

**London Borough of Lambeth
Unitary Development Plan**

Supplementary Planning Document

Sustainable Design and Construction

July 2008

Status and application of this SPD

(i) This Supplementary Planning Document (SPD) has been prepared in accordance with Sections 17; 19; 23; and 24 of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, and the guidance in Planning Policy Statement 12.

(ii) This SPD was approved by the Council on the 28th of July 2008 following public consultation. The comments received were taken into account in finalising the guidance and advice contained within it. The details of the consultation and responses are available on the Council's website.

<http://www.lambeth.gov.uk/moderngov/ieDocHome.aspx?Categories=&J=2>

(iii) The SPD provides guidance for applicants in the preparation of schemes. It explains and provides further guidance to the interpretation and application of Lambeth UDP policies, the London Plan and relevant Government policies. It is a material consideration in the determination of relevant planning applications.

(iv) Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that Local Planning Authorities must determine planning applications in accordance with the statutory development plan, unless material considerations indicate otherwise. The SPD is linked to policies in the adopted Lambeth UDP (2007). It provides guidance on the meaning and implementation of these policies and is an important document as it provides detailed guidance on what is sought by UDP policies.

Contents

Section	Content	Page
1	Promoting Sustainable Design and Construction	2
2	Sustainable Design and Construction Policy	3
3	Sustainable Design and Construction Implementation	6
4	Sustainable Design and Construction Guidance	10
	Site Appraisal	10
	Site Layout and Orientation	11
	Energy Efficiency	12
	Materials	16
	Water Resources (drainage, management, recycling)	17
	Living Roofs and Walls (Green / Brown)	19
	Demolition, Waste and Recycling	20
5	Renewable Energy Technologies	22
	Solar Photovoltaics and Solar Thermal	25
	Wind Energy	25
	Biomass	26
	Ground Source Heat Pumps	27
6	Need for Planning Permission and Other Planning Considerations	29
7	Appendices	
	Appendix 1 – Assessment of Planning Applications	34
	Appendix 2 – Further sources of information	36
Tables	Table 1 - National and regional guidance relating to sustainable design and construction	3
	Table 2 - Types of development which should incorporate Sustainable Design and construction	6
	Table 3 – Aspects of sustainable design and construction which should be taken into account in development proposals.	6
	Table 4 - BREEAM methodology to be used by Use Class.	7

This Supplementary Planning Document (SPD) provides guidance for applicants in the preparation of development schemes. It explains and provides further guidance to the interpretation and application of Lambeth UDP policies, the London Plan and relevant Government policies. It is a material consideration in the determination of applications involving all forms of residential, commercial and industrial development including refurbishment

Details of further sources of information and further guidance are contained in Appendix 2 of this document.

Promoting Sustainable Design and Construction

1

- 1.1 The Council is strongly committed to taking action on Climate Change. It has signed the Nottingham Declaration on Climate Change and approved the Lambeth Sustainability Charter and an accompanying Action Plan. It has pursued a wide range of initiatives including the installation of living roofs to various of its housing estates as well as other energy and resource saving measures to housing and other buildings. The Council has also produced a home owner's guide to renewables to promote and encourage energy efficiency home improvements and renewable energy in the Borough.
- 1.2 Through policies in the Lambeth UDP (Policies 34 and 35) adopted in August 2007 the Council is committed to ensuring that new development achieves the highest possible standards of sustainability. The purpose and role of this SPD is to provide guidance on the interpretation and application of these policies as well as drawing attention to relevant London Plan policies (February 2008) and encouraging and promoting good practice.
- 1.3 The Council also recognises that the incorporation of sustainable design features into existing buildings can make a substantial contribution to the reduction of energy use and use of other resources. The Council therefore also very strongly supports and encourages the incorporation of sustainable design and construction measures in all residential and non-residential / commercial buildings as part of maintenance, upgrading or refurbishment of existing property.
- 1.4 Much of the guidance and principles in the SPD also apply to home improvements or other building works which do not require planning permission.
- 1.5 Action taken in respect of existing buildings will make a major contribution to the objectives of improving the sustainability of the built environment as the number of existing properties far outweigh that of new development coming forward.
- 1.6 Other SPDs dealing with Residential Alterations and Extensions and Shopfronts and Signage address specific aspects of sustainable design and construction and the SPD on S106 planning obligations indicates how various sustainability measures will be secured and implemented.
- 1.7 These can be viewed on the Council's website: www.lambeth.gov.uk/planning

Sustainable Design and Construction Policy

2

Purpose

- 2.1 The Council expects all development proposals to be constructed sustainably in accordance with Policies 34 and 35 of the Adopted Lambeth UDP 2007, which reflect and are in accordance with national and regional (London Plan) policies and objectives.
- 2.2 This is to ensure that the Council can maximise the contribution it can make through its planning powers to the reduction of energy consumption and carbon dioxide (CO₂) emissions.
- 2.3 This document sets out guidance on how this can be achieved, the information that the Council will require, and how applications will be assessed with regard to sustainability considerations.
- 2.4 The guidance and standards set out in this document indicate the Council's minimum requirements. However, the Council encourages, welcomes and promotes the achievement of higher standards than it sets. The attainment of exemplary standards will be of even greater benefit to the community and future generations and the long term value of developments.

Policy Context

- 2.5 UDP policies 34 and 35 are listed below:

Policy 34 (Renewable Energy in Major Developments)

All major developments (above a threshold of 1000 square metres or 10 dwellings) are required to incorporate equipment for renewable power generation so as to provide at least 10% of their predicted energy requirements.

The 10% predicted energy requirement will be assessed in terms of CO₂ emissions as this is now the standard approach taken to this issue in national policy and by the Mayor of London.

Policy 35 (Sustainable Design and Construction)

All development proposals should show, by means of a sustainability assessment, how they incorporate sustainable design and construction principles including:

- (i) Employing built forms, materials, orientation and layout (passive solar gain) and renewable energy production, natural ventilation and cooling, where practical, that will contribute to reduced energy consumption and associated emissions. Larger schemes should, wherever feasible, include combined heat and power and community heating;
- (ii) Avoiding negative micro-climatic effects (eg wind turbulence);
- (iii) Making adequate, integrally designed provision for the storage and recycling of waste;
- (iv) Utilising environmentally friendly specification and materials;
- (v) Specifying the use of sustainable sources of timber (FSC); and

(vi) Reducing the use of finite primary minerals and aggregates and encouraging the maximum use of reused or recycled materials in the building process.

2.6 The Council will also seek the maximum reuse of existing buildings, subject to protecting their character and local residential amenity.

2.7 The Council's policies and approach are in accordance with national and regional policy. A summary of this guidance is listed below in Table 1. Each document should be referred to separately for specific guidance.

Table 1: National and regional guidance relating to sustainable design and construction

The Planning and Compulsory Purchase Act (2004)	Contains a statutory requirement (Section 39 (2)) for Local Planning Authorities in England, to undertake functions with a view to contributing towards the achievement of sustainable development.
PPS 1 – Delivering Sustainable Development (2005)	Sets out how sustainable development should be delivered through the planning system. Gives the government's overarching policies. States that sustainable development should be pursued in an integrated manner and contribute to global sustainability.
Supplement to PPS1 – Planning & Climate Change (December 2007)	Sets out how spatial planning should contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation).
PPS 3 – Housing (2006)	Explains that the resource efficiency of a property should be improved by using the Code for Sustainable Homes. Purchasers and tenants should be given information on running costs.
PPS 22 – Renewable Energy (2004)	States that the benefit of renewable energy projects must be given significant weight as material considerations. Installation should not make the development unviable either technically or financially.
PPS 25 – Development and Flood Risk (2006)	Seeks to contribute towards sustainable development by avoiding, reducing and managing flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
Building a Greener Future: Policy Statement (2007)	Confirms the Government's intention for all new homes to be zero carbon by 2016. The zero carbon goal is proposed to be achieved in three steps: moving first, in 2010 to a 25 per cent improvement in the energy/carbon performance set in Building

	Regulations; then second, in 2013, to a 44 per cent improvement; then, finally in 2016, to zero carbon.
Code for Sustainable Homes (2006)	The Code was developed by Communities and Local Government (CLG) with the Building Research Establishment (BRE) and the Construction Industry Research and Information Association (CIRIA). Further information about the Code for Sustainable Homes is available on the Communities and Local Government website: www.communities.gov.uk
BREEAM	BREEAM was developed by the Building Research Establishment (BRE). BREEAM assessments are for non-residential developments, which include offices, schools, warehouses etc. Some projects, such as leisure centres, come under a Bespoke BREEAM assessment.
Energy Performance Certificates	An Energy Performance Certificate (EIP) provides a rating of the energy efficiency and environmental (CO ₂) impact of a building. It also contains recommended ways to improve the energy performance of the building. By 2009 it is expected that all buildings in the UK that are constructed, sold or rented out will be required to have an EIP, in accordance with the European Energy Performance of Buildings Directive. The EIP also forms part of the Home Information Pack, now required for every home on the market.
The London Plan, latest iteration "consolidated with Alterations since 2004", published in February 2008.	<p>The London Plan sets out the Mayor's commitment to addressing climate change and sustainable development. Lambeth UDP policies 34 and 35 are in general conformity with the London Plan. The London Plan sets an onsite renewables target of 20% and a wide range of additional measures. Relevant policies include:</p> <ul style="list-style-type: none"> 2A.1 Sustainability Criteria 4A.1 Tackling Climate Change 4A.2 Mitigating Climate Change 4A.3 Sustainable Design and Construction 4A.4 Energy Assessment 4A.5 Provision of Heating and Cooling Networks 4A.6 Decentralised Energy: Heating, Cooling and Power 4A.7 Renewable Energy 4A.8 Hydrogen Economy 4A.9 Adaptation to Climate Change 4A.10 Overheating 4A.11 Living Roofs and Walls 4A.12 Flooding 4A.13 Flood Risk Management 4A.14 Sustainable Urban Drainage <p>Lambeth will address these changes in the London Plan policies in the preparation of the Lambeth Local Development Framework.</p>

Sustainable Design and Construction Implementation

3

Purpose

- 3.1 To ensure that all development in the Borough is designed and built in a sustainable way.

