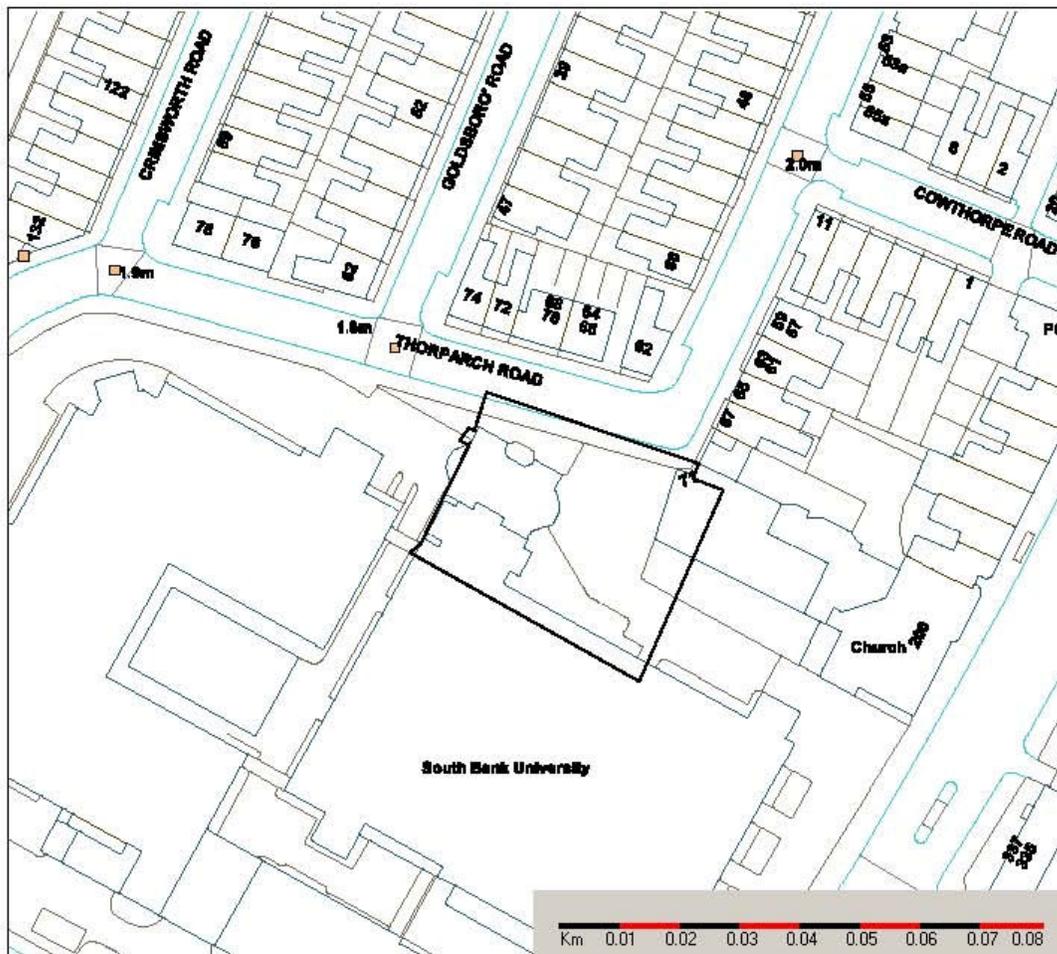


# LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number :	09/00399/FUL
Application Address :	202-230 Wandsworth Road London

