Road. The appeal proposal would provide for an on-site ancillary bar and restaurant which would serve to contain some guests. Overall, the likely maximum number of patrons would be reasonably dispersed in their comings and goings with the vast majority likely to be arriving and leaving the hotel at sociable hours.

22. The appellant has prepared a daylight and sunlight report which has considered the appropriate nearby residential buildings as well as number of non-residential buildings. The impact on daylight would be generally within BRE guide target criteria. There would be various buildings in the vicinity of the appeal proposal, notably the flats at No.17 Lambeth Road, where there would be openings that would experience marginal exceedance of the BRE daylight guidelines resulting in a moderate to minor adverse impact. However, given the relatively dense urban context of the appeal location, reasonable residual daylight and access to direct skylight would remain such that there would not be a significantly harmful effect on the living conditions of occupiers of these dwellings. In respect of sunlight impacts would be acceptably close to BRE guidelines such that no adverse effect would arise.
23. The proposed buildings would be sufficiently separated from surrounding residential buildings to avoid any harmful effects on outlook. Similar would broadly apply in respect of privacy other than a small number of openings on the eastern elevation facing towards International House. Here careful consideration of the proposed obscure glazing on the submitted plans could be secured by condition to avoid any significant harm from any direct inter-visibility over short distances.
24. I therefore conclude, that subject to appropriate mitigation being secured by condition, there would be no adverse impact on the living conditions of nearby residents, with particular reference to noise and disturbance and privacy. The proposal would therefore accord with LLP Policies ED12(a)(ii) and Q2 which seek, amongst other things, to secure a good standard of amenity in the Borough, including in relation to visitor accommodation proposals.

Highway Safety

25. The site has excellent public transport accessibility (PTAL 6b) with bus stops on both Lambeth Road and Kennington Road. Lambeth North underground station is approximately 350 metres to the north and Waterloo station is within reasonable walking distance. The proposal would provide for on-site cycle parking and to address any concerns the precise amount and location could be secured by a condition, as could a travel plan to manage staff and patron travel. Overall, given its sustainable location, it is reasonable that the proposal would be car-free, other than a dedicated disabled parking space.
26. LLP Policy ED12(a)(i) requires all visitor accommodation to provide appropriate off-street pick-up and set-down points for taxis and coaches. The appellant forecasts an average 15 taxi trips per day dropping off at the hotel and I share the assessment in the appellant's comprehensive transport assessment that there would be sufficient capacity within Lambeth Walk to safely accommodate this. No coach provision is made at the appeal site and I note that Transport for London share the conclusions in the appellant's Transport Assessment that coach demand would be low. I observed the nearby drop-off points in Lambeth Road and Cosser Street both of which are only a very short walking distance

from the appeal site. I have no persuasive evidence that these would not be reasonable options or that a condition securing a Coach Parking Management Plan would not effectively manage coach parking.

27. I therefore conclude the travel demand to the proposed hotel use would not have an unacceptable impact on local highway safety. The proposal would be served by appropriately located off-street pick-up and set-down points for taxis and coaches. The appeal proposal would therefore conform with Policy ED12(a)(i) and NPPF paragraphs 108 and 109.

Other Matters

28. The LPA identified a number of measures it which it considered necessary for mitigation, particularly in relation to transport, trees and employment and skills, which in the absence of a planning obligation resulted in a reason for refusal. The appellant has submitted a legal agreement dated 30 September 2019 signed by the appellant, those with an interest in the site and the Council. The agreement is presented in terms of Section 106 of the Town and Country Planning Act 1990 (as amended) but also Section 16 of The Greater London Council (General Powers) Act 1974 and Section 111 of the Local Government Act 1972. I have considered these obligations in light of the tests within Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and government policy and guidance on the use of planning obligations.
29. Whilst the obligations presented are in the form of a signed legal agreement between the main parties there is negligible explanation in any of the statements, appendices to the statements or in the original committee report (plus addendums) to explain how the obligations (and the calculation for particular financial contributions) would meet the lawful tests at CIL Regulation 122, repeated at paragraph 55 of the NPPF. It is observed that the agreement contains the provision that should I find an obligation not to meet the tests it would not have effect (the 'blue pencil clause' at paragraph 17.2).
30. LLP Policy D4 sets out the general approach to planning obligations and identifies where they will be sought. Lambeth has adopted a Community Infrastructure Levy (CIL) but as of 1 September 2019 there is no restriction on duplication between what is sought through the CIL Regulation 123 list and by planning obligation and no pooling restriction.
31. The agreement contains an obligation for phasing of the scheme. This would be in accordance with Policy D4 and necessary to make the development acceptable in planning terms and directly related to the development and so I have taken it into account.
32. The carbon off-setting contribution of £5,436 is something that could, in principle be secured through a planning obligation in line with LLP Policy D4(b)(xiii). London Plan Policy 5.2(E) clearly allows for financial contributions where proposals cannot meet carbon reduction targets on site. The appellant's Energy Strategy and Sustainability Statement both acknowledge that the two proposed residential units would fall short of the requirements of Policy 5.2. The calculation of the figure of £5,436 is set out in correspondence provided by the LPA dated February 2019 on the basis of 3.02 tonnes x £60 over a period of 30 years. It would be fairly and reasonably related in scale to the development and I have therefore taken it into account.