Application

- 3.2 All development proposals for residential and non-residential schemes, including new build and refurbishment.

Requirement

- 3.3 All development proposals in Lambeth are expected to meet high sustainable design and construction standards in accordance with the planning policies in the UDP, the London Plan, and Government objectives. All planning applications should be submitted with a sustainability assessment. The sustainability assessment should explain how these standards will be met and how the proposed development incorporates the sustainability principles set out in this SPD and summarised in Table 3 below.

Table 2 - Types of development which should incorporate sustainable design and construction

	New Build	Major Refurbishment	Extension	Conversion / Change of Use
Planning Permission	✓	✓	✓	✓

Table 3 - Aspects of sustainable design and construction which should be taken into account in development proposals

		Page No.
Site appraisal	✓	10
Reuse of buildings	✓	11
Building materials	✓	16
Aspect / orientation	✓	11
Building layout	✓	11
Sustainable energy use	✓	13
Passive solar energy	✓	14
Natural ventilation	✓	14
Insulation	✓	14
Heating	✓	14
Renewable energy	✓	22
Water management	✓	17
Flood risk management	✓	18
Water re use	✓	18
Drainage, including Sustainable Urban Drainage Systems	✓	18
Noise	✓	21
Living roofs / walls	✓	19
Biodiversity	✓	11
Recycling, waste disposal and treatment	✓	20

Sustainability Assessment of planning applications (evidence required)

- 3.4 The Council's preferred methodology for new build and refurbishment is the BREEAM system of certification, or an equivalent mandatory building code of a similar level of environmental performance or higher, for non residential development and the use of the Code for Sustainable Homes for residential development.
- 3.5 Table 4 provides a checklist of the assessment methodology that should be used for development that falls within the different classes of use set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. If any other methodology is to be used the agreement of the Council should be obtained before the planning application is submitted.

Table 4 - BREEAM methodology to be used by Use Class

Use Class	Examples	Methodology
A1	Shops Shops, retail warehouses, post offices, hairdressers, undertakers, travel agents, dry cleaners, internet cafés etc.	BREEAM Retail
A2	Financial and professional services Banks, building societies and estate agents etc.	BREEAM Retail
A3	Restaurants and cafes Restaurants, snack bars, cafes.	BREEAM Retail
A4	Drinking establishments Pubs and bars.	BREEAM Retail
A5	Hot food takeaways Hot food takeaway.	BREEAM Retail
B1	Business Offices (not A2), research and development, light industry.	BREEAM Office
B2	General industry Printer, distillery.	BREEAM Industrial
B8	Storage or distribution Self storage.	BREEAM Industrial
C1	Hotels Including boarding houses and guest houses.	BREEAM Bespoke
C2	Residential institutions Residential schools, colleges and including nursing homes.	BREEAM for Schools BREEAM Bespoke BREEAM Multi-residential
C3	Dwelling houses Residential units (flats and houses).	Code for Sustainable Homes
D1	Non-residential institutions Places of worship, clinics, health centres and libraries.	BREEAM for Schools BREEAM Multi-residential
D2	Assembly and leisure, Sports facilities, cinemas and concert halls.	BREEAM Bespoke
Sui Generis	Laundrette, taxi vehicle, amusement centres, petrol filling stations, theatres and nightclubs.	BREEAM Bespoke

Non residential development (including commercial and industrial)

3.6 The Council aspires to BREEAM “Excellent” and seeks “Very Good” as a minimum standard.

- **For outline planning applications** a BREEAM **estimator checklist** is required;
- **For a full planning application** a BREEAM **pre-assessment** will be required. This should indicate the credits that are expected and state clearly how this will be achieved;
- Before construction, **at design stage**, a **full BREEAM certificate** will be required;
- **A BREEAM post completion review certificate**, issued by the Building Research Establishment (BRE) will be required to be submitted to the Council **prior to occupation** of the development, for monitoring and review purposes.

3.7 For more information about the BREEAM scheme visit:
<http://www.breeam.org>.

Residential development

3.8 In April 2007 the Code for Sustainable Homes replaced EcoHomes for the assessment of new housing. EcoHomes 2006 continues to be used for refurbished housing.

3.9 Under the Code for Sustainable Homes, the submission of a Design and Procurement checklist is mandatory. This indicates the credits that are expected and shows how they will be achieved. In line with the Energy Saving Trust’s minimum recommendation, the Council seeks the achievement of Code Level 3 as a minimum standard and aspires to Code Level 4 in the majority of developments.

- For **outline planning applications** a **Code for Sustainable Homes Estimator Checklist** is required;
- For a **full planning application** a **Code for Sustainable Homes Pre-assessment** will be required. This should indicate the credits that are expected and state clearly how these will be achieved;
- Before construction, **at design stage**, a **full Code for Sustainable Homes Certificate** will be required;
- **A Code for Sustainable Homes Post Completion Review Certificate**, issued by BRE, will be required to be submitted to the Council **prior to occupation** of the development.

Mixed use development with a total floorspace of 1,000 square metres or with 10 or more dwellings

3.10 The residential element of mixed use schemes must comply with the Code for Sustainable Homes as detailed above. The non residential element should use the appropriate BREEAM methodology (see Table 4).

Residential conversions, changes of use and refurbishment

3.11 The Code for Sustainable Homes and BREEAM Standards will not be applicable where there are limited changes to the existing building. Confirmation of the requirement to comply with the Code for Sustainable Homes or the BREEAM standard should be obtained from the Planning Division before the planning application is submitted. However, to satisfy

Policy 35, all developments should submit a sustainability assessment outlining how sustainability will be incorporated into the development covering issues such as energy and water efficiency, waste and materials.

Energy Statements

3.12 The sustainability assessment must include an assessment of the energy demand and carbon dioxide emissions from proposed major developments. The assessment should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development and should include:

- A calculation of baseline energy demand, demonstrating the projected annual heating, cooling and electricity demand of the development. The assessment must show the carbon dioxide emissions resulting from the predicted energy use;
- An explanation of how total energy demand and carbon dioxide emissions will be reduced relative to the baseline energy demand through improvements to building energy efficiency standards;
- Proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power, including the feasibility of Combined Heat and Power / Combined Cooling, Heating, and Power systems, and community heating systems;
- Details of renewable energy technologies to be incorporated in the development, demonstrating that carbon dioxide emissions from expected energy use will be reduced by a minimum of 10% (the London Plan target is 20%) through on site renewable energy generation;
- A calculation of the energy demand and carbon dioxide emissions for the development;
- Proposals to demonstrate that energy efficiency and renewable energy systems will be maintained in operating condition and the energy performance levels as stated in the assessment will be achieved or exceeded throughout the lifetime of the building.

3.13 Part L of the current Building Regulations will be used as the minimum benchmark and the starting point for the assessment. Ideally, Standard Assessment Procedure (SAP) (for dwellings) and Simplified Building Energy Model (SBEM) (for non-residential buildings) ratings / calculations should be provided at application stage to support the assessment. SAP and SBEM are methods of assessing energy efficiency ratings in new residential and non-residential buildings. The Code for Sustainable Homes benchmark should be used to calculate carbon dioxide emissions for appliances and cooking;

Section 106

3.14 The Council will use Section 106 agreements and planning conditions, as appropriate, to ensure that developments comply with BREEAM or Code for Sustainable Homes standards, and to secure other aspects of sustainable development specified as part of a planning permission, such as the provision and achievement of on-site energy generation.

Sustainable Design and Construction

Guidance

4

Purpose

- 4.1 Successful sustainable development should involve an assessment of the whole cycle of development from demolition to completion, taking into account both the construction and function of buildings. Each stage in the cycle is addressed in this section, which provides detailed guidance on the Council's requirements for sustainable design and construction measures that should be incorporated into development in the borough. The sustainability assessment should set out how this has been achieved.

Application

- 4.2 The Council strongly encourages and promotes the inclusion of sustainable design not only in proposals for new build but also to existing buildings. The incorporation of sustainable design features into existing buildings can make a substantial contribution to the reduction of energy use and use of other resources. Action taken in respect of existing buildings will make a major contribution to the objectives of improving the sustainability of the built environment as the number of existing properties far outweigh that of new development coming forward. Many of the principles in this section also apply to home improvements or other building works which do not require planning permission.
- 4.3 Certain design measures may be unachievable in listed buildings or may in some way compromise the historic environment in certain parts of the borough. Applicants will therefore need to carefully consider how to optimise proposals in sensitive locations, particularly in conservation areas, seeking to meet as far as possible the requirements in this SPD while at the same time preserving the character of areas. In many cases, alternative design options will be available which still achieve the requirements set out in the SPD and do not compromise the historic environment. The Council's Conservation and Urban Design team can provide design advice and guidance regarding works to heritage buildings and development within conservation areas. English Heritage has also produced a number of guidance documents relating to climate change and its implications for the historic environment, including guidance on improving energy efficiency in historic buildings. These documents are available on their website: www.english-heritage.org.uk.

