

Update to Topic Paper 5: Visitor accommodation – LB Lambeth November 2020

This note provides an update to data in Topic Paper 5 based on the recently completed hotels pipeline monitoring report for Lambeth for 2019/20 ([Lambeth Hotels and Other Visitor Accommodation Pipeline 2019/20](#)).

Paragraph 6.10.2 of the Draft London Plan Intend to Publish December 2019 states: “It is estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, which is an average of 2,230 bedrooms per annum.” Footnote 129 identifies the source of this figure as [GLA Economics Working Paper 88 – Projections of demand and supply for visitor accommodation to London to 2050 \(GLA, 2017\) \(EB41\)](#). Table 20 of this Working Paper provides a borough-level breakdown of the supply needed for this period. The net additional supply identified for Lambeth is 3,368 rooms between 2015 and 2041.

The latest position on delivery against this borough-wide figure is set out in Table 1 below.

Table 1: Net additional visitor accommodation in Lambeth since April 2015 (completions and planning pipeline)

	Net additional rooms	Percentage of GLA projected 3,368 supply needed in Lambeth 2015–2041 (cumulative)
Net additional serviced rooms completed in Lambeth between April 2015 and March 2020	1,440	43 per cent
Rooms under construction at March 2020	204	49 per cent
Net additional rooms through unimplemented planning consents as of November 2020	1,624	97 per cent
Net additional rooms through planning permissions granted subject to s106 as of November 2020	200	103 per cent
Total net additional rooms	3,468	

Source: [Lambeth Hotels and Other Visitor Accommodation Pipeline 2019/20](#) (updated where permissions have been granted following signing of a s106 agreement since end March 2020)

Table 1 demonstrates that as of November 2020 - 20 per cent through the 25 year period for the delivery of net additional serviced rooms - 43 per cent of the GLA’s projected net additions of supply up to 2041 has already been completed in Lambeth. This will increase to 49 per cent once all the rooms currently under construction are completed. If all the unimplemented permissions were built out this figure would rise to 97 per cent. A further 200 rooms have a resolution to grant subject to s106 agreement: if these gain full consent and are built out, 103 per cent of Lambeth’s projected supply to 2041 will have been delivered.

By the end of March 2020, there were a total of 5,770 visitor accommodation rooms in Lambeth.

Of these, 3,808 or 68% were in Waterloo (Bishops ward – see Table 2 on page 2 of [Lambeth Hotels and Other Visitor Accommodation Pipeline 2019/20](#)). There are currently a further 73 rooms under construction in Waterloo and 64 rooms in the pipeline as set out below.

Table 2 - Net additional rooms in Waterloo since April 2015 (at end of March 2020)

Planning reference	Address	Net serviced rooms	Status March 2020
14/01960/VOC	Park Plaza Waterloo 6 Hercules Road SE1 7DU	492	Completed 01/12/2016
14/06350/VOC 15/06510/FUL	Marlin Waterloo 111 Westminster Bridge Road, SE1 7UE	218 + 16 = 234	Completed 21/05/2017
13/06058/VOC	Stow Away 137-139 Lower Marsh, SE1 7AE	22	Completed 10/06/2018
17/05071/VOC	Ruby Lucy 100 - 108 Lower Marsh, SE1 7AB	76	Completed 15/12/2019
17/04180/FUL	Hampton by Hilton 157 Waterloo Road, SE1 8XA	+35 ¹	Completed 30/07/2019
18/03433/FUL	41-42 The Steam Engine, Cusser Street, SE1 7BU	+4 ¹	Completed 07/10/2019
16/06417/FUL	22 - 25 Lower Marsh SE1 7RJ	50	Under construction
19/03123/FUL	98 To 108 Lower Marsh SE1 7AB	+23 ¹	Unimplemented (but construction has since started)
19/03369/LB	County Hall Riverside Building, Premier Inn Westminster Bridge Road SE1 7PB	+6 ¹	Unimplemented
17/00462/FUL	Marriott Hotel County Hall Riverside Building Westminster Bridge Road SE1 7PB	+35 ¹	Resolution to grant subject to s106 (17/06/2020)
Total		977	

Source: [Lambeth Hotels and Other Visitor Accommodation Pipeline 2019/20](#)

It should also be noted that the principle of providing additional rooms at the Days Inn Hotel, 54 Kennington Road in Waterloo (the 'Waterloo Hub Hotel') has been established through planning application 16/06317/FUL and appeal APP/N5660/W/17/3189392. Although planning permission was not granted at planning committee and the appeal was dismissed, it was refused on the grounds of the effects of the proposal on neighbouring residents in relation to a sense of enclosure, privacy and daylight and sunlight rather than the principle of extending the existing hotel. The hotel currently has 162 and the proposal involved providing an additional 196 rooms.

¹ + indicates that this would deliver additional rooms at an existing hotel