33. The obligation to employ a community development worker to engage with local residents for a period of 6 months prior to the occupation of the community building and for a period of 2 years following first occupation of the community building would not be a necessity under either LLP Policies S1 or S2 to make the development acceptable in planning terms. LLP Policy D4 (b)(viii) refers to employment in the context of access to employment opportunities created by the development but the evidence submitted with the appeal proposal identifies the employment that would be generated by the replacement church/mission element. Overall, I find the obligation would not meet any of the 3 tests necessary for lawfulness and so I have not taken it into consideration.
34. The basis for the obligation to register for the considerate constructors scheme is not specified within LLP Policy D4. Based on the very limited evidence available I do not consider the obligation would be necessary to make the development acceptable in planning terms.
35. An obligation to provide an Employment and Skills Plan to cover construction and post occupation including reasonable endeavours to secure a percentage of jobs created by the development during construction and first 2 years of end-use occupation for local residents, engagement with local school and colleges to promote the skills and qualifications needed for employment in the commercial sectors of the end-use occupiers would be a necessary and proportionate requirement in for the development to accord with LLP Policies D4 and ED14. In respect of the proposed financial contributions of £15,090 (£13,595 (hotel/church) and £1,495 (residential) to deliver local training initiatives, whilst the principle would accord with LLP Policy D4(B)(viii), there is very little evidence as to the basis of these costs, how they are proportionate to the appeal proposal and how they would be implemented. I therefore find this element of the obligation would not meet the tests and so I have not taken it into account.
36. In respect of transport and highways, it would appear that the proposal should deliver two disabled parking spaces for visitors / employees to the church and hotel uses. One space would be provided onsite leaving a requirement to secure an additional on-street space. A contribution of £10,000 towards the provision of one on-street disabled parking space is sought but I have insufficient evidence of the basis and reasonableness of this figure. I therefore cannot conclude on whether it would be fairly and reasonably related to the scale and kind of development and so I have not taken it into account.
37. The same applies to the proposed contribution of £55,000 towards the provision of a signalised pedestrian crossing at the junction of Lambeth Road and Hercules Road and the £10,000 contribution to Legible London signage. In respect of the pedestrian crossing issue, the nearby Lambeth Road/Kennington Road junction is traffic light controlled with signalised pedestrian crossings on each arm and there is a zebra crossing immediately to the front of the site on Lambeth Road. I therefore find the pedestrian crossing contribution not to be justified or directly related. The principle of the legible London signage contribution would appear to be sound and in accordance with LLP Policies D4, T1 and T2, however, the lack of evidence on how a proportional cost of £10,000 has been assigned to the appeal proposal means a firm conclusion against the legal test of being fairly and reasonably related in scale and kind to

the development cannot be reached. Therefore, I cannot take the obligation into account.

38. There are two street trees immediately to the front of the appeal site on Lambeth Road and the Council's concerns regarding the need to manage these trees so as not to adversely affect the appeal proposal are reasonable. The trees are determined to have a reasonable remaining lifespan (100 years) and the Council has provided reasonable costs of pruning at £780 for both trees every two years. On this basis the obligation to provide a maintenance contribution of £19,500 per tree would be justified and meet the legal tests and so I have taken it into account.
39. The obligation also provides for financial contributions attributable to the loss of amenity as a consequence of pruning the tree and a contribution (expressed as a range) should the tree be lost or seriously damaged within 5 years of substantial completion. The figures are significant and amount to a loss of amenity sum of £64,511 and a loss of trees sum in the range of £172,029 to £193,534. The evidence before me refers to a Capital Asset Value for Amenity Trees (CAVAT) system developed by the London Tree Offices Association as basis for these costs. It is unclear what the threshold is for using the CAVAT system or how the costs have been calculated. The appellant's arboricultural report provides a comprehensive assessment of likely impact on the trees and only a very moderate amount of pruning required such that I find its assessment of an overall minor impact to be reasonable. Tree protection measures during construction would be separately covered by condition to significantly minimise risk. Taking all this into account the proposed amenity and loss contributions would not meet the tests of necessity and so I have not taken them into account.
40. The agreement covenant restricting occupants of the 2 flats from obtaining residential parking permits or occupiers of the hotel obtaining a permit for a business parking bay. Under the provisions of Section 16 of The Greater London Council (General Powers) Act 1974 the principle of securing a car-free development through inhibiting the take-up of parking permits is valid as an obligation given that it would be in connection with the land. The site is within a PTAL rating of 6b (excellent accessibility) and given the sustainability of the location and the general constraint of on-street parking provision in the area it is therefore necessary, directly related and fair and reasonable to regulate the take-up of parking permits in this part of Lambeth through the obligation as presented. This would accord with LLP Policy T7.
41. The proposed monitoring fee of £10,216.85 and the separate travel plan monitoring fee of £5,300 would be within the bounds of proportionate and reasonable as endorsed at PPG paragraph 23b-036-20190901. I therefore find them lawful and have taken them into account.
42. To summarise, there are a number of obligations that I have not been able to take into account because there is insufficient evidence before me that they would meet the required tests in CIL Regulation 122. Chief amongst these are the proposed highways obligations, the tree amenity and loss sums and the employment and skills financial contribution. In respect of trees, I am satisfied that without the financial sums for amenity and potential loss the appeal proposal would be acceptable through the tree protection measures secured by condition, the appellant's thorough analysis of tree impact and the proposed

contribution for regular tree management. Turning to highways, I there is no persuasive evidence that without the pedestrian crossing funding, additional legible London signing and an on-street disabled parking space that the scheme would result in unacceptable impacts on accessibility or highway safety.