Site Appraisal

Purpose

- 4.4 It is important that when a scheme is being designed, no matter how large or small, there is a full consideration of the nature of the site and its context so that issues that will have a bearing on the sustainability of the proposed development are assessed and considered at the outset.
- 4.5 Site appraisal should also take into account the following UDP Policies:
- Development on Brownfield sites (Policy 6);
 - Impact on Residential Amenity (Policy 7);

- Design (Policies 32, 33, 36, 39);
- Listed Buildings (Policies 45, 46);
- Conservation Areas (Policy 47);
- Biodiversity (Policy 52)
- Transport (Policies 8, 9, 10, 11, 12); and
- Community Safety (Policy 32).

and the guidance in the Council's SPD on Section 106 Planning Obligations.

Application

- 4.6 This guidance refers to all residential, commercial and industrial development. A full site appraisal must be included in all applications for new build. The amount of detail entered into should reflect the scale and complexity of the application.

Guidance

- 4.7 The following issues should be covered in the site appraisal:
- Site description and analysis – size; character (flat/undulating; any other relevant physical features); geographical orientation (e.g. north facing); soil characteristics.
 - Character of the area – information on features and constraints on site and in the surrounding area, for example conservation areas, should be provided.
 - Infrastructure – description of existing provision.
 - Listed buildings, conservation areas and the historic environment – the appraisal should demonstrate the impact of the development on the historic environment (which includes listed buildings, conservation areas, archaeology, historic parks and gardens, and heritage landscapes).
 - Accessibility – including access to the site (vehicular and pedestrian) should be indicated on the plan drawings.
 - Reuse of the building - discussion of the potential to reuse the property; justification if the buildings are to be demolished, and details of the methodology to be followed.
 - Site stability / contamination – this information should be discussed with the Council's Environmental Health service and the Environment Agency as appropriate. If the site is contaminated or unstable it may be appropriate to put this information into a separate report.
 - Flood risk – the appraisal should identify whether the development is located within an area at risk of flooding (flood zones), with reference to the Council's Strategic Flood Risk Assessment. A separate Flood Risk Assessment may be required. The risks of all forms of flooding to and from the development should be assessed and applicants should demonstrate how those risks will be managed.
 - Biodiversity – an appraisal of the biodiversity value of the site and how this can contribute to the objectives of sustainable development (e.g. reducing water run-off).

Site Layout and Orientation

Purpose

- 4.8 To encourage design of proposals that maximises the solar gain, minimises heat loss and avoids over heating.

Application

4.9 This guidance refers to all residential, commercial and industrial development. A full description of the site layout and orientation must be included in all applications for new build and refurbishment on a significant scale.

4.10 Account should also be taken of the following UDP policies in particular:

- Design (Policies 32, 33, 36, 37);
- Access - in line with requirements for Lifetime Homes (GLA) and Disability Discrimination Act;
- Community Safety (Policy 32); and
- Amenity (Policy 7).

and the guidance in the following Lambeth SPDs:

- Design Guidance on Residential Alterations and Extensions.
- Guidance and Standards for Housing Development and House Conversions.
- Safer Built Environments.
- Shopfronts and Signage.

Guidance

4.11 All new build development in the borough should seek to utilise passive solar design to maximise natural daylight, energy from the sun to heat the building, and natural ventilation. Development should also be designed so as to avoid internal overheating and reduce the heat island effect. In some developments it may not be appropriate or possible to orientate the building to maximum effect on the site. If this is the case, full justification should be given. If the development is a refurbishment of an existing building or an extension, elements of passive solar design should be incorporated where possible and appropriate.

4.12 New buildings should be designed for flexible use throughout their lifetime. Flexible design can accommodate changing requirements and maximise adaptability for future and different uses. This will ensure a longer life for buildings and reduce the need for demolition and redevelopment in the future and therefore maximise the effectiveness of the building materials and energy used in the construction process.

4.13 Design should also seek to minimise future vulnerability in a changing climate. Flexibility of design to meet different heating, cooling and ventilation requirements can also make a valuable contribution to sustainability objectives and cater for different weather conditions arising from climate change.

4.14 Some key considerations include:

- Building layout - negative impacts on the amenity of neighbouring properties or future users of the development should be avoided. Higher levels of daylight reduce the need to use artificial lighting. In appropriate circumstances rooflights can make a useful contribution to increasing levels of lighting.

- Wind speeds and directions should be taken into account as these can affect the requirements for the use of energy by buildings and their occupants;
- Building orientation - wherever possible, subject to urban design considerations, buildings should be oriented to minimise summer and maximise winter solar gain (e.g. through the use of trees and external shading systems, maximising natural ventilation, also see reference to urban green space below);
- Basements - extension into basements can increase flooding risk and reduce capacity to absorb water run-off;
- Conservatories – ideally, glazed extensions should extend from south, west or east facing walls;
- Extensions - existing natural sunlight to buildings should not be cut out through the building of an extension as this will be likely to increase energy use in the accommodation that is affected;
- Incorporation of urban green space – trees, grasses and shrubs have many beneficial impacts on the micro climate. The creation of daytime shade and evaporative cooling at night in green spaces can moderate the urban heat island effect. Green space also reduces storm water run off and helps to lower the risk of flooding. The incorporation of green space in developments is therefore actively encouraged. The inclusion of green and brown roofs can further help in mitigating the impact of water run off and the heat island effect.
- Flood risk – development proposals within flood zones should take into account the flood risk vulnerability of land uses and follow the sequential approach as outlined in PPS25 and its practice guidance. Site layout is also an important consideration when designing sustainable drainage systems.

Energy Efficiency

Purpose

- 4.15 This guidance seeks to maximise the use of energy efficiency techniques as a priority in new build and refurbishment development in the borough. It is important for energy efficiency to be maximised in development proposals. This means that buildings will use less energy and therefore need to generate a smaller amount of renewable energy to supply the same proportion of the site's needs. This can in turn reduce costs.

Application

- 4.16 This guidance applies to all development and account should also be taken of the following UDP policies in particular:

- Design (Policies 32, 33, 36, 37); and
- Amenity (Policy 7).

and the following SPDs:

- Design Guidance on Residential Alterations and Extensions.

Guidance

- 4.17 The Council supports the energy hierarchy, as set out in the London Plan (Policy 4A.1):

1. Using less energy, in particular by adopting sustainable design and construction measures;
 2. Supplying energy efficiently, in particular by prioritising decentralised energy generation and;
 3. Using renewable energy.
- 4.18 Energy efficiency should be considered at the beginning of the design process and the sustainability assessment should detail how best practice has been incorporated into the design of the scheme. Part L of the current Building Regulations should be used as the minimum benchmark and the starting point for the design process.
- 4.19 Energy efficiency measures, which the Council promotes, include:
- Energy efficient appliances and low-energy lighting – further details can be found in the Council’s “Homeowners Guide to Renewables” (see link to website below). Energy efficiency is a mandatory part of the Code for Sustainable Homes.
<http://www.lambeth.gov.uk/Services/HousingPlanning/BuildingControl/HomeownersGuideRenewables.htm>
 - Lighting controls (which include dimmers, motion sensors and timers) can be used to automatically turn lights on and off as needed, reducing unnecessary energy use.
 - Heating controls (for example timer programmers and room thermostats) can control heat levels in different rooms, the temperature of hot water, and on-off times for appliances. They will also make sure the boiler is only turned on when it needs to be.
 - Insulation – the energy used to produce heat should not be wasted. Buildings should be designed to maximise insulation and need to be draught proofed. Exceeding Building Regulations minimum requirement is strongly encouraged.
 - Natural ventilation – the position of windows and shutters can help in maximising the amount of ventilation in a building and thereby reducing the amount of energy used to cool the building. Consideration should also be given to additional non-electrical ventilation in kitchens and bathrooms (passive stack ventilation). Further guidance on natural ventilation in non-residential buildings is provided by the Chartered Institute of Building Services Engineers – ‘Natural Ventilation in Non-Domestic Buildings’ (CIBSE 2005).
 - Passive solar building design – maximising the light and heat from the sun through the positioning of the building and the materials used to reduce the amount of energy used to heat and light the building. Heat gain from the sun can also cause overheating of a space if uncontrolled. External shading can provide an effective method of solar control.
 - Natural daylight – windows (skylights and atria) should be positioned to maximise the amount of light in the building to reduce the amount of energy used to light the building. This is especially important in office buildings where lighting is a significant proportion of the building’s energy costs.
 - Thermally massive materials – building materials which absorb heat from the sun and release it slowly into the building to reduce the amount of energy used to heat the building.
 - Living (green/brown roofs) – see section 4.49 on living roofs and walls.

- 4.20 Further information on the energy efficiency measures referred to above, including indicative costs and savings, can also be found on the Energy Saving Trust website: <http://www.energysavingtrust.org.uk> and also within the CIBSE Guide F: Energy efficiency in buildings, 2004.