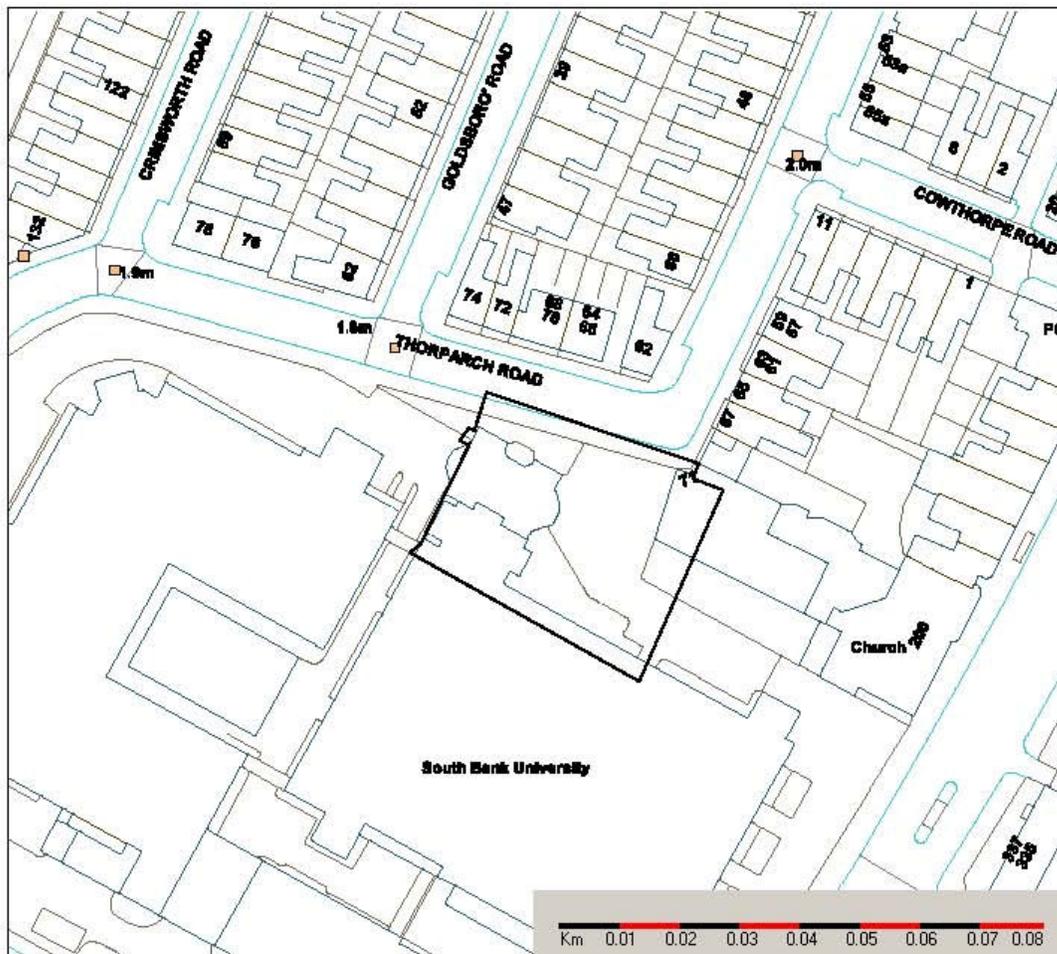


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<b>Location</b>	202-230 Wandsworth Road London SW8 2JZ
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**Ward** Stockwell

### Proposal

Variation to planning application ref 04/01386/FUL (Partial demolition, alterations and extension in association with the use of the building for commercial, community and residential use (commercial and community purposes to be determined - falling within use classes A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments), B1 (business), D1 (community uses), D2 (leisure and theatre. Creation of 223 residential flats (118 x 1 bed, 99 x 2 bed, 4 x 3 bed, 2 x 4 bed) including the erection of a three storey building fronting Thorparch Road comprising 5 self contained flats, together with associated access, servicing, car parking (131 spaces) and landscape works) granted by the Secretary of State under appeal (ref APP/N5660/V/05/1194601) on 12.10.2006.

THE VARIATION APPLIED FOR IS: The erection of balconies on the western elevation of the block fronting Thorparch Road only.

**Application Type** Full Planning Permission  
**Application No** 09/00399/FUL/DC\_SWE/19616  
**Applicant** Mr A Reid  
**Agent** Miss Victoria Bullock  
7 Soho Square  
London  
W1D 3QB  
**Date Valid** 9 February 2009

### Considerations

Environment Agency Flood Zone (Dec 2006) Environment Agency Flood Zone 2

### Approved Plans

PL001\_A, PL002\_A, PL003\_A, PL004\_A

<b>Recommendation</b>	<b>GRANT CONDITIONAL PERMISSION</b>
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## **Officer Report**

