

Lambeth Local Plan 2015

Hotels and Other Visitor Accommodation Pipeline 2018/19

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1. Introduction

Overview

- 1.1. This document sets out the development pipeline for hotels and other visitor accommodation in Lambeth for the financial year April 2018 to March 2019, to monitor implementation of the Lambeth Local Plan 2015.

Policy position

- 1.2. Policy ED12 of the Lambeth Local Plan 2015 supports the location of large hotels and apart-hotels and other forms of visitor accommodation in the London Plan Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and Streatham town centres. Smaller scale visitor accommodation is supported elsewhere in the borough where public transport accessibility levels are 'good' (PTAL 4) or above. Local Plan Policy ED12 is in accordance with policy 4.5 of the London Plan 2016 (consolidated with alterations since 2011). ED12 part (a)(ii) states that visitor accommodation must not unacceptably harm the balance and mix of uses in the area, including services for the local residential community. Part (e) addresses the loss of existing visitor accommodation.

Structure of document

- 1.3. The document begins by summarising all of the existing visitor accommodation in Lambeth before assessing visitor accommodation completions between April 2018 and March 2019. The document then outlines the development pipeline as of March 2019 before analysing progress against the monitoring benchmark.
- 1.4. The information in this report is based on building starts and completions data for the financial year 2018/19 captured in the GLA's London Development Database.

2. Existing visitor accommodation

- 2.1. Serviced visitor accommodation only comprises hotels, bed and breakfast establishments, guesthouses and hostels. Apart-hotels are a type of hotel and are therefore counted as serviced accommodation. 'Hostels' refer to those that are clearly used for visitor accommodation purposes, for example youth hostels. They do not include short term temporary accommodation.
- 2.2. In terms of serviced visitor accommodation, as of March 2019, there are 30 hotels, 7 B&Bs/guesthouses and 5 visitor accommodation hostels in Lambeth. Non-serviced accommodation includes campus accommodation made available to visitors for part of the year and short-term rentals. Table 1 summarises all existing visitor accommodation in Lambeth.
- 2.3. Appendix 1 comprises four tables which display the provision of visitor accommodation in Lambeth as of March 2019. Table 1.1 lists all hotels currently open and trading in the borough, Table 1.2 shows current bed and breakfast establishments and guesthouses, and Table 1.3 outlines all visitor accommodation hostels in the borough.
- 2.4. Table 1.4 in Appendix 1 provides information on some other types of visitor accommodation in the borough, which do not count towards the number of serviced rooms for the purposes of

monitoring the indicative monitoring benchmark (such as student accommodation made available to visitors for part of the year). This table does not include information about accommodation available through online short-term letting services such as Airbnb.

Table 1 - Summary of existing visitor accommodation in Lambeth

| Establishment | | No. of Establishments | No. of Rooms |
|-----------------|---------------------------------|-----------------------|--------------|
| 1. | Hotel | 30 | 5,448 |
| 2. | Bed and Breakfast / Guesthouses | 7 | 100 |
| 3. | Hostel | 5 | 139 |
| Subtotal | | 45 | 5,687 |
| 4. | Campus | 1 | 552 |
| 5. | Self-Catering Apartment | 3 | 216 |
| 6. | Serviced Apartment | 0 | 0 |
| Subtotal | | 4 | 768 |

- 2.5. As of March 2019 there are a total of 5,687 serviced visitor rooms in Lambeth. Table 2 shows that the majority of existing serviced visitor accommodation is in the north of the borough, with 60% of rooms in Bishops ward and a further 22% of rooms in Prince's ward. The exact locations of existing visitor accommodation establishments can be seen on Map 1 (see Appendix 1).