Combined Heat and Power generation (CHP)

- 4.21 CHP can provide electricity and heat to a development. UDP Policy 35 states that larger schemes should wherever feasible, include CHP and community heating. To be a renewable energy technology CHP needs to be powered by biofuels or another form of renewable technology. CHP is a more efficient form of energy generation than traditional electricity generating systems and has the advantage of being able to supply power in the event of a grid failure. CHP systems are most effective in developments where there is a constant heat demand consistently during the year.
- 4.22 CHP is particularly suited to the following types of development where systems will be 'heat led' i.e. where there is significant demand for heat over long periods of time:
- Hospitals and leisure centres – developments that include swimming pools are well suited to CHP.
 - Large buildings – shopping malls, factories and office blocks.
 - Mixed use – residential with commercial or industrial or leisure facilities.
 - Refurbished buildings – may be suitable depending on the scale of the development, can join existing heating networks.
 - Town centre regeneration – sharing of costs will lead to lower infrastructure outlay.
- 4.23 The information to be provided with the proposal when considering Biomass CHP is set out in paragraph 5.29. Currently there are many technical constraints for gasification biomass CHP with no reliable systems at present, therefore applications involving this must provide clear evidence to demonstrate that it is genuinely a renewable source of energy.

Community Energy

- 4.24 Community energy schemes deliver heat, power, or cooling to more than one building or dwelling, from a central source. Where CHP is the heat source, considerable savings in primary energy (and therefore carbon emissions) can be achieved compared to alternative methods of providing heat and electricity.
- 4.25 Heating networks offer a potential heat market and heat can be sold to neighbouring buildings or development thereby earning income for a building operator or a community Energy Services Company (ESCO) and have cost benefits.
- 4.26 Decentralised energy schemes can be incorporated in the refurbishment of existing buildings, as well as new build, and can be suitable for all scales of development. Where possible, the opportunity to link a new development to an existing CCHP/CHP system may be the most resource efficient option. If this is not possible, the provision of CCHP/CHP should be considered on a site-wide basis that connects different uses and / or groups of buildings. If a site-wide approach is not possible, CHP / CCHP should still be investigated. This should include renewables where it is technically feasible.

4.27 Useful advice and further information is set out in the following documents:

Carbon Trust Good Practice Guide 388 - Combined Heat and Power for buildings, published 1 April 2004.

Energy Saving Trust – Community Heating – a Guide (2004).

Materials

Purpose

4.28 The guidance seeks to maximise the use of materials with minimal environmental impact while maintaining local character and contributing positively to the townscape as appropriate to the location of the development.

Application

4.29 This guidance applies to all development and account should also be taken of the following UDP policies in particular:

- Design (Policies 32, 33, 35, 36, 37); and
- Amenity (Policy 7).

and the following SPDs:

- Residential Alterations and Extensions.
- Guidance and Standards for Housing Development and House Conversions.
- Shopfronts and Signage.

4.30 Section 2.3.3 of the London Plan Supplementary Planning Guidance: Sustainable Design and Construction, sets out detailed guidance, standards and the specification of materials. The environmental impact and sustainable sourcing of materials is also assessed as part of the Code for Sustainable Homes.

Guidance

4.31 New development in Lambeth should maximise the use of sustainable materials. This means using reused/recycled materials and selecting materials that have the least environmental impact, for example those which are:

- resource efficient in their production and transportation, using local suppliers wherever possible;
- sustainably sourced timber with a preference for Forest Stewardship Council certification (FSC);
- abundant;
- efficient and durably designed;
- energy efficient ('A' rated materials);
- non polluting in their use and production;
- easily reusable / recyclable; and
- renewable.

4.32 Applicants should demonstrate in their sustainability assessment how materials have been chosen to minimise environmental impact. When

evaluating the use of materials with respect to their environmental impact, consideration needs to be given to the whole life cycle. This means that consideration needs to be given to the operational aspects of buildings such as running costs, maintenance regimes and cleaning of materials used, as well as what happens to the materials at the end of the life of the building.

- 4.33 The Council encourages the use of 'A' rated materials which have the least embodied energy and environmental impact. Embodied energy is the energy used in obtaining raw materials and manufacturing a product. Information about energy efficient 'A' rated materials can be obtained from the Building Research Establishment's (BRE) Green Guide to Specification: www.bre.co.uk. BRE has published guidance on the relative environmental impacts of over 250 elemental specifications for roofs, walls and floors.
- 4.34 Lambeth Council has a sustainable timber policy which requires all timber procured by the Council to be responsibly and sustainably sourced, with a preference for Forest Stewardship Council (FSC) certification. Developers are encouraged to achieve FSC project certification in their developments. The Forest Stewardship Council's website provides further information on the specification of timber and paper products: www.fsc-uk.org
- 4.35 Many construction materials can be reused or recycled and this is encouraged by the Council through a site waste management plan. The Council also encourages the use of materials with a recycled content. London Remade acts as an independent broker for construction products from recycled material: www.londonremade.com
- 4.36 Also contact Waste and Resources Action Programme (WRAP) for further information on recycled materials: www.wrap.org.uk

Water Resources (including drainage, water management, recycling)

Purpose

- 4.37 To avoid water pollution, minimise the risk of flooding through surface water run-off and storms, and to maximise the effectiveness of the use of water resources.

Application

- 4.38 This guidance applies to all development; all developments can implement simple water efficient measures to increase water efficiency. Development design should also take into account the following UDP policies:

- Design (Policies 32, 33, 36, 37);
- Amenity (Policy 7); and
- Pollution, public health and safety (Policy 54)

and the guidance in the Council's SPD on:

- Residential Alterations and Extensions.

Guidance

- 4.39 Policy 54 in the UDP states the Council will not grant permission for any development that would:
- pollute or put at risk ground or surface water in the Borough.

- 4.40 It also states that measures should be incorporated in development proposals:
- to control surface water run-off and prevent water contamination at source;
 - to reduce the demand for water from the main supply network; and
- that development should not pose a risk of flooding by increased run-off and overloading storm drains or watercourses.
- 4.41 Use of water - The design of development should seek to minimise the use of water resources. The Council sees Code Level 3 as a minimum standard and aspires to Level 4 of the Code for Sustainable Homes. The Code sets the target for water consumption at 105 litres per person per day. Measures can include the installation of water meters, and the specification of water efficient appliances and fixed fittings which reduce water use in WC's, taps and showers. Measures to maximise the potential for rainwater harvesting and use of grey water should also be included.
- 4.42 Drainage and water supply - All applications should demonstrate in the sustainability assessments the approach taken to drainage and water supply for the development proposed. The Assessment should include confirmation of the availability of the drainage and water supply capacity for the development's needs as well as any implications in respect of pollution from the development. This is best done through a Foul Sewage and Utilities Statement as it is essential to ensure ahead of development. A letter certifying agreement for the provision of the necessary infrastructure should be part of this statement.
- 4.43 Properly maintained fat traps should be installed on all catering establishments and waste oil should be collected by a contractor particularly to recycle for the production of bio diesel. This is to prevent blocked drains, sewage flooding and pollution to local watercourses due to blocked sewers.
- 4.44 Flood risk – Applicants should discuss flooding with both the Council and the Environment Agency prior to the submission of the application (pre-application stage). The Council's Strategic Flood Risk Assessment (SFRA) for the borough and the information from this document will be used in determining whether a site specific Flood Risk Assessment will be required to be carried out in line with PPS25 and its practice guide.
- 4.45 It is the responsibility of the developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as that is the major contributor to sewer flooding.
- 4.46 Sustainable urban drainage - Applicants are expected to demonstrate how sustainable urban drainage systems will be incorporated into development proposals to reduce the risk of flooding, unless there are practical reasons for not doing so. SUDS are not suitable for use in all areas, for example high ground water levels or clay soils which do not allow free drainage. In such cases, the developer should seek to manage as much run-off as possible on site and explore sustainable methods of managing the remainder as close as possible to the site. Sustainable drainage techniques should be incorporated into the design and early consultation with the Council and the Environment Agency is encouraged.

- 4.47 Large areas of hard landscaping should be avoided wherever possible (for example walks, driveways and patios). Porous materials and planting should be used and/or soakaways incorporated into designs. This can reduce run off and the risk of flooding, pollution and erosion. Living (green/brown) roofs also have many benefits including reducing run-off and the demands placed on drainage systems (see section 4.49 below).
- 4.48 Further advice on the use of sustainable drainage systems is available from the Environment Agency and CIRIA:

<http://www.environment-agency.gov.uk/business/444304/502508/464710/464914/>

<http://www.ciria.org/suds>

Living Roofs and Walls (Green / Brown)

Purpose

- 4.49 The guidance seeks to promote and encourage the installation of living roofs and walls in the borough. These have many benefits including reducing rain/storm water run-off, improving insulation and cooling, and promoting biodiversity.

Application

- 4.50 The guidance applies to all new and existing buildings in the borough. The Council strongly encourages the incorporation of living roofs and walls in the design of new buildings or adaptation of existing buildings where feasible.