**09/00399/FUL**

### **1. Introduction**

- 1.1. This application relates to the former Southbank University site on Wandsworth Road for which planning permission for re-development was approved by the Secretary of State in 2006 following a call-in Inquiry. The approved development comprises a mixed use development with commercial floorspace, a theatre, 223 flats and basement parking. Of the 223 flats, 25% are provided as affordable housing (without public subsidy – this was approved on appeal). Various extensions and alterations to the building have also been approved in order to accommodate the development. Construction work to implement the planning permission is well underway.
- 1.2. Members may recall an application being presented to PAC earlier this year to erect full depth balconies instead of Juliette balconies to the north elevation of the building. Officers recommended that planning permission be granted but Members raised concerns that the balconies would encourage more noise and use over and above Juliette balconies and the application was subsequently refused. However it was acknowledged by Members that such outdoor amenity space was also beneficial for occupiers and there was discussion over whether it would be possible to re-locate the balconies on the east or west elevations. It was agreed that this may not necessarily be problematic for the west elevation and as such, the applicant has submitted the current application.

### **2. Summary Of Main Issues**

- 2.1. The acceptability of the design and appearance of the balconies.
- 2.2. Any potential adverse impact on the amenities of existing residential neighbours from the new balconies.

### **3. Site Description**

- 3.1. The area of the site is approximately 0.8 hectares. The site is bounded by Wandsworth Road to the east, Thorparch Road and the Springfield Methodist Church to the north, Lambeth College to the west, and Belmore Street and Lambeth College to the south. The location for the proposed balconies is the northern wing of the building which fronts Thorparch Road.
- 3.2. The site was previously occupied by South Bank University (SBU), and includes associated public realm, access, and servicing areas. The main vehicular access to the site is from Belmore Street; this access is shared with Lambeth College. Building works have been taking place over recent months in order to implement the extant permission. The main frame has been retained but the external walls and windows have been removed, and work has now advanced to re-provide with a new building envelope.

- 3.3. The surrounding land uses include: Lambeth College, which is an existing educational use; the New Covent Garden Market; the Springfield Methodist Church which has recently been developed into a mixed use development comprising community and residential uses; and a range of commercial and retail uses at ground level fronting Wandsworth Road, which are a part of the adjacent local centre. The remaining uses are generally residential, most notable Thorparch Road, Crimsworth Road and Goldsboro Road to the north.
- 3.4. The site is adjacent to the Larkhall/Wandsworth Road Conservation area. It is also immediately adjacent to the Wandsworth Road “local centre”, which is either side of and opposite the site. The site is identified as a Major Development Opportunity (MDO 67) in the UDP.

#### **4. Planning History**

- 4.1. The most relevant planning application concerns the development which is being constructed (ref 04/01386/FUL). This involves partial demolition, alterations and extensions in association with mixed use of the building for residential, commercial, and community uses. The application was called in by the Secretary of State in October 2005. A public inquiry was held in June 2006, and the scheme was recommended for approval by the Planning Inspectorate in July 2006. The Secretary of State agreed with the Inspector’s recommendation and granted planning permission in October 2006. This application was subject to a Unilateral Undertaking in accordance with Section 106 of the Town and Country Planning Act.
- 4.2. There are various approved extensions and alterations to the existing structure which are currently underway in accordance with the previous permission. These include a 7 storey building on the southern side of the building, a single storey front extension to Wandsworth Road, a single storey side extension to the north east corner, and a part two/part three storey building to contain five apartments fronting Thorparch Road. Behind this frontage building, the existing buildings above ground floor level within the central area have been demolished to make way for a street level landscaped courtyard surrounded on all sides.
- 4.3. The applicant has discharged relevant conditions attached to the above planning permission.
- 4.4. As noted under para 1.2 above, an application to erect balconies to the northern elevation of the block fronting Thorparch Road was refused by the Council’s Planning Applications Committee in January 2009 (ref 08/04280/FUL). The reason for refusal was: *“The introduction of full depth balconies would give rise to a significant and unacceptable increase in the level of overlooking and noise impact upon neighbouring properties, particularly the rear amenity areas of properties fronting Goldsboro and Thorparch Road, contrary to Policy 36 of the Council’s adopted Unitary Development Plan (August 2007) and the adopted SPD on Residential Alterations and Extensions (April 2008).”* The current application seeks to address the previous reason for refusal.