Table 2 - Overview of existing serviced rooms by ward

| Ward | Existing | | | | Percentage of Rooms | | | |
|------------------|--------------|------------|------------|--------------|---------------------|--------------|--------------|--------------|
| | Hotel | B&B | Hostel | Total | Hotel | B&B | Hostel | Total |
| Bishops | 3317 | 12 | 64 | 3393 | 60.9 | 12.0 | 46.0 | 59.7 |
| Brixton Hill | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Clapham Common | 222 | 0 | 0 | 222 | 4.1 | 0.0 | 0.0 | 3.9 |
| Clapham Town | 92 | 0 | 0 | 92 | 1.7 | 0.0 | 0.0 | 1.6 |
| Coldharbour | 143 | 0 | 0 | 143 | 2.6 | 0.0 | 0.0 | 2.5 |
| Ferndale | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Gipsy Hill | 0 | 23 | 0 | 23 | 0.0 | 23.0 | 0.0 | 0.4 |
| Herne Hill | 0 | 0 | 60 | 60 | 0.0 | 0.0 | 43.2 | 1.1 |
| Knight's Hill | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Larkhall | 0 | 47 | 0 | 47 | 0.0 | 47.0 | 0.0 | 0.8 |
| Oval | 319 | 13 | 0 | 332 | 5.9 | 13.0 | 0.0 | 5.8 |
| Prince's | 1266 | 0 | 0 | 1266 | 23.2 | 0.0 | 0.0 | 22.3 |
| St Leonard's | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Stockwell | 0 | 0 | 4 | 4 | 0.0 | 0.0 | 0.0 | 0.1 |
| Streatham Common | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Streatham Hill | 0 | 2 | 0 | 2 | 0.0 | 2.0 | 0.0 | 0.0 |
| Streatham Wells | 80 | 0 | 0 | 80 | 1.5 | 0.0 | 0.0 | 1.4 |
| Thornton | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Thurlow Park | 9 | 3 | 0 | 12 | 0.2 | 3.0 | 0.0 | 0.2 |
| Tulse Hill | 0 | 0 | 0 | 0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Vassall | 0 | 0 | 11 | 11 | 0.0 | 0.0 | 0.0 | 0.2 |
| Total | 5,448 | 100 | 139 | 5,687 | 100.0 | 100.0 | 100.0 | 100.0 |

*B&B columns include guesthouse figures

3. Completions, approvals and development pipeline

Completions

- 3.1. Four permissions for new visitor accommodation were completed between April 2018 and March 2019. Two of these permissions were on the same site (Wah Kwong House 10 Albert Embankment). The four completions have resulted in a net gain of 181 serviced rooms. Appendix 2 outlines further details on these completions. Since March 2015, there has been a net increase of 1,190 serviced rooms in the borough.

Table 3 - Summary of serviced room completions during 2018/19

| April 2018 to March 2019 | Serviced rooms |
|--------------------------------------|----------------|
| Serviced rooms (gross) completed | 181 |
| Serviced rooms lost | 0 |
| Net additional serviced rooms | 181 |

Approvals

- 3.2. During 2018/19, a total of 811 net additional serviced rooms were approved as part of eight different schemes. Three of these schemes were approved subject to section 106 agreements and one of these schemes (Vauxhall Island site) has been called in by the secretary of state. Details of all of these approvals are set out in Appendix 3.

Development pipeline

- 3.3. As of March 2019, there were three permissions for new hotels and one permission for an extension of an existing hostel under construction. Overall, schemes that are under construction will result in 316 net additional serviced rooms once completed. Appendix 4 (Table 4.1 and Map 2) outlines further details on all visitor accommodation under construction in Lambeth as of March 2019.
- 3.4. As of March 2019, there were eight serviced accommodation schemes with planning permission, and three with permission pending a section 106 agreement, yet to be implemented. These include 10 permissions relating to hotels, and one permission for the loss of an existing hostel. If all the schemes with permission or with permission pending a section 106 agreement were to be implemented, they would result in a further 1,038 net additional serviced rooms. Appendix 4 (Table 4.2 and Map 3) gives further details on all visitor accommodation yet to be implemented in Lambeth as of March 2019.

Table 4 - Summary of development pipeline at March 2019

| March 2019 | Serviced rooms |
|-----------------------------------|-----------------------|
| Serviced rooms under construction | 316 |
| Serviced rooms unimplemented | 1,038 |
| Total development pipeline | 1,354 |

- 3.5. Consequently, the total number of net additional serviced rooms currently in the development pipeline is 1,354. The majority of serviced rooms in the development pipeline are located in Oval (1,058) and Bishop's (200) wards - see Table 5 below.