Guidance

- 4.51 Living roofs and walls are those intentionally covered in some form of vegetation. The amount of vegetation is dependent on a variety of factors. Living roofs can retain up to 90% of the rainfall in the vegetation.
- 4.52 Grasslands, sedum mats and mosses are most commonly used. Care should be taken in selecting appropriate species to be planted. The living roofs website (www.livingroofs.org) provides further information on all aspects of green and brown roofs. The Living Roofs and Walls report (Living Roofs and Walls, Technical Report: Supporting London Plan Policy, February 2008) considers the benefits and barriers to implementing living roofs and walls, and also provides indicative costs and case studies.
- 4.53 The benefits of living roofs can include:
- Reduction in rain/storm water run off;
 - Reduced heat loss from buildings and reduction in energy costs;
 - Cooling the air above the roof through evaporation from the vegetation and cooling the building;
 - Improved acoustic performance of the building;
 - Removal of carbon dioxide and absorption of pollutants from the air;
 - Protection of the roof from Ultra Violet light so increasing lifespan of the roof;
 - Supporting and promoting biodiversity; and
 - Visually attractive.

4.54 Living roofs should be designed taking into account:

- Accessibility – can the roof be accessed for maintenance and repairs including weeding, fertilising and watering? Is it appropriate for the site to be accessible to the public and the users of the building?
- Building fabric – what materials is the building constructed from?
- Building structure – can the building support the load of the membranes and the weight of wet soils and plants?
- Climate – what are the expected wind speeds?
- Drainage – how will the draining layer be incorporated into the design?
- Growing medium – what depth of the soil or other supporting material is needed?
- Irrigation – will the site require a lot of watering?
- Species – which species are appropriate, taking into account the way in which the roof will be used?
- Waterproofing – which membranes will be used to protect the roof from rain and watering?
- If retrofitting a green / brown roof will the warranties be affected if a green / brown roof is applied to the existing roof?

Demolition, Waste and Recycling

Purpose

4.55 The guidance seeks to minimise the production of waste in the borough and maximise the sustainable management of and recycling of waste in the borough.

Application

4.56 This guidance applies to all development and account should also be taken of the following UDP policies in particular:

- Design (Policies 32, 33, 36, 37);
- Community Safety (Policy 32);
- Amenity (Policy 7) and;
- Waste (Policy 56).

and the guidance in the Council's SPDs on:

- Safer Built Environments.
- Residential Alterations and Extensions.
- Guidance and Standards for Housing Development and House Conversions.
- Shopfronts and Signage.

Guidance

4.57 UDP Policy 56 sets out the preferred method of waste management, the Waste Management Hierarchy. Applicants should demonstrate that developments minimise the level of waste generated, increase re-use and recycling and composting of waste, and reduce landfill disposal. Where waste cannot be recycled, the production of energy from waste using new and emerging technologies is encouraged.

4.58 Where development proposals involve demolition, the salvaging and recycling of materials should be maximised. The use of recycled materials should also

be maximised in the design and construction of new development and the alteration of buildings wherever possible.

- 4.59 Sustainable forms of transportation of both demolition and construction materials should be maximised.
- 4.60 The Institute of Civil Engineers (ICE) has published a procedure note, which makes it easier at the planning stage to make better use of construction and demolition waste through resource management. Details can be found at:
<http://www.icenet.org.uk>
- 4.61 New development in Lambeth should conform to ICE's Demolition Protocol. In the case of outline planning applications the demolition protocol methodology and outputs will be incorporated into any permission granted as part of the Section 106 Agreement. At full planning application stage, the applicant should provide evidence of material recovery and this will be secured through a Section 106 Agreement. Construction waste management is a mandatory element of the Code for Sustainable Homes.
- 4.62 To reduce waste to landfill, the Council encourages the use of a site waste management plan (SWMP) using toolkits such as the BRE SMARTWaste system. This is a site methodology to audit, reduce and target waste. It provides a web-based, integrated, practical approach to evaluating waste and its generation. It can be applied to any waste generating activity, and has been adapted and used for construction, demolition and refurbishment projects. Site Waste Management Plans became mandatory in April 2008 for all construction projects with an estimated cost greater than £300,000. The Waste and Resources Action Programme (WRAP) has produced a [template](#) to assist in the development and implementation of effective Site Waste Management Plans. Further information is available on their website – www.wrap.org.uk.
- 4.63 The Council supports all measures which reduce pollution during the construction phase of development. Developers are encouraged to sign up to the Considerate Contractor's Scheme. The Council also encourages adherence to the Mayor and London Council's Best Practice Guidance on the control of dust and emissions from construction and demolition, which is available on the GLA website:
http://www.london.gov.uk/mayor/environment/air_quality/construction-dust.jsp
- 4.64 Measures to reduce pollution should include:
- Clean up of on-site contamination;
 - Management of construction related pollution;
 - Management of poor external air quality, noise and light pollution; and
 - Management of invasive species. The Environment Agency has produced good practice guidance on the management of invasive species, including Japanese Knotweed, on development sites. (Refer to www.environmentagency.gov.uk for further information.)

Renewable Energy Technologies

5

Purpose

- 5.1 This guidance seeks to reduce dependency on fossil fuels and reduce CO₂ emissions attributed to energy consumption, through increasing the proportion of energy generated by renewable sources in the Borough.

Application

- 5.2 UDP Policy 34 requires all major development of more than 1,000 square metres or providing 10 dwellings or more to incorporate equipment for renewable power generation so as to provide at least 10% of their predicted energy requirements. This should be assessed in terms of CO₂ emissions. The policy applies to new build as well as major refurbishments; however the Council recognises that there may be greater practical constraints associated with retro-fitting existing buildings and impacts on feasibility will therefore need to be established. Notwithstanding the policy threshold, the Council encourages, welcomes and supports the inclusion of renewable energy in all developments.

- 5.3 The following UDP policies should also be taken into account:

- Urban Design (Policies 32, 33, 36, 37);
- Amenity (Policy 7); and
- Transport (Policies 9, 14).

and the following SPDs:

- Residential Alterations and Extensions.

- 5.4 London Plan policies 4A.4 - 4A.8 set out the Mayor's approach to sustainable energy.

Requirements

- 5.5 The 10% predicted energy requirement will be assessed in terms of carbon dioxide emissions as this is now the standard approach taken to this issues in national policy and by the Mayor of London. It should be noted, that whilst Council policy is that developments will achieve a minimum reduction in carbon dioxide emissions of 10% through on site renewable energy generation, Policy 4A.7 in the London Plan aims to achieve a 20% reduction. For applications referable to the Mayor, applicants should meet the 20% requirement. The Council encourages and supports this aim for all applications.

- 5.6 The Council supports the energy hierarchy, as set out in the London Plan (Policy 4A.1):

1. Using less energy, in particular by adopting sustainable design and construction measures;
2. Supplying energy efficiently, in particular by prioritising decentralised energy generation and;
3. Using renewable energy.

- 5.7 Energy efficiency measures (see Section 4), including CHP, should be taken into account before calculating the carbon emissions baseline and

considering the application of renewables to meet any applicable targets for emissions reduction (i.e. 10% or 20%). Improvements to energy efficiency means that buildings will use less energy and therefore need to generate a smaller amount of renewable energy to supply the same proportion of the site's needs. This can in turn reduce costs.

Guidance

- 5.8 Renewable energy installations will be influenced by the physical nature of the development – its shape, size/height, the size of the site, the relationship of the proposed development and site to the surrounding area and its nature/character. An appraisal of carbon dioxide emissions is a compulsory part of the Code for Sustainable Homes. If, due to the nature of the site or development, there are sound technical or significant financial constraints in meeting 10%, then consideration may be given to offsite remediation (energy efficiency or renewable energy) elsewhere in the borough. This would be secured through means of a Section 106 Agreement.
- 5.9 However, experience in Lambeth has shown that the 10% target is readily achievable. Developers will be expected to demonstrate that they have explored all renewable energy options for a particular development. Strong justification from developers, both technical and economic, will be required if they do not think they can meet the 10% requirement. If it is believed not to be feasible to provide the applicable target proportion of renewable energy in a particular development, developers will be expected to explain their reasoning and to include in their proposals the proportion they judge is feasible.

Evidence required

- 5.10 As set out in paragraph 3.12, the sustainability assessment must include an assessment of the energy demand and carbon dioxide emissions from proposed major developments. The assessment should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development and how this will be maintained throughout the lifetime of the building. Planning applications submitted without an appropriately detailed Energy Statement addressing the above will be invalid and returned to the applicant.
- 5.11 An Energy Statement for the whole development should be provided which includes:
- A calculation of baseline energy demand, demonstrating the projected annual heating, cooling and electricity demand of the development. The assessment must show the carbon dioxide emissions resulting from the predicted energy use;
 - An explanation of how total energy demand and carbon dioxide emissions will be reduced relative to the baseline energy demand through improvements to building energy efficiency standards;
 - Proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power, including the feasibility of Combined Heat and Power / Combined Cooling, Heating, and Power systems, and community heating systems;
 - Details of renewable energy technologies to be incorporated in the development, demonstrating that carbon dioxide emissions from expected energy use will be reduced by a minimum of 10% (the London Plan target is 20%) through on site renewable energy generation;