- 4.5. The applicant also recently obtained planning permission to erect an additional floor at the rear of the development, so as to accommodate an additional 8 residential units (ref 08/03976/FUL). This was considered at the same Planning Applications Committee in January 2009, and was approved. However, concerns were raised about the design and on this basis, a condition was added which stated that amended details for the additional floor shall be submitted to the Planning Applications Committee for approval. These details are also being reported on this agenda (ref 09/00477/DET).

## 5. Scheme Details

- 5.1. The application is seeking to replace approved Juliette balconies with full depth balconies to a total of 7 units on the 2<sup>nd</sup> to 7<sup>th</sup> floor of the building. The location of these is along the western elevation perpendicular to Thorparch Road.
- 5.2. Each balcony would provide approximately 6.5 sqm of amenity space to the host flat. The balconies would be visually lightweight, comprising glass with steel surround and timber handrails which reflects the balconies already approved elsewhere under the original planning application.

## 6. Consultation Responses

- 6.1. The applications were advertised in Lambeth Life and a site notice placed on site on 27<sup>th</sup> February 2009.
- 6.2. Letters were sent to approximately 800 adjoining and nearby residents in the surrounding area including properties in Andrew Place, Crimsworth Road, Cowthorpe Road, Deeley Road, Goldsboro Road, Hemans Street, Lansdowne Way, Southville, Thorparch Road, and Wandsworth Road.
- 6.3. Letters of notification were sent to the following amenity groups, statutory bodies and external consultees and their responses are summarised as follows:

***Crimsworth Thorparch Residents Association:*** No comments received at time of writing.

***London Borough of Wandsworth:*** No comments received at the time of writing this report.

- 6.4. Internally, the following departments were consulted and their responses are summarised as follows:

***Regulatory Services:*** No objections raised.

***Crime Prevention Unit:*** Previously advised that the development is being built to Secured by Design and the additional units are subject to this as well. The balconies have glazed panels and are almost impossible to access.

**Conservation and Urban Design:** Were consulted on the previous application and advised that the design and materials proposed are almost identical to the style of balcony approved under Condition 2 of the original planning permission (04/01386/FUL). The only difference is the depth and projection of the balconies and the proposed treated timber deck. The balconies would provide added visual interest whilst the proportions of the balconies will not undermine the strong vertical emphasis of this tall block. The proposed balcony would not be detrimental to the appearance of the development or the surrounding area and the design, style and materials are in keeping with what was previously approved.

**Comments from Local Residents, Adjoining Neighbours/Occupiers**

6.5. The tables below provide a summary of and a brief response to the main objections that have been raised.

No. Letters Sent	No. of Objections	No. in Support	No. of Comments
805	27	1	1

Comments	Response
The balconies are out of character with the surrounding area.	The design and appearance of the proposed balconies are consistent with others that have already been approved on the building as part of the original application.
The balconies would result in noise disturbance. Given the high level above surrounding residential properties noise would carry across the area and would be more frequent particularly over summer months.	Balconies and terraces have been approved already under the extant permission. Those proposed are small and consistent with those approved. It is considered that outbreaks of noise from such a small outdoor space are unlikely to be significant given the location, and would be comparable to the residential nature of the area.
The balconies would result in overlooking and loss of privacy to surrounding properties. The Victorian terraces to the north have very short gardens, and many have roof terraces. The previous university was largely empty at the weekend when residents tend to use their roof terraces and back gardens the most.	It is considered that privacy would not be diminished by the introduction of balconies due to their position facing west. Any actual views or outlook to the north from the balconies would be restricted and only possible at very oblique angles. Any views to the north would be consistent with the approved Juliette balconies
The balconies would cause overshadowing of nearby properties.	The position and scale of the balconies as well as the distance are such that they would not impact upon nearby properties in relation to loss of light.

Comments	Response
It would block views from adjoining properties.	Impact upon views is not a material planning consideration. Furthermore, given the size and position, there would be no impact upon outlook of adjoining residents.
The balconies have the potential to create an eyesore – they have the tendency to be unsightly due to the items placed on them and being used for storage.	Balconies and terraces have been approved already under the extant position and those proposed are consistent with them. Furthermore, it would not be possible, in enforcement terms, to control how occupants utilise their balconies.