Planning Balance and conclusion

43. I note the scale of local objection to the scheme including concerns that the proposal would offer relatively little to address the needs of the local community and impact of additional hotel development on the locality. On the other hand the site is not purposefully allocated for a particular use and there are counter representations, including a petition, in favour of the scheme, particularly the new church and community hall building elements. I also have found on matters of the principle of the location with extant development plan policy there would be compliance and no unacceptable harm to the local character. Nor would there be any significant harm to the living conditions of nearby residents or an unacceptable impact on highway safety.
44. I am mindful that emerging policy in both the London Plan and the draft Lambeth Local Plan would represent a tightening of the location for future hotel development including removing the CAZ fringe concept. I therefore attach limited weight to the conflict with the emerging London Plan Policy E10 and almost no weight to the conflict with the early stages of the Lambeth Local Plan review. In considering the conflict with the emerging policy, any moderate harm would be significantly and demonstrably outweighed by the benefits which include the delivery of a modern, well-equipped replacement Mission building which would have wider social benefits as a local community facility. The appeal proposal would viably replace an existing community building in a poor condition, which requires substantial intervention to address poor layout, no disabled access to upper floors and limited kitchen and WC facilities. The appeal proposal would present an opportunity to create a modern, efficient, accessible building of which the existing community and homeless and vulnerable people would be beneficiaries. I give significant weight to these social benefits. The proposed hotel use would create 45 new jobs, together with construction jobs, which would be a significant economic benefit. The appeal proposal would also deliver notable environmental benefits in the energy performance of the buildings.
45. Overall, the appeal proposal would represent sustainable development, in accordance with the extant development plan and national policy. Consequently, and having regard to all other matters raised, I allow the appeal.

Conditions

46. The LPA has suggested conditions which would be necessary if the appeal were to be allowed. I have considered these in light of the content of the PPG on the use of conditions and the guidance at paragraph 55 of the NPPF and where necessary amended the wording slightly for comprehension.
47. In addition to the standard time limit condition (1), a condition (2) requiring the development is carried out in accordance with the approved plans is necessary for the avoidance of doubt and in the interests of proper planning. I have taken the plans as those being on the LPAs decision notice and where necessary updated to reflect the appellant's comments regarding latest plans. Notwithstanding the detail contained on the approved plans it remains

- necessary that a condition (14) requiring various details is imposed to ensure the development functions well, has a satisfactory appearance and would secure 10% of hotel accommodation as wheelchair accessible. Further conditions (3), (15) requiring a phasing plan and a sequencing are also necessary given the two distinct components of the appeal scheme, thus ensuring the development comes forward in a satisfactory order.
48. A number of conditions (4), (5), (6), (9), (10) and (11) are all necessary to ensure that the construction of the development, including the demolition of the existing structures, protects both the amenity of local residents and the quality of the surrounding environment, including amongst other things, air quality, dust and noise. The principle mechanisms are a Demolition Management Plan, a Construction and Environmental Management Plan and an Air Quality and Dust Management Plan and this would provide reasonable and enforceable means to secure a development in accordance with, amongst other things, London Plan Policies 5.3 and 7.14, LLP Policy Q2 and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition. Conditions (7) and (8) are both necessary to ensure the proposal takes full account of flood risk and incorporates appropriate drainage solutions.
 49. In terms of the built environment, a condition (12) requiring the reinstatement of the 'Word' sculpture is necessary to ensure development is sympathetic to local history. A condition (59) requiring that the archaeological interest of the site is properly considered is also necessary given its location and the need to maintain evidence about the historic environment. Given the LWCWCA location and the prominence of the site within Lambeth Road conditions (13) and (14) requiring details of external materials and complete and appropriately scaled plans of important detailing respectively, are both necessary to preserve and enhance the historic environment and secure a satisfactory appearance. Further conditions (16), (17) and (18) requiring details of signage to be approved, removal of permitted development rights in relation to aerials, antennae and telecommunications equipment and details of the proposed communal garden are all reasonable given the LWCWCA location of the site and the need to a secure high quality and relatively unfettered building and I have imposed them accordingly.
 50. A condition (19) requiring the flats are constructed to M4(2) standard is necessary for compliance with the development plan (London Plan policy 3.8). There is scarce evidence that one of the two flats should be built to the M4(3) standard and so it would be unreasonable to impose such a condition. A condition (20) requiring a Hotel Accessibility Management Plan is necessary including details on 10% of bedrooms to be built to wheelchair accessible standards. A separate condition on the 10% provision would not be necessary.
 51. Various conditions (21), (22) and (23) are all necessary to protect the living conditions of the occupiers of the two flats within the appeal proposal. Further conditions (24), (25), (26), (27), (29), (30), (31) and (32) are necessary to control external plant and ventilation, the hours of use and capacity at the church/community hall and the general noise environment to protect the living conditions of surrounding residents. I have rationalised a number of conditions on ventilation and extracting systems to avoid unnecessary duplication. A condition (33) specifying obscure glazing to those openings on the east elevation of the proposed hotel building as shown on the approved plans is