- A calculation of the energy demand and carbon dioxide emissions for the development;
 - Proposals to demonstrate that energy efficiency and renewable energy systems will be maintained in operating condition and the energy performance levels as stated in the assessment will be achieved or exceeded throughout the lifetime of the building.
- 5.12 Part L of the current Building Regulations will be used as the minimum benchmark and the starting point for the assessment. Ideally, Standard Assessment Procedure (SAP) (for domestic developments) and Simplified Building Energy Model (SBEM) (for non-residential developments) ratings / calculations should be provided at application stage to support the assessment. SAP and SBEM are methods of assessing energy efficiency ratings in new residential and non-residential buildings. The Code for Sustainable Homes benchmark should be used to calculate carbon dioxide emissions for appliances and cooking;
- 5.13 The following additional information should also be included in the Energy Statement:
- The type of technology that is to be used;
 - The quantity and the size proposed;
 - Whether the site is in a conservation area or is a listed building;
 - If the technology is not grid connected the statement must indicate which flats, houses or part of the development will be supplied with energy from the renewable technology;
 - Drawings indicating the location of the different types of technology to be used within the development; and
 - Developments incorporating biofuel solutions should provide additional information including: type of fuel and fuel supplier details; frequency of deliveries to the site; siting of storage and clear indication of good access; boiler type and manufacturer information and; confirmation that the biofuel boilers will be the lead boilers.
- 5.14 Set out below are various renewable energy technologies that are appropriate to Lambeth. The Greater London Authority's London Renewables Integrating Renewable Energy into New Developments: Toolkit for planners, developers and consultants (September 2004), provides a detailed overview of the renewable energy technologies available, and their appropriateness for different development types, to assist in assessing the feasibility and viability of renewable technologies:
- http://www.london.gov.uk/mayor/environment/energy/docs/renewables_toolkit.pdf
- 5.15 The London Energy Partnership is also developing a low carbon design toolkit to provide support on all aspects of sustainable energy, including energy efficiency.
- 5.16 Further information on renewable energy technologies can also be obtained from the Energy Saving Trust: www.est.org.uk

Technical Memorandum 38: Guide on renewable and low carbon energy technologies, produced by BRE in conjunction with CIBSE, published in 2006.

Solar Photovoltaics (PV) and Solar Thermal (solar tiles)

- 5.17 Both solar thermal and solar PV systems use the sun's energy. Solar PV generates free, clean electricity which, if not used when generated, can be sold back to the grid. PV arrays are installed on roofs or even walls to absorb the sun's energy and range from grey 'solar tiles' that look like roof tiles, to panels and transparent cells which can be used on conservatories and glass to provide shading as well as generating electricity.
- 5.18 A structural survey to demonstrate that the building can support the weight of the solar array should be obtained and provided. The placement of the array should ensure that it is obstruction / shadow free.
- 5.19 Solar thermal energy supplements the hot water in a boiler. Solar panels or collectors fitted to the roof collect heat from the sun's radiation. Solar water heating systems are suitable for any building type that has sufficient year round hot water needs (ideally during the day) and a southeast to southwest facing roof which is of sufficient size and receives direct sunlight. If a solar thermal system is being installed for hot water, space may also be needed to locate an additional water cylinder if there is not one already in place.
- 5.20 Both systems work best on south, south-east to south-west facing roofs of any building type. Panels on flat roofs need to be angled to capture the sun.
- 5.21 Flat roofs provide an opportunity for combining PV with a living roof. PV performance has proved to be enhanced when placed on living roofs.

Wind energy

- 5.22 Wind turbines create electricity and vary in size and power output, ranging from a few hundred watts to 2-3 megawatts. Household systems are typically sized up to 6kW but there are larger turbines of up to 50kW available for larger community scale projects.
- 5.23 The applicant must provide evidence to demonstrate that there is sufficient wind speed to make the proposal viable. For domestic applications (a single dwelling house), consideration should be given to alternative renewable energy technologies.
- 5.24 For roof mounted wind turbines, applicants should provide the expected average wind speed at the site and a structural survey to demonstrate that the building can support the weight of the turbine.
- 5.25 All submissions for stand alone wind turbines must be accompanied by details of the expected average wind speed, a visual impact assessment, a noise, vibration and flicker impact assessment, and a plan showing distance of the turbine from the nearest dwelling (this should be a minimum of 30 metres).
- 5.26 Suitability – Wind turbines in an urban setting are not always the best renewable energy option. The following factors need to be taken into account:
- Wind speeds in urban areas can vary dramatically and a wind turbine may not generate its published output of electricity. This may be due to

obstructions such as large trees, houses or other buildings. That is why a good separation distance is required so as not to obstruct wind flow.

- It is advisable to check if the installer/supplier of the wind turbine can provide advice on the likely performance in the intended environment of the installation in order to ensure the location is suitable.
- Wind speed information can be obtained from the NOABL wind speed database, which can be accessed from the British Wind Energy Association. On site information can also be obtained by setting up a monitoring mast to record wind speed on site. An ideal way of doing this is with an anemometer.
- In addition to structural considerations and likely technical performance, it is important to check whether the building is of historic interest or located in a conservation area, as visual impact on the character of the building and the area will be even stronger considerations in such circumstances.
- Noise and flicker issues will also be important and evidence on this should be provided despite the fact that many wind turbines now claim to be virtually silent.

Biomass

5.27 Biomass, also called 'bioenergy' or 'biofuels', is produced from renewable organic matter and can be used in the production of heat and electricity.

5.28 About Biomass:

- Biomass fuels fall into two main categories:
 - Woody biomass includes forest products, untreated wood products, energy crops and short rotation coppice, which are fast growing trees such as willow.
 - Non-woody biomass includes animal waste, industrial and biodegradable municipal products from food processing and high energy crops. Examples are rape, sugar cane, maize.
- For small-scale domestic applications of biomass the fuel usually takes the form of wood pellets, wood chips or wood logs.
- Biomass is 'carbon neutral' which means that the wood used for fuel has absorbed carbon dioxide (CO₂) during its production/ growth. Therefore when it is burned it is releasing the carbon dioxide it absorbed but not adding any additional CO₂ into the atmosphere.
- Biomass can come in the form of pellets, chips or logs, which can be burned in a boiler or stove to produce energy. Stoves use logs or pellets and provide space heating while boilers use pellets, chips or logs and are connected to the central heating and hot water systems.
- Adequate space is required for storage of fuel and that there is enough access to the boiler for loading in the fuel.
- Regular supply of fuel is needed and so there is a need to ensure that there are secure and reliable fuel arrangements, preferably locally.

5.29 The following information should be provided with proposals for Biomass systems:

- Technical summary - full details of the plant and associated building and structures and information;

- Site infrastructure - temporary and permanent access, earthworks, proposed landscaping work;
 - Storage - location of storage facility and how it will be accessed by service vehicles;
 - Access to utilities - water and drainage;
 - Grid network - proposed grid connection, if relevant;
 - Transport - proposed servicing, supply deliveries and distance from feedstock provider;
 - Fuel supplier, type of fuel to be used, supplier details, number of deliveries to site. Wherever possible, biofuels should be sourced locally to minimise the transportation required for delivery;
 - Boiler manufacturer and maintenance information, and confirmation that the biomass boilers will be the lead boilers; and
 - Visual impact assessment - impact on neighbouring buildings and wider area.
- 5.30 Of particular importance is the sourcing of fuel, the method of transportation, the distance of transportation and the frequency of deliveries required in order for this to be a genuinely sustainable form of energy generation.
- 5.31 The impacts on amenity from the operations involved will also be important considerations in determining the acceptability of any proposal. An external flue usually terminating above the ridge line of the building will be visible and should be designed to be as unobtrusive as possible.

Ground Source Heat Pumps (GSHP)

- 5.32 GSHPs use solar heat in the soil to provide heating and cooling to buildings. The ground several metres below the surface remains at a constant temperature. It may not necessarily be at a higher ambient temperature but will be more stable than air temperature which has large variables. Water is pumped through pipes inserted into the soil absorbing the ground heat, which can then be used to provide relatively cheap heating for buildings in the winter months and cooling in the summer months. The optimal use of the heat pump system is with under floor heating as this is run at a lower temperature making the operation of the heat pump more efficient.
- 5.33 Ground source cooling / borehole cooling can be provided by circulating water cooled directly by the ground and can replace conventional electrically driven cooling in offices and other buildings. An open or closed system can be adopted. An open system involves water extracted from a borehole and discharged through a heat exchanger. Permission is required as it can affect the local water table. Alternatively a closed system can be used which uses water or another fluid circulated through pipes buried in the ground below. Air systems can be used but generally water systems are more appropriate for London.
- 5.34 Electricity is required to drive the compressor and pump for the transfer of the heat through the pipes. For every unit of electricity used to pump the heat, 3-4 units of heat are produced. Where possible, the Council would seek the installation of solar PV or another form of renewable electricity generating system to power the compressor and pump. The electricity used to operate the system should be set out in the Energy Statement and accounted for in the calculation of overall savings in CO₂ emissions.

- 5.35 Ground source heat pumps are ideally suitable for new build or where homes are undergoing major refurbishment as the system requires pipes to be laid under floors. Pipes can be placed through a borehole, straight horizontally but requires more land or spiral horizontally (like a coil), which requires approximately a 10m trench to provide 1kW of heating. There is a need to establish whether there is enough space to accommodate a trench or borehole and whether the ground is suitable for a borehole or trench.
- 5.36 The geology of the site is an important consideration, which will determine whether installation is feasible and can also have an impact on borehole costs. Confirmation of the suitability of the site, having regard to ground conditions as well as any underground obstructions such as sewers and tunnels, should be provided with any proposals at the outset. A further important consideration is whether the site is within an area of archaeological interest. Archaeological Priority Areas are shown on the UDP Proposals Map.
- 5.37 In addition to ground source heat pumps, air source and water source heat pumps are also available. Air source heat pumps can be fitted outside a property or on the roof.