Table 5 - Overview of serviced rooms in the pipeline by ward

| Ward | Under construction | | | | Unimplemented | | | |
|------------------|--------------------|----------|----------|------------|---------------|----------|------------|-------------|
| | Hotel | B&B | Hostel | Total | Hotel | B&B | Hostel | Total |
| Bishops | 130 | 0 | 0 | 130 | 70 | 0 | 0 | 70 |
| Brixton Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clapham Common | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 |
| Clapham Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Coldharbour | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ferndale | 0 | 0 | 0 | 0 | 96 | 0 | 0 | 96 |
| Gipsy Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Herne Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Knight's Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Larkhall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oval | 186 | 0 | 0 | 186 | 872 | 0 | 0 | 872 |
| Prince's | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 |
| St Leonard's | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stockwell | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Streatham Common | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Streatham Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Streatham Wells | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thornton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thurlow Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tulse Hill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vassall | 0 | 0 | 0 | 0 | 0 | 0 | -11 | -11 |
| Total | 316 | 0 | 0 | 316 | 1049 | 0 | -11 | 1038 |

4. Monitoring against benchmark

Indicative monitoring benchmark

- 4.1. Policy 4.5 of the London Plan 2016 (consolidated with alterations since 2011) seeks to achieve 40,000 net additional hotel bedrooms across London between 2015 and 2036. GLA Working Paper 58 – *Understanding the demand for and supply of visitor accommodation in London to 2036 (August 2013)* – provided the evidence for policy 4.5 in the London Plan 2016.
- 4.2. GLA Working Paper 58 sets out indicative demand estimates at borough level. The **indicative demand estimate for Lambeth is up to 2,000 net additional serviced rooms between 2015 and 2036** (GLA Working Paper 2013, table S2-2). This indicative demand estimate is included as Monitoring Indicator 15 in the monitoring framework for the Lambeth Local Plan 2015.

Monitoring progress

- 4.3. Table 6 sets out the number of serviced rooms that have been completed in each financial year since March 2015. It also summarises the development pipeline and sets out progress in relation to Lambeth's indicative demand estimate.

Table 6 - Progress against indicative demand estimate

| | Net Additional Serviced rooms |
|--|--|
| Completed Rooms | |
| Rooms completed April 2015 to March 2016 | 2 |
| Rooms completed April 2016 to March 2017 | 773 |
| Rooms Completed April 2017 to March 2018 | 234 |
| Rooms Completed April 2018 to March 2019 | 181 |
| Total Completed Rooms April 2015 to March 2019 | 1190 |
| Development Pipeline | |
| Rooms under construction at March 2019 | 316 |
| Rooms with unimplemented permissions or permissions pending S106 agreement at March 2019 | 1,038 |
| Total Development Pipeline | 1,354 |
| Monitoring against Indicative demand estimate | |
| Indicative demand estimate for net additional serviced rooms 2015-2036 | 2,000 |
| Total Completed Rooms + Rooms in Development Pipeline | 2,544 |
| Difference from indicative demand estimate | +544 |

Progress against indicative demand estimate

- 4.4. 181 net additional serviced rooms were completed in Lambeth between April 2018 and March 2019. In total, 1,190 net additional service rooms have been completed since March 2015.
- 4.5. There were a further 1,354 serviced rooms in the planning pipeline as of March 2019 - the majority of these (77%) were unimplemented. If all of the unimplemented and under construction permissions were to be completed, this would bring the total number of net additional serviced rooms in the borough to 544 rooms more than the indicative demand estimate for Lambeth for the whole period 2015 to 2036.
- 4.6. The position with the implementation of these and future permissions will be monitored through annual updates to this report.

Appendix 1: Existing visitor accommodation

Table 1.1 - Hotels in Lambeth (March 2019)