## 7. Planning Considerations

### 7.1. Relevant Policies

#### National Policies

- 7.1.1. Central Government advice is contained in a range of Government Circulars, Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPS). These are essentially general policies, which aim to guide local planning authorities in securing good policies based on real and sound objectives and the need to provide high quality, well thought out developments which make a positive contribution to the locality and which help to protect or enhance the environment.
- 7.1.2. **PPS1 (Delivering Sustainable Development)** sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. It states that good design is indivisible from good planning and encourages planning authorities to secure high quality and inclusive design for all development, which positively contribute to making better places for people to live and work.
- 7.1.3. **PPS3 (Housing)** was published in November 2006 and replaces PPG3 (Housing, 2001). It places increased emphasis on the planning system to ensure it is used to its maximum effect to ensure the delivery of decent homes that are well designed, make the best use of land, are energy efficient, make the most of new building technologies and help to deliver sustainable development.
- 7.1.4. **PPS3** specifies a number of outcomes that the planning system should deliver and in determining planning applications, including a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households such as families with children, single person households and older people. It also states that *“Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities.”* (para 12).

- 7.1.5. **PPG15 (Planning and the historic environment)** advises that new buildings do not have to copy their neighbours, noting that most interesting streets include a variety of building styles, materials and forms of construction. It indicates that redevelopment in conservation areas or in adjacent areas should provide opportunity for imaginative, high quality design which enhances the character and appearance of the area.
- 7.1.6. **PPG24 (Planning and Noise)** relates to acoustic issues and provides guidance with respect to minimising adverse noise impact, for both noise-sensitive and noise generating developments. The focus is on the suitability of development sites for new housing, but it also advises on the use of conditions to minimise the impact of noise from various types of development.

### **London Plan Policies**

- 7.1.7. The London Plan was consolidated in February 2008 and now includes alterations that have been made since it was adopted in February 2004. The London Plan is the Mayor's development strategy for Greater London and provides strategic planning guidance for development and use of land and buildings within the London region.
- 7.1.8. It seeks to accommodate significant growth in ways that respect and improve London's diverse heritage while delivering a sustainable world city and, proposes to achieve this through sensitive intensification of development in locations well served by public transport. All Borough plan policies are required to be in general conformity with London Plan policies.

### **Lambeth Unitary Development Plan (2007)**

- 7.1.9. The following UDP policies are relevant to this application:

- 7 Protection of Residential Amenity
- 15 Additional Housing
- 33 Building Scale and Design.
- 36 Alterations and Extensions
- 38 Design in Existing Residential/Mixed Use Areas
- 47 Conservation Areas
- 54 Pollution Public Health & Safety

MDO 67 – South Bank University/Lambeth College, Wandsworth Road applies. It states that redevelopment of part of site is acceptable if surplus, and that development should have a clear demarcation with remaining educational use. Development should have a much-improved relationship to Wandsworth Road with active frontages.

- 7.1.10. The current up to date statement of the Council's planning policies is contained in the UDP adopted on the 6th August 2007. This is the statutory plan for the Borough, and will be used to determine all planning applications in conjunction with the London Plan.

7.1.11. The following Supplementary Planning Documents (SPD) are considered relevant to this application:

- Guidance and Standards for Housing Development and House Conversions
- SPD for Residential Extensions and Alterations

## 7.2. Land Use

7.2.1. There are no land use implications from the proposed development. However, it is noted that the provision of amenity space for these flats would improve the standard of accommodation, and is in accordance with the SPD for Housing Development.

## 7.3. Design and Conservation Considerations

7.3.1. Policy 31 of the UDP states that developments should respond to and enhance the architectural character of the area. Where possible, development should retain and contribute to a fine 'urban grain', and where appropriate, follow appropriate block widths, road widths, plot sizes and gaps and spaces between buildings.

7.3.2. Policy 33 seek to ensure a high quality of design in all new development, which relates to the surrounding area and respects the scale, height, bulk and character of nearby buildings. Good quality materials should be used which are appropriate to the design.