Need for Planning Permission and Other Planning Considerations

6

Purpose

- 6.1 Sustainable design and construction is a major means of addressing the issue of climate change through the planning process, however, proposals still need to be of an appropriate form and make a positive contribution to the environment.
- 6.2 Planning legislation and controls can be complex and the purpose of this section is to provide broad guidance to what requires planning permission and also set out policies that will be applied to the consideration of proposals where planning permission is required. Impact on visual amenity is an important consideration. Whether a building is of historic importance (listed building) and whether it is in a conservation area are also important considerations. This does not automatically preclude the granting of planning permission but requires careful consideration in the form of what is being proposed and it is important to consider the full range of options particularly for micro-renewables.

Application

- 6.3 This guidance applies to all forms of development in the borough.
- 6.4 The following UDP policies in particular should also be taken into account:
- 31 - Streets Character and Layout
 - 32 - Community Safety / Designing out crime
 - 33 - Building Scale and Design
 - 34 - Renewable Energy in Major Developments
 - 35 - Sustainable Design and Construction
 - 36 - Alterations and Extensions
 - 38 - Design in Existing Residential / Mixed Use Areas
 - 39 - Streetscape, Landscape and Public Realm Design
 - 45 - Listed Buildings
 - 46 - List of Buildings of Local Architectural Merit
 - 47 - Conservation Areas

and the guidance in the Council's SPDs on:

- Residential Alterations and Extensions; and
- Safer Built Environments.

Guidance

Design

- 6.5 Regardless of whether planning permission is required and whether the proposal is visible from the street or from the rear of properties, proposals should be designed and equipment selected that does not have a harmful effect on amenity and outlook of the property involved or that of neighbours.

- 6.6 Incorporation of sustainable design and renewable energy generation is encouraged in refurbishment of properties as well as part of ongoing upgrading and maintenance of existing properties.

The Historic Environment

- 6.7 A conservation area has special architectural or historic interest. There are 61 conservation areas in Lambeth. Each has a character and appearance which it is desirable to preserve or enhance. Development in a conservation area must pay due regard to this.
- 6.8 Listed buildings are included by the Government on a statutory list and assigned a grade (I, II* or II) because they are considered to have special architectural or historic interest. Any alteration to a listed building or buildings within their curtilage predating 1 July 1948, will require Listed Building consent.
- 6.9 In determining applications, guidance in this SPD will be balanced with all other relevant policies and guidance on listed buildings and conservation areas. The standards and submission requirements in this document include development in historic areas in the borough. However, all work to historic buildings and sensitive areas requires a sequential approach to ensure that all constraints and opportunities are considered.
- 6.10 Advice on wind, solar thermal and solar electric, and biomass energy projects affecting traditional buildings and the historic environment is available on the English Heritage website: www.english-heritage.org.uk and from Lambeth's Conservation Officers.

Permitted Development

- 6.11 If you live in a house you can make certain types of minor changes to your home without needing to apply for planning permission. These rights, called "permitted development rights" derive from a general planning permission granted not by the Council but by Parliament. Changes to permitted development rights for renewable technologies introduced in April 2008 have lifted the requirements for planning permission for most domestic microgeneration technologies.
- 6.12 The paragraphs below summarise the types of renewable energy technologies and systems that **may not** require planning permission. For more detailed advice please contact the Lambeth Town Planning Advice Centre on 020 7926 1180 or by e-mail at tpac@lambeth.gov.uk. For formal confirmation that works are permitted and do not require planning permission you can apply, on payment of a fee, for a "lawful development certificate" by writing to the council with details of the work you want to carry out.
- 6.13 Within Conservation Areas planning permission can be required for certain types of work that does not need an application in other areas. The Council may also have removed some of the permitted development rights from properties within an area by issuing an Article 4 direction. Article 4 directions are most common in conservation areas and impose additional planning controls in order to protect the character of those areas. This information is available on the conservation and urban design pages of the Council's website: www.lambeth.gov.uk

- 6.14 Whether or not you need to apply for planning permission, there are other consents or approvals you may need to obtain before you can start work. For example, new building work will often need to comply with the Building Regulations. You may also need to apply for listed building consent if you want to alter (internally or externally) or extend a listed building or carry out works to buildings within the grounds of a listed building.

Roof and Wall Mounted Solar Photovoltaics and Solar Thermal Systems

Permitted development

- 6.15 The installation, alteration or replacement of solar PV or solar thermal equipment on:

- (a) a dwellinghouse; or
- (b) a building situated within the curtilage of a dwellinghouse

is permitted, subject to the following conditions:

- (a) solar PV or solar thermal equipment installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;
- (b) solar PV or solar thermal equipment shall, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and
- (c) solar PV or solar thermal equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable.

Development not permitted

- 6.16 Development is not permitted if:

- (a) the solar PV or solar thermal equipment would protrude more than 200mm beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;
- (b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
- (c) in the case of land within a conservation area, the solar PV or solar thermal equipment would be installed—
 - (i) on a wall or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway; or
 - (ii) on a wall or roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway; or
- (d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building.

Freestanding Solar Photovoltaics and Solar Thermal Systems

Permitted development

- 6.17 The installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse is permitted, subject to the following conditions:

- (a) stand alone solar shall, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and
- (b) stand alone solar which is no longer needed for microgeneration shall be removed as soon as reasonably practicable.

Development not permitted

- 6.18 Development is not permitted if:
- (a) it would result in the presence within the curtilage of more than one stand alone solar; or
 - (b) any part of the stand alone solar—
 - (i) would exceed four metres in height above ground level;
 - (ii) would, in the case of land within a conservation area or which is a World Heritage Site, be situated within any part of the curtilage of the dwellinghouse and would be visible from the highway;
 - (iii) would be situated within five metres of the boundary of the curtilage;
 - (iv) would be situated within the curtilage of a listed building; or
 - (c) the surface area of the solar panels forming part of the stand alone solar would exceed nine square metres or any dimension of its array (including any housing) would exceed three metres.

Wind turbines

- 6.19 It is the Government's intention to extend permitted development rights for residential properties to include free standing wind turbines and those mounted on detached dwellings, once appropriate standards in relation to noise and vibration have been set to protect neighbouring properties. Further legislation is expected later in 2008. Clarification as to the position can be obtained from the Development Control Section within the Planning Division.

Ground Source Heat Pumps

- 6.20 The requirement for planning permission is dependent on a number of factors. If the works are accommodated within an existing building or do not materially change the external appearance of the building then planning permission will not be required. The external installation of the air collector and heat pump may be permitted development depending on where and how they are installed. Written clarification should be sought from the Development Control team within the Planning Division as each case will need to be assessed in relation to the specific circumstances of what is being proposed.

Biomass

- 6.21 Requirement for planning permission is dependent on a number of factors. If the works are accommodated within an existing building and/or do not materially change the external appearance of the building then planning permission will not be required. The installation of chimney or flue may be permitted development depending on where and how they are installed. Clarification should be sought from the Development Control team within the Planning Division as each case will need to be assessed in relation to the specific circumstances of what is being proposed.

Living Roofs and Walls (green / brown)

- 6.22 The Council encourages the development of living roofs and walls in the borough. The need for planning permission will be dependent on the exact nature of what is being proposed. Generally planning permission would not be required unless structures raising the height of the roof are involved. Clarification should be sought from the Development Control team within the

Planning Division as each case will need to be assessed in relation to the specific circumstances of what is being proposed.

- 6.23 It is important to be aware that in all instances involving any structural work advice should be obtained from the Council's Building Control Division and consent applied for under Building Regulations. Contacts for Planning and Building Control are set out below.

Planning Division
Phoenix House
10 Wandsworth Road
London
SW8 2LL

020 7926 1000

Building Control
Phoenix House
10 Wandsworth Road
London
SW8 2LL

020 7926 1000

Appendix 1

Assessment of Planning Applications

To apply Policies 34 and 35 effectively Lambeth Council has established the procedures detailed below. The procedure applies to all planning applications.

Pre application meeting

The Council strongly recommends that an initial informal discussion is held before an outline or full application is submitted. Establishing the 10% renewables target for a proposed development requires an accurate prediction of energy consumption and carbon dioxide emissions together with evidence from the applicant / developer of how the required percentage will be met from renewable energy sources.

BREEAM is the Council's preferred methodology for non residential development and the option to use an alternative methodology should be discussed at this stage. Discussion of alternative methodologies does not guarantee that they will be accepted. The Code for Sustainable Homes is the only acceptable methodology for residential developments.

Planning application submission with the Sustainability Assessment

The assessment should be submitted in two parts dealing separately with Renewable Energy (Policy 34) and Sustainable Design and Construction (Policy 35). If the sustainability assessment is not submitted with the application the application will not be validated.

Policy 34: The energy scheme for the development should contain sufficient detail to ensure the following can be determined.

The predicted carbon dioxide emissions of the development proposed. This should be based on established benchmarks and should include:

- a The predicted carbon dioxide emissions of the development after the inclusion of energy efficient design and technology measures including passive design, CHP and community heating;
- b The target amount of carbon dioxide savings that will be expected to be provided from on-site renewable energy technology based on a percentage of the overall emissions of the building;
- c Information showing that the developer has undertaken an assessment of a range of alternative renewable energy technologies and evaluated them in terms of site feasibility and the predicted amount of carbon dioxide emission reduction.