- necessary given the proximity of International House. It is not necessary that all openings on the east elevation be obscured glazed. A condition (34) requiring details of external lighting is also necessary to safeguard the character of the area and avoid harmful light pollution. Conditions (35) and (36) on secured by design are also necessary to secure community safety in accordance with LLP Policy Q3. It is also necessary in the interests of local amenity, as well as the character of the area, that conditions (49) (50), (51) and (52) are all imposed to ensure that servicing and waste and recycling facilities are properly considered and located.
52. Given the adjoining street trees conditions (37), (38), (39), (40) and (60) are all necessary to secure appropriate safeguarding of these valuable environmental assets. Conditions (41), (42) and (44) are all necessary to ensure proper landscaping and hard surfacing is provided and maintained to assimilate the scheme into its context and ensure the surface material on the access route from Lambeth Road to the hotel entrance minimises noise from rolling suitcase wheels. A condition (43) on bird and bat boxes is necessary to secure net biodiversity gain.
53. In relation to access and travel demand, conditions (45), (46), (47), (48), (61) and (62) are all necessary to ensure sustainable modes of travel are secured consistent with the PTAL rating of the location and the car-free nature of the proposal. In terms of wider sustainability, conditions (53), (54), (55), (56), (57) and (58) are all necessary to meet development plan requirements on the environmental performance of commercial and community buildings.
54. A number of conditions (5), (6), (7), (9), (10), (11), (37), (38) and (59) have pre-commencement requirements, all of which I consider justified given the need to ensure local residents, the environment and highway safety are adequately protected prior to start of demolition. In accordance with Section 100ZA(5) of the Town and Country Planning Act 1990 the appellant has provided written confirmation that the pre-commencement conditions are acceptable.
55. The LPA has suggested conditions which I have not imposed. A condition requiring the scheme architect is retained during the scheme's implementation would not be reasonable given the approved plans and the various conditions that have been imposed would give the LPA appropriate control over the appearance and function of the scheme. A condition requiring the ancillary café in the church building is only available to those using the church/community hall is neither reasonable or enforceable. Similarly, a condition restricting the ancillary bar/restaurant to the hotel to guests only would not be enforceable and so I have amended the condition (28) to restrict the facility becoming a separate entity only and I do this in the interests of protecting the living conditions of nearby residents, notably in International House. A separate condition on external pipework would not be necessary given it is a matter of detail to be approved under condition 14. Given the various conditions managing the use and noise from the church/community hall building a further condition requiring a Community Use Agreement would be onerous and unreasonable given the established use at the appeal site.

David Spencer

Inspector.

Schedule of conditions

1. The development to which this permission relates must be begun no later than three years from the date of this decision notice.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

4748-T;
516-17 499;
516-17 500;
5079_B;
5079_1;
5079_2;
5079_G;
5079-E, Sheet 1 of 3;
5079-E, Sheet 2 of 3;
5079-E, Sheet 3 of 3;
5079_S, Sheet 1 of 4;
5079_S, Sheet 2 of 4;
5079_S, Sheet 3 of 4;
5079_S, Sheet 4 of 4;
5079_SS, Sheet 1 of 4;
5079_SS, Sheet 2 of 4;
5079_SS, Sheet 3 of 4;
5079_SS, Sheet 4 of 4;
516-17 0520;
516-17 0521;
516-17 0522;
516-17 0523;
516-17 0524;
516-17 2000 Rev P;
516-17 2001 Rev P;
516-17 2002 Rev M;
516-17 2003 Rev Q;
516-17 2004 Rev Q;
516-17 2005 Rev Q;
516-17 2006 Rev Q;
516-17 2007 Rev Q;
516-17 2008 Rev G;
516-17 2010 Rev L;
516-17 3010 Rev H;
516-17 3011 Rev J;
516-17 3012 Rev H;
516-17 3013 Rev J;
516-17 3014 Rev F;
516-17 3015 Rev E;
516-17 3016 Rev E;
516-17 4000 Rev F;

516-17 4001 Rev F;
516-17 4002 Rev D;
516-17 4003 Rev D;
516-17 4004 Rev D;
516-17 4005 Rev E;
516-17 510 Rev K;

3. Prior to the commencement of works (with the exception of demolition) hereby permitted a construction sequencing plan for the hotel and church hall and flexible community space buildings shall be submitted to and approved in writing by the local planning authority.
4. 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).
5. Notwithstanding the details submitted, the demolition hereby approved shall not be carried out until a Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority. Demolition shall thereafter be carried out in accordance with the details and measures approved in the Demolition Management Plan for the related phase, unless the written consent of the Local Planning Authority is received for any variation.
6. Notwithstanding the details submitted, no demolition or construction works shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
 - An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
 - A description of management responsibilities;
 - A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
 - Site working hours and a named person for residents to contact;
 - Detailed Site logistics arrangements;
 - Details regarding parking, deliveries, and storage;
 - Demonstrate how HGV movements and any requirement to work within the highway will be minimised;
 - Assess and mitigate any changes to highway operation required;
 - Ensure the safe operation of the site;
 - Exclude construction movements from peak hours when pedestrian and cycle movements are higher;

- Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring and reporting measures;
- Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
- Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc; and
- As appropriate, evidence of and details related to consultation with local residents, Lambeth Walk Group Practice and Kings College Maths School in respect of the CEMP.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.

7. No demolition or development shall take place until a Basement Method Statement and Flood Risk Assessment have been submitted to and approved in writing by the Local Planning Authority. This statement shall include details regarding:
 - (a) Detailed site-specific analysis of hydrological and geotechnical local ground conditions;
 - (b) Analysis of how the excavation of the basement may impact on the water table and any ground water floor, and whether water perched is present;
 - (c) Details of how flood risk, including risk from groundwater and surface water flooding has been addressed in the design, including details of any proposed mitigation measures;
 - (d) Details of measures proposed to mitigate any risks in relation to land instability;
 - (e) Demonstration of how cumulative effects have been considered; and
 - (f) A comprehensive non- technical summary document of the assessments provided, and information submitted against (a) to (e) of this condition.
8. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details, Flood Risk Assessment and Surface Water Management Plan, Rev A, Job No. 1757, dated 22/08/2018, prepared by Heyne Tillett Steel. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
9. No demolition or development shall commence until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority. In preparing the AQMDP the applicant should follow the guidance on mitigation measures for Low Risk sites set out in Appendix 7 of the Control of Dust and emissions during Construction and Demolition SPG 2014 for earthworks, construction and trackout and Medium Risk for demolition. Both 'highly recommended' and 'desirable' measures should be included. The AQDMP

can form part of the Construction Environmental Management Plan (CEMP). The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):

- a) A summary of work to be carried out;
- b) Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
- c) Inventory and timetable of all dust and NO_x air pollutant generating activities;
- d) List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
- e) Details of any fuel stored on-site;
- f) Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions)
- g) Summary of monitoring protocols and agreed procedure of notification to the local authority; and
- h) A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring.