| | Establishment | Address | Stars | No. of Rooms | No. of Accessible Rooms |
|-----|---|--|--------------|---------------------|--------------------------------|
| 1. | Belgrave Hotel | 9-13 Clapham Road, SW8 1RN | 3 | 32 | N/A |
| 2. | Holiday Inn Express | 87 South Lambeth Road, SW8 1RN | 3 | 120 | 6 |
| 3. | Days Hotel London, Waterloo | 54 Kennington Road, SE1 7BJ | 3 | 162 | 2 |
| 4. | Ebenezer Hotel | 90-92 Angell Road, SW9 0JD | Budget | 25 | N/A |
| 5. | Euro Hotel (Acornflag) | 54 Clapham Common South Side, SW4 9DQ | 2 | 97 | N/A |
| 6. | Clapham South Dudley Hotel | 80-81 Clapham Common South, Side SW4 9DQ | 2 | 63 | N/A |
| 7. | Clapham South Belvedere Hotel | 90 Clapham Common South Side, SW4 9DJ | 1 | 24 | N/A |
| 8. | Hampton by Hilton | 157 Waterloo Road, SE1 8US | 3 | 297 | N/A |
| 9. | Horse and Groom | 122-124 Westminster Bridge Road, SE1 7RW | NK | 6 | N/A |
| 10. | Park Plaza Westminster Bridge | Former County Hall Island Block, Westminster Bridge Road | 4 | 1037 | 52 |
| 11. | Marriott Hotel | County Hall, Belvedere Road, SE1 7PB | 5 | 206 | N/A |
| 12. | Novotel London, Waterloo | 113-127 Lambeth Road, SE1 7TS | 3 | 187 | 10 |
| 13. | Park Plaza County Hall | 1 Addington Street, SE1 | 4 | 398 | N/A |
| 14. | Park Plaza Riverbank (including Plaza on the River) | 12-18 Albert Embankment, SE1 7TS | 4 | 659 | 5 |
| 15. | Premier Inn (Former Lying in Hospital) | 79 York Road, SE1 7NJ | Budget | 234 | N/A |
| 16. | Premier Inn | Belvedere Road, County Hall, SE1 7GQ | 3 | 314 | 16 |
| 17. | The Leigham Court Hotel | 18 Leigham Court Road, SW16 2PJ | 2 | 80 | N/A |
| 18. | The Windmill on the Common | Clapham Common South Side, SW4 9DE | 3 | 38 | 1 |
| 19. | Travelodge | 1-9 Bondway And 4-6 South, Lambeth Place | Budget | 148 | N/A |
| 20. | Tulse Hill Hotel | 150 Norwood Road | NK | 9 | N/A |
| 21. | Point A Hotel | 118-120 Westminster Bridge Road, SE1 7XE | Budget | 94 | N/A |
| 22. | Staybridge Suites | 2-16 Tinworth Street, SE11 5EL | NK | 93 | N/A |
| 23. | Park Plaza Waterloo | 6 Hercules Road, SE1 7DU | 4 | 492 | 44 |
| 24. | Premier Inn | 638-640 Wandsworth Road, SW8 3JW | Budget | 92 | N/A |
| 25. | Best Western | 152 Old South Lambeth Road | 3 | 19 | N/A |
| 26. | Premier Inn | 457 - 461 Brixton Road, SW9 8HH | Budget | 118 | N/A |
| 27. | Marlin Waterloo | 111 Westminster Bridge Road | 4 | 234 | N/A |

| | | | | | |
|-----|-------------------------|--|--------------|--------------|------------|
| 28. | Crowne Plaza London | Wah Kwong House, 10 Albert Embankment, SE1 7SP | | 136 | N/A |
| 29. | Stow Away | 137-139 Lower Marsh, SE1 7AE | | 22 | 2 |
| 30. | Wellington (Pathfinder) | 81-83 Waterloo Road, SE1 8UD | | 12 | N/A |
| | | | Total | 5,448 | 138 |

Note: Information about accessible rooms and star ratings is taken from Lambeth planning applications information, the LDA's Visitor Accommodation Census 2008 and respective hotel websites. Where the information was unavailable the field is recorded N/A.

Table 1.2 - Bed & breakfasts and guesthouses in Lambeth (March 2019)

| Establishment | | Address | Stars | No. of Rooms |
|---------------|-------------------------|--|--------------|--------------|
| 1. | 69 The Grove | 69 Vauxhall Grove, SW8 1TA | 3 | 7 |
| 2. | Chelsea Guest House | 372 Wandsworth Road, SW8 4TE | 2 | 47 |
| 3. | Not Known | 38 Killieser Avenue Streatham, SW2 4NT | NK | 2 |
| 4. | Rosendale Guest House | 140 Rosendale Road, SE21 8LG | NK | 3 |
| 5. | Steve's Bed & Breakfast | 23 Lower Marsh, SE1 7RJ | NK | 12 |
| 6. | 8 Vauxhall Grove | 8 Vauxhall Grove, SW8 1TD | NK | 6 |
| 7. | Westow House | 79 Westow Hill, SE19 1TX | 5 | 23 |
| | | | Total | 100 |

Table 1.3 – Visitor accommodation hostels in Lambeth (March 2019)