Policy 35: BREEAM / Code for Sustainable Homes Estimator checklist should indicate the credits that are expected and how this will be achieved. In line with the Energy Saving Trust's minimum recommendation, the Council seeks the achievement of Code Level 3 as a minimum standard and aspires to Code Level 4 in the majority of developments. For non residential development, a minimum BREEAM standard of 'Very Good' is sought.

Final Sustainability Assessment submission (design intention)

Policy 34: Details of the renewable energy technologies which will be implemented to meet the target, together with details of how the selected energy efficiency technologies have been incorporated in the design. Predicted carbon dioxide emissions for the final design should be provided and these should be based on accredited calculation methods such as NHER, SAP, SBEM or recognised building thermal simulation software.

Policy 35: BREEAM / Code for Sustainable Homes certificate should be sent to the case officer.

Arrangement of Section 106 Agreement

Policy 34: The applicant / developer will be required to agree provisions in a Section 106 Agreement to ensure that the stated carbon dioxide saving is maintained for the site, regardless of who owns or leases it.

Proof of installation

Documentation confirming that all the issues specified in the sustainability assessment have been implemented will usually be required prior to occupation of the development.

Policy 34: The applicant / developer must provide evidence that the commitments given in the energy scheme were implemented. This could be in the form of purchase orders or invoices e.g. for solar panels.

Policy 35: BREEAM Post Construction Certificates must be forwarded to the case officer.

Appendix 2

Further sources of information

Building Regulations – All planning applications are assessed by Building Control to ensure that Building Regulations are complied with. Lambeth Council require that all new development in the borough exceed the minimum Part L Building Regulations.

Building Control – Lambeth Council Building Control can be contacted by telephone on 020 7926 1000.

BREEAM – Buildings Research Establishment Environmental Assessment Method. BREEAM is Lambeth's preferred methodology for environmental assessment. It is used in both new building and existing buildings. BREEAM provides an assessment methodology for offices, schools, industrial development and other buildings. Further details can be found on their webpage www.breeam.org

It is the responsibility of the developer / applicant to pay for an independent BRE accredited assessor.

Code for Sustainable Homes (CSH) – The Code is an environmental assessment method for new homes. The Code measures the sustainability of a home against nine design categories, rating the 'whole home' as a complete package. The design categories are:

- Energy and CO₂ emissions;
- Water;
- Materials
- Surface water run-off;
- Waste;
- Pollution;
- Health and wellbeing;
- Management
- Ecology

The Code has a scoring system of six levels. The different levels are made up by achieving both the appropriate mandatory minimum standards together with a proportion of the 'flexible' standards. The results of the Code assessment are then recorded on a certificate assigned to the dwelling. Since May 2008 all new homes are required to have a Code rating and for a Code certificate to be included within the Home Information Pack. A Code assessment can only be carried out by a licensed and accredited Code assessor.

The Council seeks Code Level 3 as a minimum standard and aspires to Code Level 4 in the majority of developments.

Code ratings are certified by BRE on behalf of Communities and Local Government. www.bre.co.uk. Environmental Development Team tel: 020 792 63572 / 63510.

Lambeth Planning Supplementary Planning Documents – Supplementary Planning Documents (SPDs) provide further guidance to the interpretation and application of policies in the UDP. Currently the Council has five additional SPDs

that should be referred to prior to the submission of an application to ensure that all planning issues have been fully addressed.

- Guidance and Standards for Housing Development and House Conversions;
- Residential Alterations and Extensions;
- Safer Built Environments;
- Section 106 Planning Obligations; and
- Shopfronts and Signage.

If you would like more information from the Council about how to address these issues please contact:-

Planning Policy
 First Floor, Phoenix House
 10 Wandsworth Road
 London SW8 2LL

Email: planningpolicy@lambeth.gov.uk
 Ph: 020 7926 1258

For advice on making planning applications and all planning related enquires:

Town Planning Advice Centre
 10 Wandsworth Road
 London SW8 2LL

Email: tpac@lambeth.gov.uk
 Ph: 020 7926 1180

For design advice, advice on buildings of local merit (locally listed buildings), statutory listed buildings and conservation areas:

Conservation and Urban Design
 Email: planningconservation@lambeth.gov.uk
 Ph: 020 7926 4065

There are organisations that are able to provide assistance and further information including:-

Organisation	Contact details	What they do
Association for Environmentally Conscious Building PO Box 32 Llandysul SA44 5AZ 0845 456 773	W: www.aecb.net E: email@aecb.net	Facilitate environmentally responsible practice in building
Building Research Establishment (BRE)	W: www.bre.co.uk E: enquiries@bre.co.uk	Research, consultancy, training, testing and certification organisation delivering sustainability and innovation across the built environment and beyond
Combined Heat and Power Association	W: www.chpa.co.uk T: 020 7828 4077 E: info@chpa.co.uk	The Combined Heat and Power Association work to promote the wider use of combined heat and power and community heating. Clean and

		efficient Combined Heat and Power (CHP) is already in use on close to 1,400 locations around the UK
Creative Environmental Networks (CEN)	W: www.cen.org.uk T: 020 8683 6600	Provide advice (to both developers and individuals) and support with accessing grants to contribute to the cost of renewable energy and the type of renewable energy that can be used for your development.
EAGA Partnership Freepost NEA 12054 Newcastle upon Tyne NE2 1BR	E: enquiry@eaga.co.uk T: 0800 3166011	An employee-owned company, awarded its first contract to address 'fuel poverty' in the UK by the government in January 1991. It was then specifically appointed to manage the Government's Home Energy Efficiency Scheme (HEES), later rebranded as the £150 million-a-year Warm Front scheme as part of the Government's Fuel Poverty Strategy during February 2001.
Energy Saving Trust 21 Dartmouth Street London SW1H 9BP 020 7222 0101	W: www.est.org.uk T: 0800 512 012	Encourage energy efficiency and the integration of renewable energy sources into the economic fabric of our society. Promote the use of cleaner fuels for transport and better insulation and heating efficiency for buildings and homes and champion small-scale renewable energy, such as solar and wind power. Also provide Grants to assist with the installation of renewable technologies. Further advice and information about renewable energy technologies and other energy saving measures is available from the Energy Saving Trust website: www.est.org.uk .
Environment Agency	W: www.environment-agency.gov.uk	Public body for protecting and improving the environment in England and Wales.
Greater London Authority	W: www.london.gov.uk T: 020 7983 4000	Created by the Greater London Authority Act 1999, the Mayor and the London Assembly constitute a unique form of strategic citywide government for London The Mayor's Supplementary Planning Guidance provides additional information to support the implementation of the London Plan www.london.gov.uk/mayor/strategies/sds/sustainable_design.jsp
Green Register of Construction Professionals	W: www.greenregister.org E: info@greenregister.org T: 020 7820 3159	Training and networking organisation that brings together all disciplines in the construction industry that have a demonstrable commitment to sustainable building practices, including architects, engineers, builders, surveyors and trades people. The network provides a vital link between these professionals and their clients ranging from homeowners through to businesses and social housing providers.
Livingroofs.org	W: www.livingroofs.org	Livingroofs.org provides advice for the installation of living roofs, identifies both benefits and challenges, and presents case studies of good practice. The website provides a

		comprehensive resource for planners, developers, architects and others looking to design, install or promote green roofs.
Low Carbon Buildings	W: www.lowcarbonbuildings.org.uk T: 0800 915 0990	Launched on 1 April 2006, phase one of the DTI's low carbon buildings programme will run over three years and replaces the previous DTI Clear Skies and Solar PV grant programmes. Open to householders, public, not for profit and commercial organisations the programme will demonstrate how energy efficiency and micro-generation can work hand in hand to create low carbon buildings.
National Federation of Demolition Contractors	W: www.demolition-nfdc.com E: info@demolition-nfdc.com T: 01923 664461	Professional organisation for supporting companies involved in demolition
NHER - National Home Energy Rating The National Energy Centre Davy Avenue Milton Keynes MK5 8NA	T: 0908672787	Provide training, accreditation and software for energy efficiency professionals.
Parity Projects	W: www.parityprojects.com T: 0208 296 0863	Parity Projects assesses the function of existing buildings, appraises and designs opportunities for improvement with a view to reducing the environmental impact of existing buildings. Advice is provided to property owners and managers who want to reduce their energy bills and environmental impact and building professionals.
Sustainable Energy Action / Renewable Energy in the Urban Environment SEA / RENU	W: www.sustainable-energy.org.uk T: 020 7582 9191	SEA / RENU is a not for profit company and environmental charity working with businesses, local authorities, householders and communities.

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

Phoenix House
10 Wandsworth Road
London
SW8 2LL

Tel: 020 7926 1180

Email : planningpolicy@lambeth.gov.uk

Web : www.lambeth.gov.uk/Planning

Spanish

Si desea esta información en otro idioma,
|rogamos nos llame al 020 7926 1180

Portuguese

Se desejar esta informação noutro idioma
é favor telefonar para 020 7926 1180

French

Si vous souhaitez ces informations dans une
autre langue veuillez nous contacter 020 7926 1180

If you would like this information in large print, Braille, audio tape or another
language, please contact us on 020 7926 1180

Bengali

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন
হলে অনুগ্রহ করে ফোন করুন 020 7926 1180

Twi

Se wope saa nkaeboy vi wo kasa foforo
mu a fre 020 7926 1180

Yoruba

Tí ẹ ba fẹ imoràn yìí, ní èdè Òmíràn, ẹjẹ,
ẹ kàn wà l'ágogo 020 7926 1180