Automatic continuous PM₁₀ monitoring should be carried out on site.

Baseline monitoring should commence at least 3 months before the commencement of works and continue throughout all construction phases. Details of the equipment to be used, its positioning, trigger levels, additional mitigation to be employed during high pollution episodes and a proposed alert system should be submitted to the Council for approval.

10. No demolition or development shall commence until all necessary pre-commencement measures described in the AQDMP have been put in place and set out on site. The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP.
11. No demolition or development shall commence until an updated Air Quality Assessment to include Air Quality Neutral Assessment for Transport and Buildings has been submitted to and approved in writing by the local planning authority. The assessment should explain that the Transport assessment is presented against the Transport Emission Benchmark (TEB) to prove air quality neutrality. Include details on air quality neutrality for the building emissions or details on how the development will be heated/powered.
12. The 'Word' sculpture shall be permanently reinstated in the located illustrated on drawing ref: 516-17 2001 Rev P prior to first occupation of the development hereby permitted, and thereafter be retained unless otherwise agreed in writing.

13. Notwithstanding the details shown on the drawings or supporting information hereby approved, no above ground construction works of the development hereby permitted shall commence until, samples and a schedule of the materials to be used in the external elevations, including on site samples of all external brickwork (including pointing, bonding and special brick detailing) erected on site for inspection, shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.
14. Notwithstanding the details shown on the drawings or supporting information hereby approved, no above ground construction works shall commence until drawings showing all external construction detailing of all development have been submitted to and approved by the Local Planning Authority in writing, unless otherwise agreed in writing by the Local Planning Authority. The drawings shall include details of:
- Detailed elevations
 - Details of windows (including technical details, elevations, reveal depths, plans and cross sections)
 - Details of terraces and balconies (including soffits), balustrades and privacy screens
 - Details of entrances, canopies and doors (including technical details, elevations, surrounds, reveal depths, plans and sections)
 - Details of roof treatments, cills and parapets
 - Details of rainwater goods (including locations and fixings)
 - Details and location of rainwater pipes, flues and vents
 - Details of the privacy screen proposed between the communal amenity space (located on the roof of the part single storey element) and hotel.

The details set out above shall be provided at 1:5 scale (including sections) or 1:20 elevational studies whichever is most suitable for the detail in question. The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.

15. Prior to the first use/occupation of the Hotel use hereby permitted, or in accordance with an alternative timetable that has first been submitted to and approved in writing by the Local Planning Authority, the Class D1 (Lambeth Methodist Mission) and Class C3 (residential use) elements of the development hereby approved shall be completed including the external façade and fitted out.
16. Notwithstanding the details on the drawings and documents hereby approved, prior to first occupation of the development hereby permitted, full details of the buildings fascia and signage shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being granted.
18. Notwithstanding details shown on the approved plans, provision of 54.9sqm of the communal amenity area located on the roof of the part single storey element (preferably to the front of the site) should be dedicated to the occupiers of the residential units. No residential unit shall be occupied until full details of the communal amenity space provisions for the residential units have been submitted to and approved in writing by the local planning authority and the development has been implemented in accordance with the approved details and thereafter retained.
19. All residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.
20. Prior to the commencement of the Hotel use a Hotel Accessibility Management Plan (HAMP) shall be submitted to and approved in writing by the local planning authority. The HAMP should include the following:
 - Reserving rooms for disabled people (such as last-let basis);
 - Allocating adjacent /interconnecting rooms for personal assistants (including policy on room charges);
 - Providing welcome packs (which include the Access Statement as recommended in PAS 88:2008) including detailed information of the room, its facilities and mobile equipment, the contact details for the Accessibility Coordinator or a trained advisor based within the hotel and familiarisation tours on arrival;
 - Allocating parking on the premises or alternative arrangements to facilitate older people and those with a Blue Badge;
 - Design and maintenance of furniture and fittings that are part of the accessibility provision of a room;
 - Providing, maintaining and reserving equipment, such as mobile hoists, hearing loops, shower and bath seats, etc;
 - Arrangements for making standard equipment accessible for example by indicating unimpeded access to curtains, and storage of spare linens within reach of a wheelchair user;
 - Means of escape procedures;
 - Encouraging feedback from disabled guests;
 - Reviewing the Accessibility Management Plan;
 - details illustrating that 10% of bedrooms constructed are fully wheelchair accessible.

The Hotel use thereafter shall be operated in accordance with the approved Hotel Accessibility Management Plan, unless the written consent of the Local Planning Authority is received for any variation.

21. The residential units hereby permitted shall be designed and constructed to meet the following noise standards: a) for living rooms, 35 dB(A) LAeq 16 hour between 0700 and 2300 hours; b) for bedrooms, 30 dB(A) LAeq 8 hour between 2300 and 0700 hours; and c) to not normally exceed 45 dB(A) max for any individual noise event (measured with F time weighting) between 2300 and 0700 hrs.

