

Lambeth Replacement Unitary Development Plan

Proposed Further Modifications
April 2007

APPENDIX 2

Replacement Lambeth Unitary Development Plan

Proposed Further Modifications to the Lambeth Replacement Unitary Development Plan (October 2006), April 2007

Note – all paragraph numbers mentioned below are based on the revised numbering used in the Lambeth Unitary Development Plan – October 2006: Incorporating Proposed Modifications and not the earlier paragraph numbering used in 'Proposed Modifications October 2006' (Modifications Document 2).

Further Modification Number	Policy / MDO / Section / Paragraph Number	Proposed Further Modification	Reason for Further Modification
FMOD - 1	Policy 17 (Para 4.9.21)	<p>Policy 17 Flat Conversions</p> <p>(A) Minimum Size – The conversion of dwellings into flats will be permitted where the property has an original, pre-1948, (un-extended) floor area of at least 120sqm though this will be higher in areas where there is a need to safeguard the availability of three and four bedroom houses. Conversion of a listed building will not be permitted where it would affect its character as a building of special architectural or historical interest. Conversions are not permitted where works would adversely affect the character or appearance of a conservation area.</p> <p>-----</p> <p>4.9.21. The conversion of existing houses into two or more flats is an important means of increasing the number of dwellings in the borough and can also make a valuable contribution to the rehabilitation of the housing stock. The broad approach of the plan, therefore, is to encourage conversion activity provided the property is large enough, the units created form satisfactory dwellings and the scheme provides a range of unit sizes. The plan protects small purpose-built family dwellings. Although the number of non-single person households is predicted to decline, they will still outnumber one-person households. The plan therefore still sees merit in retaining small purpose-built houses and flats in order to retain mixed and balanced communities with a variety of housing sizes.</p>	<p>For FMOD1 and FMOD2</p> <p>In response to GOL objections withdraw proposed modifications</p>
FMOD - 2		<p>The minimum size threshold is generally 120 sq m but due to the high levels of conversions activity in parts of the Borough, particularly Streatham Vale and Brixton, three and four bedroom houses of more than 120 sq m floorspace will be safeguarded. This is necessary to ensure mixed and balanced communities and a spread of the supply of local housing to meet the full range of needs. This is in line with Government policy and the London Plan. The Council's local housing needs assessment has highlighted a</p>	

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		<p>shortage of 3 and 4 bedroom family accommodation. A report for the GLA London Assembly ('Size Matters: The need for more family homes in London June 2006) states that there is a surplus of 12,000 one bedroomed properties in London but a shortfall of over 28,000 two, three and four bedroomed dwellings, for which there is greatest need.</p> <p>Most new housing supply in recent years and in the future housing development pipeline consists of 1 and 2 bed units. The supply of flats through house conversions has also been dominated by small units. An analysis of planning applications approved during 2004 and 2005 showed that 86% of all flats were 1 and 2 bed units. Streets in various parts of the Borough are now dominated by converted properties. This is not only reducing the choice and availability of accommodation for families but also has resulted in these areas experiencing stress on the environmental capacity to support such highly intensive levels of accommodation for which these properties and streets were not designed.</p>	
FMOD - 3	Footnote to Policy 32	<p>Add the following as a footnote to Policy 32</p> <p><u>Lifetime Homes and Wheelchair Accessible Housing - Policy 3A.4 of the London Plan seeks to ensure that all new housing is built to 'Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. This policy will be applied to developments of any scale. The requirements for planning applications to be accompanied by design and access statements should ensure that these aspects are fully addressed.</u></p>	<p>For FMOD 3</p> <p>Non-material change in response to representations by the GLA.. This is an important issue and it is considered that it would be helpful to add a cross reference to the London Plan policy on Lifetime Homes and wheelchair accessible housing as well as the requirement for design and access statements to be submitted with planning applications in order to add clarity on policy and requirements on these issues.</p>
FMOD - 4	Policy 37	<p>Policy 37 High Buildings</p> <p>Replace 'High' with 'Tall' in the title and in the text of the policy and reasoned justification.</p> <p>N.B. Also in other parts of the plan where reference to high buildings occurs.</p>	<p>For FMOD 4</p> <p>Non-material change by the Council. Conforms with wording in the London Plan and that generally applied to this type of development.</p>

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		<ul style="list-style-type: none"> Vale Street Depot; Wandsworth Road." 	
FMOD -9	Policy 73 (Para 5.16.2)	<p>Policy 73 Waterloo Development Framework</p> <p>In the 4th sentence delete the reference to "Lambeth Palace"</p>	<p>For FMOD- 9</p> <p>Non-material change in response to a representation from Kennington Association to avoid confusion about the area being referred to.</p>
FMOD - 10	MDO 113	<p>Waterloo Station (Land under Waterloo Station)</p> <p>Change all references from "Cross River Transit" to "Cross River Tram" within the MDO and the reasoned justification.</p>	<p>For MDO – 10</p> <p>Non-material change in response to a GLA representation. Reflects current terminology for the project.</p>
FMOD - 11 FMOD - 12	MDO116	<p>MDO 116 The South Bank Arts Complex - includes National Theatre, Royal Festival Hall, Queen Elizabeth Hall, Hayward Gallery - Area: 5.3 Ha</p> <p>The redevelopment of the South Bank Arts Complex as Britain's premier arts and cultural centre is supported. This is subject to:</p> <p>.....</p> <p>(c) the protection of the listed buildings and their settings (Royal Festival Hall - Grade I, and National Theatre and Waterloo Bridge - Grade II*) and enhancement of the South Bank Conservation Area and the South Bank Complex as an architectural group. Retaining the unity of scale of the complex is essential to its function and overall function and aesthetic success of the complex. Any replacement buildings, listed or unlisted, should be of outstanding architectural quality - with the opportunity to create a public viewing gallery towards St Paul's. Creation of new public spaces and better links to Golden Jubilee Bridges;</p>	<p>For FMOD- 11</p> <p>This reverts to the wording as recommended by the UDP Inspector for the reasons given by the Inspector.</p> <p>For FMOD- 12</p> <p>This is a correction of a mistake and the wording is as recommended by the UDP Inspector</p>
	MDO121	MDO121 Royal Street/Upper Marsh (Founders Place) (Various Addresses)	<p>For FMOD – 13</p> <p>This reverts to the wording as recommended</p>

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FMOD - 13		Comprehensive development of whole site, retaining and fronting on to Royal Street. Proposals should seek to retain The Holy Trinity Centre and building at No. 10 Royal Street since the Council's initial assessment is that the buildings are considered to make a positive contribution to the conservation area and should be retained.	by the UDP Inspector for the reasons given by the Inspector.
FMOD - 14	MDO 127 & 128	MDO 127 Gabriel's Wharf and Prince's Wharf, Upper Ground Delete "Retention of historic frontage building at 58 Upper Ground."	For FMOD – 14 This reverts to the wording as recommended by the UDP Inspector for the reasons given by the Inspector.

**For further information contact:
Lambeth Council Planning Service**

Phoenix House
10 Wandsworth Road
London
SW8 2LL

Email : PlanningPolicy@lambeth.gov.uk

Web : www.lambeth.gov.uk/Planning