7.3.3. Policy 36 (a) states that alterations and extensions should be subordinate to the original building. It states that this can be achieved by designing in keeping using the architectural language and matching or complementary materials to the original building.

7.3.4. Policy 47 states that development outside Conservation Areas should not harm the setting of the Conservation Area or harm the views into or from the Conservation Area. The site adjoins the Larkhall Conservation Area, which incorporates the Springfield Methodist Church but largely relates to streets to the south east of Wandsworth Road, off Lansdowne Way.

7.3.5. The SPD for Residential Extensions and Alterations states that any balcony or terrace addition must be well designed to ensure it integrates with the main building. Balconies and roof terraces are not considered appropriate for buildings within conservation areas if the proposal would harm the integrity of the building or the character and appearance of the locality.

7.3.6. The balconies would comprise timber deck and handrail in cherry red, with safety glass panel and steel railings. The balconies would be visually lightweight, in keeping with the external appearance of the building as permitted. The use of glass is consistent with other balconies in the development.

- 7.3.7. Overall, the design, appearance, scale, and massing of the extensions are considered to be appropriate for this context, comprising contemporary design which respects the host building and the local area in accordance with UDP policies.

#### **7.4. Amenity Impact**

- 7.4.1. Policy 33 requires that development protect residential amenity of future residents by ensuring acceptable standard of privacy and not creating an undue sense of enclosure.
- 7.4.2. Policy 36 (c) states that development should not:
- unacceptably harm the amenities (privacy, outlook, sunlight and daylight) of adjoining residents
  - Result in an undue loss of residential amenity space
  - Create an unacceptable sense of enclosure.
- 7.4.3. The SPD also states that balconies will only be supported where there is no adverse impact on the amenity of adjoining properties and no harm caused to the appearance of the building.
- 7.4.4. As stated above, the proposed balconies would replace approved Juliette Balconies to 7 flats on the 2<sup>nd</sup> to 7<sup>th</sup> floor of the building. This part of the building faces west, immediately adjacent to Lambeth College and perpendicular to Thorparch Road. In terms of the relationship with existing residential neighbours, the nearest properties are located some 15 metres on the other side of Thorparch Road in a terrace of five dwellings directly facing the site and perpendicular to the balconies.
- 7.4.5. Balconies by their nature can encourage use as well as provide increased outlook and perceived overlooking, over and above windows. As noted already, an application to install balconies to the northern elevation of this wing was refused due to concerns about overlooking and noise impact to residential properties and their rear gardens to Thorparch Road and Goldsboro' Road in particular. At the Committee meeting, Members suggested that there may be scope to relocate the balconies to the western elevation as this looks across the rear of Lambeth College and New Covent Garden Market beyond. The applicant has therefore done all they can to appease local residents and conform to the requirements of planning members as previously stated.
- 7.4.6. Given the position and size of the balconies, Officers consider that the proposal would not cause any demonstrable harm to existing residential neighbours. This is because the balconies look west, perpendicular to Thorparch Road, so any views from them would be along the back of Lambeth College and along the road itself, with only oblique views of the front elevations of the properties to the north (and only if looking off to the side of the balconies). Whilst it is noted that objections have been received, it is considered that the position as proposed addresses the previous concerns about longer range views to the rear of properties fronting Thorparch Road, Goldsboro' Road and Crimsworth Road, because as said,

any views afforded to the north would only be oblique, and therefore very restricted. Furthermore, it is considered that given their size, the balconies would not result in a significantly increase in terms of outlook and overlooking over and above the approved Juliette balconies. On this basis, proposed balconies are considered to be acceptable on amenity grounds and that the concerns raised in relation to the previous application have been addressed.

#### **7.5. Secure by Design**

- 7.5.1. Policy 32 of the AUDP seeks to ensure that proposed developments enhance community safety and do not create opportunities for crime or result in an increase in the risk of public disorder. The Crime Prevention Officer has previously confirmed that this scheme is a project that he has been involved in from an early stage. The height and position of the balconies are such that they do not result in any heightened security threat to occupiers.

#### **8. Conclusion**

- 8.1. It is considered that the proposal meets the aims and objectives of the Unitary Development Plan Policies.
- 8.2. Furthermore, it is considered that the amenity concerns raised in relation to this, and the previous application, have been addressed by re-locating the balconies to the west facing elevation.