22. Prior to the commencement of construction works above ground of the development hereby permitted, a scheme of sound insulation and vibration isolation for the residential units located within church hall and flexible community space building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standard as detailed in BS8233:2014 with no relaxation for exceptional circumstances and must include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority 2 months prior to occupation of the residential units.

23. Prior to the commencement of construction works above ground of the development hereby approved a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB LAEQ(16 hour) shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to occupation.

24. Prior to the commencement of construction works above ground of the development hereby permitted, full details (including elevational/section drawings) and a tabulated Schedule of any proposed internal and external plant equipment and trunking, including building services plant, ventilation and filtration equipment and commercial kitchen exhaust ducting / ventilation, for the buildings shall be submitted to and approved in writing by the Local Planning Authority. All flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained and operated in accordance with the manufacturer's instructions.

25. The uses hereby permitted, or the operation of any buildings services plant, shall not commence until an assessment of the acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority.

The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 10dB less than background.

26. Other than for the purposes of worship the hours of operation of the church hall and flexible community spaces (including celebrations of marriage) shall be:

08:30 hours to 22:00 hours Monday to Thursday
08:30 hours to 23:00 hours on Fridays and Saturdays
09:00 hours to 19:00 hours on Sundays

And other than for the purposes of worship excluding celebrations of marriage no amplified music, public announcement equipment or live music shall take place in the church hall and flexible community spaces during night time hours of between 22:00 hrs and 08:30 hrs Monday to Sunday

And other than for the purposes of overnight sleepers linked to a homeless charity would be allowed to remain in occupation overnight with usage restricted to no more than one night a week.

27. The overall capacity of the Church hall/community flexible spaces building is limited to 150 people at any one time for the purposes of Worship and overnight sleepers linked to a homeless charity, large events or cumulative uses within the church building that exceed 55 people at any one time are limited to 60 occurrences/events in any one calendar year.
28. The ancillary bar/restaurant use located within the Hotel building is not to be used as a separate standalone bar/restaurant (A3/A4 Use Class).
29. Noise from any source of live music or amplified sound, including but not limited to speech or music shall not exceed the background noise level L90B(A) 5 minutes, when measured from outside the building.
30. Prior to commencement of construction works above ground, a scheme of noise assessment mitigation and validation monitoring of the church hall and flexible community space building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include supporting drawings and calculations provided by a suitably qualified person and must derive details of insulation and a system of amplified noise control that shall ensure that operational noise levels from the commercial use do not exceed NR25 within potentially adversely affected residential or other noise sensitive locations. The activities to be considered shall include the holding functions and the playing of live or amplified music within the development. The scheme must include details of:

- a) the work to be undertaken including but not limited to provision of lobby doors at each main entrance to control noise break out and measures to mitigate flanking noise and insulate service penetrations into adjoining residential units;
- b) at least 3 validation visits to monitor compliance and quality of the mitigation work;
- c) the key stages where photographic evidence will be provided to document the work;
- d) a post completion noise test prior to commencement of operations
- e) The maximum noise level at which music shall be played in the premises.

The completed post completion validation report detailing compliance with the above shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The measures as approved shall thereafter be permanently retained.

31. Prior to first occupation of the development hereby permitted a scheme of noise control for the church hall and flexible community space building shall be submitted to and approved in writing by the local planning authority. The scheme shall be written by a suitably qualified person and shall specify but not be limited to;

- I. the noise level at which amplified music will be played
- II. the frequency with which live music shall be played
- III. the control measures that will be used and
- IV. details of the complaint recording and management plan.

The scheme shall not rely on BS4142 as the metric for compliance and must take due account of the bass frequency characteristics and the detailed scheme of noise assessment approved in condition 30 above. The approved plan shall thereafter be maintained and adhered to for the duration of the use.

32. Prior to first occupation of the development hereby permitted a suitably qualified person shall be appointed to design and install a multi speaker array with built in noise limiting device setup in accordance with the recommendations of the scheme of noise control measures detailed in condition 31 above. The proposed scheme must be submitted to and approved in writing by the LPA and the uses hereby permitted shall not commence until the approved details are fully implemented. The use hereby permitted shall thereafter be operated in accordance with the approved details.

33. Prior to the first occupation of the Hotel Use hereby permitted, those windows within the east elevation of the Hotel Building shown on drawing 516-17 3011 Rev J as obscure glazing shall be non-opening and obscure glazed to a height of 1.8m from finished floor level and shall be retained as such for the duration of the development.

34. Notwithstanding the details on the drawings and supporting information hereby approved prior to the first occupation of any part of the buildings, full details of the external lighting strategy for the development shall be submitted to and approved in writing by the local planning authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

The details shall include a specification of the lighting, location, lux values, details of light spillage, and details of shielding to neighbouring properties. All luminaries shall be orientated and designed in such a way to minimise light spillage beyond the boundary of the site and to prevent glare into the window of residential properties. The approved lighting shall be installed in the relevant parts of the development before the development is first occupied, or in accordance with an agreed implementation strategy, and retained hereafter for the duration of the development in accordance with the approved details.

Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

35. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development (exception of demolition works) and shall be implemented in accordance with the approved details prior to occupation.
36. Prior to first occupation of the Buildings hereby approved a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved in writing by the local planning authority.
37. No demolition or development shall commence until a Tree Protection Plan that accords with BS5837:2012 and relates to street trees identified as T1 and T2 (Tree Survey drawing ref: 170805-P-10) within the submitted Arboricultural Report (Ref: 170805-PD-11), prepared by Tim Moya Associates, dated August 2018, shall be submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall be implemented in strict accordance with the approved details and put in place before any machinery, demolition, materials storage or development commences on the site. The tree protection measures shall only be

dismantled, removed or altered following written authorisation from the Local Planning Authority.