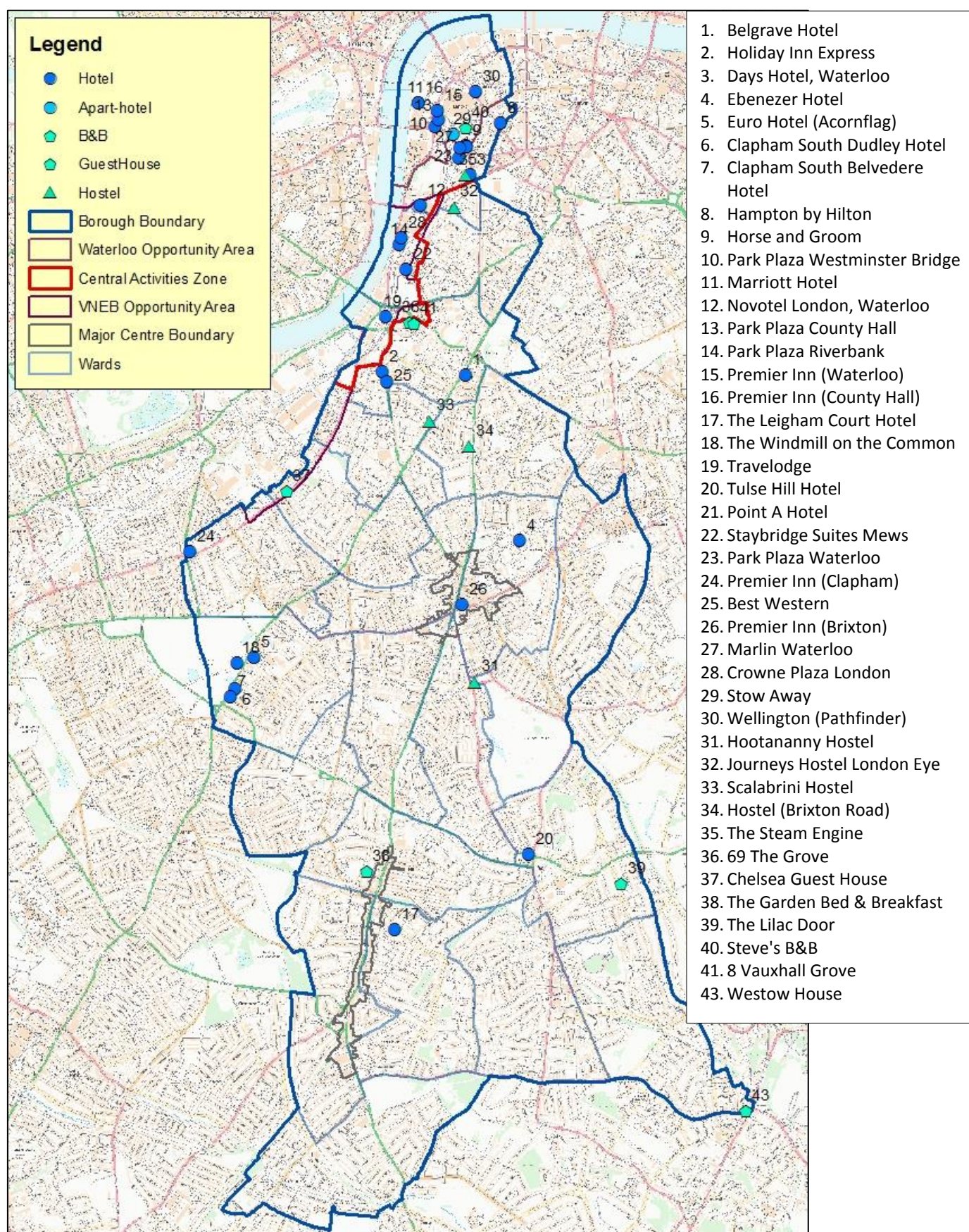
| Establishment | | Address | No. of Rooms |
|---------------|------------------------|-----------------------------------|--------------|
| 1. | Hootananny Hostel | 95 Effra Road, SW2 1DF | 60 |
| 2. | London Waterloo Hostel | 73 Lambeth Walk, SE11 6DX | 60 |
| 3. | Scalabrini Hostel | 174 – 176 Clapham Road, SW9 0LA | 4 |
| 4. | Hostel | 168A – 168B Brixton Road, SW9 6AU | 11 |
| 5. | The Steam Engine | 41-42 Cosser Street SE1 7BU | 4 |
| | | Total | 139 |