#### **9. Recommendation**

- 9.1. Grant planning permission.

## **Summary of Reasons:**

In deciding to grant planning permission, the Council has had regard to the relevant Policies of the Development Plan and all other relevant material considerations. Having weighed the merits of the proposal in the context of these issues, it is considered that planning permission should be granted subject to the conditions listed below. In reaching this decision the following Adopted Unitary Development Plan (2007) Policies were relevant: 7 (Protection of Residential Amenity), 15 (Additional Housing), 33 (Building Scale and Design), 36 (Alterations and Extensions), 38 (Design in Existing Residential/Mixed Use Areas), 47 (Conservation Areas), 54 (Pollution Public Health & Safety) MDO 67

## **Conditions:**

1 The materials to be used shall comprise American Cherry Timber Handrail in Grade FAS 1 Face and galvanised steel. Reason: To safeguard and enhance the visual amenities of the locality. (Policies 33 and 39 of the Adopted Unitary Development Plan (2007) refer.)

## **Notes to Applicants:**

The following conditions connected to application 04/01386/FUL remain applicable to the development, and although many have been discharged they also apply to the above applications and are therefore noted for information purposes:

- 1) The development hereby permitted shall begin before the expiration of five years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the local planning authority and these works shall be carried out as approved.
- 4) No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to, and approved in writing by, the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 5) The scheme for the parking, garaging, manoeuvring, and the unloading and loading of vehicles shown on the submitted plans shall be laid out in accordance with the approved details prior to the initial occupation of the development hereby permitted and shall not thereafter be used for any other purpose, or obstructed in any way.
- 6) No loading or unloading of goods, including fuel, by vehicles arriving at, or departing from, the premises shall be carried out other than within the curtilage of the premises/site.

7) Prior to the commencement of the development hereby permitted a plan shall be prepared showing a total of 230 cycle spaces, together with no less than 30 additional covered and secure cycle spaces for the commercial elements, and visitor cycle parking in front of the site, all to be submitted to, and approved in writing by, the local planning authority. The cycle parking shall be provided in accordance with the approved details before the building hereby permitted/s occupied and it shall thereafter be retained solely for its designated use.

8) Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on: the adjacent public highways in accordance with details to be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development.

9) Details of the location and operation of the gates at the access off Belmore Street shall be submitted to, and approved in writing by, the local planning authority. The details will show sufficient space between the barrier and the rear edge of the foot way to allow a vehicle to clear the foot way when entering the site. The development shall be carried out in accordance with the details and thereafter retained.

10) The service and delivery access to Zone k 4 and 5 (as annotated on the submitted drawings) shall be via the roller shutter doors and lift located in zone 5. Such access to be permanently retained with no delivery access from any other location unless submitted to, and approved in writing by, the local planning authority.

11) The service and delivery access to zone 1, 2, 3 and 7 (as annotated on the submitted drawings) shall be via the roller shutter doors and lift identified as 'delivery access for zones 2 and 3' and 'delivery lift for zones 2 and 3' on the submitted drawings. Such access to be permanently retained with no delivery access from any other location unless submitted to, and approved in writing by, the local planning authority.

12) There is to be no vehicular access to the development from Thorparch Road, other than access for emergency vehicles as annotated on the submitted drawings, and pedestrian access to the Thorparch Road apartments is to be provided as shown on the submitted drawings. The means of control to the emergency access is to be submitted to, and approved in writing by, the local planning authority.

13) The delivery and refuse lorry route, as annotated on the submitted drawings, shall be permanently retained, free from obstruction, for its designated purpose.

14) The building and building alterations shall be designed to ensure that environmental noise from the surrounding land uses shall not exceed the following standards:

a. Living rooms — 40dB (A)  $L_{eq\ 18h(07:00\ to\ 23:00)}$

b. Bedrooms — 35dB (A)  $L_{eq\ 8h}$

c. No individual noise event to exceed 45dB(A)  $L_{max\ (23:00\ to\ 7:00)}$  measured with F time weighting.

A detailed scheme for proposed sound insulation and noise mitigation shall be submitted to and approved in writing by, the local planning authority prior to the commencement of the development. The development shall be carried out in accordance with the scheme which shall thereafter be retained.