38.No demolition or development shall commence until an Arboricultural Method Statement in relation to third party trees on Lambeth Road in accordance with BS5837:2012 relating to:

- a) groundworks within the Root Protection Area (RPA) of third party trees located on Lambeth Road for any construction activity (including the installation of hard surfaces),
- b) all required Access Facilitation Pruning;
- c) details of a pre-commencement meeting (to include the Tree Officer) together with a schedule of all confirmed site supervision and tree protection monitoring;
- d) details of correct foundation design to prevent potential damage to buildings from tree related subsidence in the future;
- e) no excavation for service runs within RPA's whatsoever unless tunnelling under root systems or the use of vacuum excavation no dig method to be under supervision; f) works near tree to be supervised by an externally appointed arboriculturist with sign-off at key stages; and

shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the respective Method Statements shall be implemented in strict accordance with the approved details.

39.A drawing showing the confirmed route of all service and drainage routes outside of all retained tree root protection areas (BS5837:2012) shall be submitted to and approved in writing before any part of the demolition and development commences. The development shall thereafter be implemented in strict accordance with the approved details.

40.The completed schedule of supervision and monitoring for the arboricultural protection measures as agreed under condition 45 above shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted.

41.Prior to the commencement of the construction works above ground of the development hereby approved a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall thereafter carried out in accordance with the approved details within the first planting and seeding season following the date of first occupation of buildings. All tree, shrub and hedge planting included within the above specification shall accord with S3936:1992, 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 treatment of all parts of the site not covered by buildings including walls and boundary features;

- b) Any landscape areas at roof level would need to ensure that the pits support the growth of trees and larger plant and shrub varieties;
- c) The quantity, size, species (including biodiverse and vertical planting), position and the proposed time of planting of all trees and shrubs to be planted and shall provide as a minimum clean cover and suitable growing media of at least 400mm;
- d) An indication of how they integrate with the proposal in the long term with regard to their root growth (including consideration of sub surface products to allow unfettered root growth), mature size and anticipated routine maintenance and protection;
- e) Specification of which shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape;
- f) All hard landscaping including all ground surfaces, any ramps or stairs plus wheel chair access (including how the needs of all ambulant and disabled persons have been taken into consideration) together with finished ground levels and site wide topographical levels; and
- g) include planting along the boundary with 1-5 Lambeth Road ('international house')
- h) The materials to be used for the surface of the approach to the hotel entrance should minimise noise. Details/specifications of how this minimises noise should be provided.

The scheme shall include post construction validation of the 400mm clean cover.

- 42. All planting, seeding or turfing comprised in the approved details of landscaping scheme 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 earliest of first 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.
- 43. Prior to the commencement of construction works above ground level, details of bird and bat boxes locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained unless prior written approval is given by the Local Planning Authority.
- 44. Prior to installation of the green roof a detailed scheme for the design, construction, establishment and sustainable management (the Roof Scheme) of all areas of green and biodiverse ('brown') roof proposed shall be submitted to and approved in writing by the Local Planning Authority. The Roof Scheme should be developed using good practice based on current advice provided by qualified experts and advisors, and offer the maximum

ecological and visual benefit to the site and locality. The Roof Scheme should aim to assist with rainwater attenuation and management, in terms of its design and integration into other aspects of the development designed to reduce flooding and reduce potable water wastage. 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 or materials;
- b) Details on substrate and plants used in the green roof should be 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, and green walls should follow and comply with current industry good practice for the use of native species and suitable root media to promote maximum successful establishment of climbing plants;
- c) Details on additional features to any proposed green roofs, such as areas of bare shingle, areas of sand for burrowing invertebrates and individual logs or log piles; and
- d) An ecological management and maintenance plan including landscape features and a cross section of the green roof.

The Roof Scheme shall be implemented in accordance with the details approved before the development is brought into use and retained thereafter. 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

If, within 5 years of the installation of the green roofs pursuant to the Roof Scheme, any planting forming part of the green roof shall die, be removed, or become seriously damaged or diseased, then either this planting shall be replaced in the next planting season with planting of a similar size and species or alternatives to be agreed in writing with the local planning authority and thereafter maintained for the lifetime of the development.

45. Notwithstanding the details on the drawings and documents hereby approved, prior to the basement construction works commencing of the Hotel use building element hereby approved, details of the provision to be made for cycle parking for short and long stay spaces (details including floor plans illustrating location and the reduction in the number of doors required to reach the cycle parking, details of lifts showing that they are able to accommodate the bikes, specifications for cycle parking (to include Sheffield stands), details of cover for external 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 uses hereby permitted commences and shall thereafter be retained solely for its designated use.