Table 1.4 - Other visitor accommodation in Lambeth March 2019 (not included as serviced rooms for monitoring purposes)

| Establishment | | Address | Establishment Type | No. of Rooms |
|---------------|--------------------------------|------------------------------|--------------------------|--------------|
| 1. | Kings College Stamford Street* | 127 Stamford Street, SE1 9NQ | Campus | 552 |
| 2. | The Hub* | 21-25 South Lambeth Road | Self-Catering Apartments | 93 |
| 3. | Durand House* | Hackford Road | Self-Catering Apartments | 44 |
| 4. | Halsmere Studios* | 10 Halsmere Road | Self-Catering Apartments | 79 |
| | | | Total | 768 |

*Student accommodation that is available for public use during the vacation period

Map 1. Existing serviced visitor accommodation in Lambeth



Appendix 2: Visitor accommodation completed in 2018/19

Table 2.1 Serviced rooms completed between April 2018 and March 2019

| Planning Reference and Decision Date | Address | Development Description | Completion Date | Serviced Rooms Completed |
|--------------------------------------|---|--|-----------------|--------------------------|
| 13/01928/VOC (13/08/2013) | Wah Kwong House, 10 Albert Embankment, SE1 7SP | Variation of Condition 2 (The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice) of planning consent 11/00909/FUL (Demolition and rebuilding to provide for the erection of a 15 storey (including basement) aparthotel together with restaurant and residential penthouse) granted on 26.06.2008. | 01/06/2018 | 130 |
| 15/05922/FUL (21/01/2016) | Wah Kwong House, 10 Albert Embankment, SE1 7SP* | Change of use of dwelling on the 13th floor to provide 6 hotel suites (Class C1), including associated works. | 01/06/2018 | 6 |
| 16/02991/FUL (11/11/2016) | Westow House, 79 Westow Hill | Creation of a mansard attic by adaptation of the existing roof space at Westow House Pub, in order to increase the total number of B&B guest rooms (C1 use) approved in Ref number 12/02430/FUL, from 15 rooms to 23 rooms. (Resubmission of 15/06698/FUL) | 10/10/2018 | 23 |
| 13/06058/VOC (09/04/2014) | 137-139 Lower Marsh, SE1 7AE | Variation of condition 2 (approved plans) of planning permission 11/03794/FUL (Erection of a five storey building to provide an Apart-Hotel (Use Class C1) comprising 36 rooms, ancillary front of house reception, cafe (Use Class A3) and retail (Use Class A1) at ground floor level.) Granted on 24.02.2012 | 10/06/2018 | 22 |
| TOTAL | | | | 181 |

* Change of use of dwelling on the 13th floor to provide 6 hotel suites

Appendix 3: Visitor accommodation approvals in 2018/19

Table 3.1 Serviced rooms approved between April 2018 and March 2019

| Planning Reference and Decision Date | Address | Development Description | Serviced Rooms Approved |
|--|---|---|-------------------------|
| 17/01761/FUL 09/04/2018 | 90, 91, 92 And 93 Clapham Common South Side SW4 9DL | Excavation of existing basement to create 2 floor levels for provision of 3 new duplex hotel rooms and conversion of 4 existing hotel rooms into 3 duplex accommodation, together with installation of 3 lightwells and 1 stairwell, plus landscaping and provision of 4 cycle parking racks. Amended description. | +2 (to 6) |
| 17/03062/FUL 01/06/2018 | 9-13 Clapham Road SW9 0JD | Demolition of single storey extension/annex and erection of a two storey extension/annex in rear yard at lower ground floor level and basement floor level to create further twelve hotel rooms with en-suites and associated alterations. | +12 |
| 17/04180/FUL 21/12/2018 | 157 Waterloo Road SE1 8XA | Erection of a 5-storey extension above the service yard area to provide an additional 35 bedrooms for the existing hotel (Class C1) and other associated works. | +35 |
| 17/05071/VOC 19/04/2018 | 100 - 108 Lower Marsh London SE1 7AB | Variation of conditions 2 (Approved Drawings), 31(BREEAM) and 33(BREEAM) of planning permission 16/05322/FUL (Demolition of 9 existing two-storey buildings (100-108 Lower Marsh) and construction of a part 3, part 4 and part 5 storey building with basement to provide a 66 bedroom hotel (Use Class C1) with 642 sqm of retail (Use Class A1) floor space and 143sqm of flexible (Use Class A1, A2, A3 and A4) floor space with associated refuse storage, disabled car parking, and cycle parking.) granted on 15.09.2017. | +10 |
| 18/03433/FUL 27/11/2018 | 41-42 The Steam Engine Cosser Street SE1 7BU | Erection of a first floor extension and second floor mansard roof extension to create additional 4 hostel rooms. | +4 |
| 17/05807/EIA FUL (Granted 18/12/2018 subject to S106. Please note, this permission has been called in by the Secretary of state) | Land Bounded By Wandsworth Road, Parry Street, Bondway And Vauxhall Bus Station London SW8 (Vauxhall Island site) (Oval) | Removal of existing structures and the construction of a mixed-use development comprising two towers of 53 storeys (185m) and 42 storeys (151m), with a connecting podium of 10-storeys (49m), containing office (B1), hotel (C1), residential (C3) and flexible ground floor retail and non-residential institution (A1/A2/A3/A4/D1) uses plus plant, servicing, parking and other ancillary space; the provision of hard and soft landscaping; the creation of a new vehicular access point on Wandsworth Road and a vehicular layby on Parry Street and other works incidental to the development. | 618 |