15) Details of the sound insulation scheme for construction between the residential and commercial uses shall be submitted to, and approved in writing by the local planning authority prior to: the commencement of the use.

16) The Class A3 and A4 uses hereby permitted shall not operate outside the hours of 07:00 to 23:00 each day.

17) The development hereby permitted shall not commence until details of the proposed on-site drainage works have been submitted to, and approved in writing by, the local planning authority in consultation with the sewerage undertaker. No works which would result in the discharge of foul or surface water from the site shall be commenced until the on-site drainage works have been completed.

18) 10% of the residential units shall be wheelchair accessible. Details demonstrating how this will be achieved shall be submitted to and approved in writing by the local planning authority before the commencement of the development.

19) Details of an energy efficient strategy and timetable (incorporating the report 'Approach to Energy and Renewables' (May 2005) published by Hoare & Lea) shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development. The strategy shall be implemented in accordance with the timetable.

20) Unless otherwise agreed in writing, not more than 1311m<sup>2</sup> (gross external area) of the Class A floor space at ground floor level shall be occupied as a single unit in it of accommodation within Class A1 of the Use Classes Order.

21) Unless otherwise agreed in writing, not more than 739m<sup>2</sup> (gross external area) of the Class A floorspace at ground floor level shall be occupied as a single unit within Classes A3 or A4 of the Use Classes Order.

22) Details of a waste management plan, incorporating provision for refuse storage and recycling facilities on the site, shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development. The refuse storage and recycling facilities shall be provided in accordance with the approved details and shall thereafter be retained for the duration of the permitted use.

23) No servicing or deliveries to the site shall be made by articulated vehicles exceeding 10.6m in length.

24) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (or any Order revoking and re-enacting that Order with or without modification), none of the Class 81 floorspace shall be operated for research and development of products or processes, or for any industrial process, unless otherwise submitted to, and agreed in writing by, the local planning authority.

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), none of the Class B1 floorspace shall be used or operated for an activity falling within Class 88, unless otherwise submitted to and: approved in writing by: the local planning authority.

26) No deliveries shall be taken to, or despatched from, the site other than between the hours of 06:00 and 23:00 Mondays to Saturdays, and at no time on Sun days, Bank or Public Holidays.

27) Details of the Flood Risk Assessment (Document 35) in respect of the site shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development. The development shall be implemented and retained in accordance with the approved scheme.

28) Prior to the commencement of the development detailed drawings showing the revised internal layouts of the five units fronting Thorparch Road shall be submitted to, and approved in writing by the local planning authority. The drawings will show no sleeping accommodation below 3.07mAOD. The development shall be implemented in accordance with the approved drawings.

29) Prior to the occupation of any of the non-residential units hereby permitted a Green Travel Plan (GTP) relating to that specific unit shall be submitted to, and approved in writing by, the local planning authority. The GTP shall address those matters set out in the schedule of GTP matters dated 22 June 2006 by WSP.

30) Prior to the first occupation of any of the 1 residential units hereby permitted a Green Travel Plan (GTP) relating to the residential use shall be submitted to, and approved in writing by, the local planning authority. The GTP shall address those matters set out in the schedule of GTP matters dated 22 June 2006 by WSP.

31) Prior to the commencement of the development hereby permitted the details of the provision of Public Art shall be submitted to, and approved in writing by, the local planning authority. Unless otherwise agreed in writing, the development shall not be occupied until the works have been completed in accordance with the approved details.

32) Prior to the commencement of the development hereby permitted the details of the provision of signage for Lambeth College shall be submitted to, and approved in writing by, the local planning authority. Unless otherwise agreed in writing, the development shall not be occupied until the works have been completed in accordance with the approved details.

33) Prior to the commencement of the development hereby permitted, the details of the retention and cleaning of the dedication stone shall be submitted to, and approved in writing by, the local planning authority. Unless otherwise agreed in writing, the development shall not be occupied until the works have been completed in accordance with the approved details.

34) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or Any Order revoking and re-enacting that Order with or without modification), in the event of Zone 2 on Drawing No; A 17181 1011P23 being used as a gymnasium it shall be reserved for residents only.

Head of Development Control