46. Notwithstanding the details on the drawings and documents hereby approved, prior to basement construction works commencing of the Church/flexible community/residential uses building element hereby approved, details of the provision to be made for cycle parking for short and long stay spaces (details including floor plans illustrating location, details of the lifts showing that they are able to accommodate cycle) specifications for cycle parking (to include Sheffield stands, suitable long stay parking solution), 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 uses hereby permitted commences and shall thereafter be retained solely for its designated use.
47. Prior to the first occupation of the Church/flexible community and residential uses, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The measures approved in the Travel Plan shall be implemented prior to the residential use commencing and shall be so maintained for a period of 5 years from first occupation, unless the prior written approval of the Local Planning Authority is obtained for any variation.
48. Prior to the first occupation of the Hotel use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The measures approved in the Travel Plan shall be implemented prior to the commercial use commencing and shall be so maintained for a period of 5 years from first occupation, unless the prior written approval of the Local Planning Authority is obtained for any variation.
49. A Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) prior to the first occupation of the uses/development hereby permitted commencing. The strategy must include the following:
- a) frequency of deliveries to the site;
 - b) frequency of other servicing vehicles such as refuse collections;
 - c) dimensions of delivery and servicing vehicles;
 - d) proposed loading and delivery locations;
 - e) a strategy to manage vehicles servicing the site;
 - f) include measures for managing deliveries at the site through delivery slots, ensuring deliveries take place outside of refuse collection times, allowing suitable times between deliveries, using the same waste contractors, servicing and delivery companies;
 - g) include measures to manage the impact of vehicles and the movement of goods and waste when servicing the site with specific controls to manage the impacts for early morning deliveries from 06:30 to 07:30am on surrounding neighbours.

The measures approved in the Plan shall be implemented prior to the relevant uses commencing and shall be so maintained for the duration of the relevant uses.

50. Notwithstanding the details on the drawings and documents hereby approved, no basement construction works shall commence the church hall and flexible community space building until details of the waste and recycling storage (including details of ventilation of bin stores) have been 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 first occupation of any part of the church hall and flexible community space building hereby permitted. The waste storage areas shall thereafter be retained solely for its designated use. The waste and recycling storage areas/facilities 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.
51. Notwithstanding the details on the drawings and documents hereby approved, no basement construction works shall commence on the Hotel building until details of the waste and recycling storage (including details of ventilation of bin stores) have been 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 first occupation of the Hotel use hereby permitted. The waste storage areas shall thereafter be retained solely for its designated use. The waste and recycling storage areas/facilities 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.
52. Prior to first occupation of the uses/development hereby permitted, a Waste Management Strategy for the residential/church and flexible community uses and hotel uses shall be submitted to (at the same time as the Delivery and Servicing Strategy (Condition 49) and approved in writing by the local planning authority. The uses hereby permitted shall thereafter be operated in accordance with the approved Waste Management Strategy. The Waste Management Strategy will align with the guide for architects and developers on waste and recycling storage and collection requirements.
53. Notwithstanding the details submitted, prior to the commencement of above ground construction works a final Sustainability Statement shall be submitted to and approved by the Local Planning Authority. It should outline how the minimum sustainability standards for materials as outlined in section 2.7 of the Mayor's Sustainable Design and Construction SPG will be met.
54. Within six months of work starting onsite, a BREEAM Design Stage certificate and summary score sheet should be submitted to and approved in writing by the Local Planning Authority demonstrating that a rating of 'Excellent' can be achieved for the Church.

Prior to first occupation of the Church hall and flexible community space building, information to show compliance with a BREEAM Post Construction

Certificate including summary score sheet should be submitted to the Local Planning Authority. Within 3 months of occupation the final BREEAM Post Construction Certificate should be submitted to and approved in writing by the Local Planning Authority demonstrating that a rating of 'Excellent' has been achieved for the Church use.

55. Within six months of work starting onsite, a BREEAM Design Stage certificate and summary score sheet should be submitted to and approved in writing by the Local Planning Authority demonstrating that a rating of 'Excellent' can be achieved for the Hotel building.

Prior to first occupation of the Hotel building, information to show compliance with a BREEAM Post Construction Certificate including summary score sheet should be submitted to the Local Planning Authority. Within 3 months of occupation the final BREEAM Post Construction Certificate should be submitted to and approved in writing by the Local Planning Authority demonstrating a rating of 'Excellent' has been achieved for the Hotel use.

56. Prior to first occupation of the residential units hereby approved, the applicant must demonstrate that the internal water consumption will not exceed 105 L/person/day in line with The Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government.

57. Prior to the first occupation of any part of the development, a scheme showing the siting, size, number and design of the 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 and permanently retained as such for the duration of use.

58. Prior to first occupation of the development as-built certificates under the National Calculation Method for the Church and Hotel use should be submitted to and approved in writing by the Local Planning Authority demonstrating that the development has achieved a 35% reduction in carbon emissions over that required by Part L of the Building Regulations 2013.

59. No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority. For land that is included within the stage 2 WSI, no demolition or development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material
- part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

60. Prior to the occupation of the development hereby approved, Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management and Maintenance Plans should set out how each aspect of the development will be maintained and managed upon occupation. A detailed landscape management plan for those areas of shared or communal open space for the following uses:

- Church/Flexible Community Use (Use Class D1)
- Residential (Use Class C3)
- Hotel Use (Use Class C1)

The Management plan and Maintenance shall cover a period of not less than five years and the areas of shared or communal open space where the landscape management plan shall apply shall be clearly indicated on a scaled plan. The management plan shall accord with current Landscaping best practice.

The site thereafter shall only be operated in accordance with the approved Management and Maintenance Plans, unless the written consent of the Local Planning Authority is received for any variation.

61. Prior to first occupation of the Hotel hereby permitted, Legible London signage strategy shall be submitted to and approved in writing by the local planning authority (in consultation with TfL). The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.

62. Coach Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) prior to the first occupation of the Hotel use hereby permitted commencing.

The measures approved in the Plan shall be implemented prior to the relevant use commencing and shall be so maintained for the duration of the relevant uses.

Schedule Ends.