| | | | |
|---|--|---|-------------|
| 17/00463/LB (Granted 20/02/2019 subject to S106) | Marriott Hotel County Hall Riverside Building Westminster Bridge Road SE1 7PB (Bishops) | Refurbishment of the 5th and 6th floor to provide 35 additional hotel rooms and a fitness studio, involving the replacement of windows at 6th floor and new secondary glazing, plus re-glazing of oeil-de-boeuf windows and new secondary glazing at 5th floor, together with removal of floating floors, modern stairs, partitions, joinery, plasterboard ceilings and insertions of new floating floor, external balconies and glass screen partitions within existing 6th floor balcony below the parapet on crescent facade, along with other internal works. (Re-consultation due to amended plans and amended description). | +35 |
| 18/04183/FUL (Granted 22/01/2019 subject to S106) | Oval House Kennington Oval London SE11 5SW (Oval) | Application for Full Planning Permission and Listed Building Consent for the demolition of the existing Oval House Theatre and the construction of a part five part six storey hotel building (Use Class C1), comprising 95 bedrooms, ancillary bar and restaurant and associated landscaping, servicing, on-site parking and new boundary treatment; and refurbishment of the Grade II listed White House building consisting of the replacement of a modern single storey rear extension, the removal of modern internal partitions, change of use of lower floors of the White House from ancillary theatre office (sui generis) to office (Use Class B1a) and the change of use of the second floor from office (Use Class B1a) to temporary residential accommodation (Sui Generis). | 95 |
| TOTAL | | | +811 |

Appendix 4: Development pipeline at March 2019

Table 4.1 - Visitor accommodation under construction

| | Planning Reference and Decision Date | Address | Establishment Type | Number of Service Rooms |
|--------------|---|--|-------------------------------|--|
| 1. | 15/05619/VOC (12/05/2016) | Land Bounded By Wandsworth Road To The West, Parry Street To The North And Bondway And Railway Line To The East (Vauxhall Square) (Oval) | Hotel | 186 |
| 2. | 16/06417/FUL (03/10/2017) | 22 - 25 Lower Marsh, SE1 7RJ (Bishops) | Hotel | 50 |
| 3. | 17/05071/VOC (19/04/2018) | 100 - 108 Lower Marsh, SE1 7AB (Bishops) | Hotel | 76 |
| 4. | 18/03433/FUL (27/11/2018) | 41-42 The Steam Engine, Cosser Street, SE1 7BU (Bishops) | Hostel | 4 |
| TOTAL | | | | 316 |

Map 2. Serviced visitor accommodation under construction in Lambeth

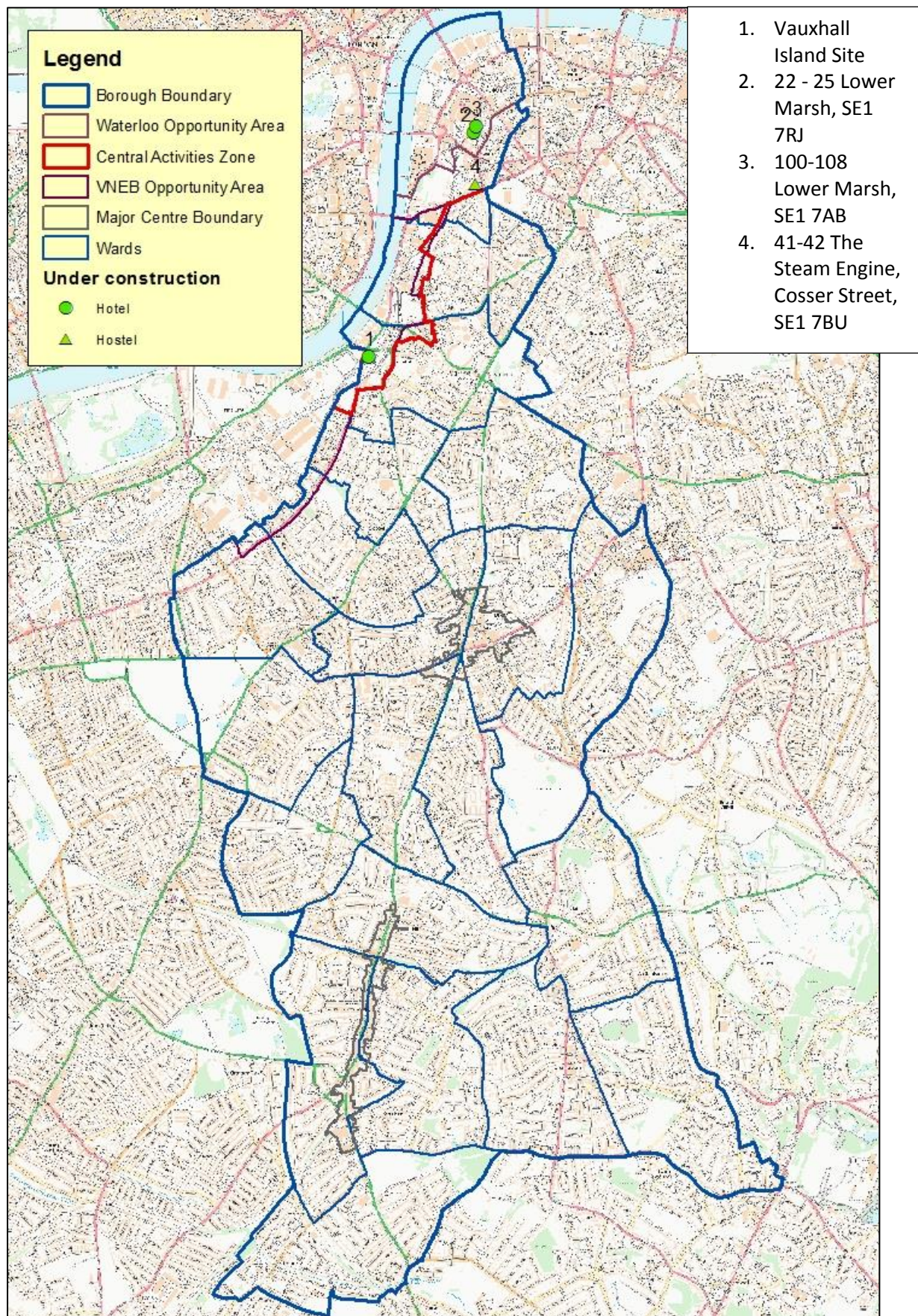


Table 4.2 Unimplemented planning permissions for visitor accommodation (including permissions pending Section s106 agreement) (March 2018)

| | Planning Reference and Decision Date | Address | Establishment Type | Number of Service Rooms |
|--------------|---|--|--------------------|-------------------------|
| 1. | 17/00882/NMC (22/03/2017) | The Jolly Gardeners, 49 - 51 Black Prince Road, SE11 6AB (Prince's) | Hotel | +5 |
| 2. | 17/00371/NMC (02/02/2017) | 43-59 And Land Rear Of 51-57, Crewdson Road, SW9 0JD (Oval) | Hotel | 147 |
| 3. | 17/03062/FUL 01/06/2018 | 9-13 Clapham Road, SW9 0JD (Oval) | Hotel | +12 |
| 4. | 16/06053/FUL (23/03/2018) | 452 – 456 Brixton Road, SW9 8EA (Ferndale) | Hotel | 96 |
| 5. | 15/01219/FUL (27/06/2017) | 79-81 Clapham Common South Side, SW4 9DQ (Clapham Common) | Hotel | +4 |
| 6. | 16/01781/FUL (15/12/2016) | 168A - 168B Brixton Road, SW9 6AU (Vassal) | Hostel | -11 |
| 7. | 17/04180/FUL 21/12/2018 | 157 Waterloo Road, SE1 8XA (Bishops) | Hotel | +35 |
| 8. | 17/01761/FUL (09/04/2018) | 90, 91, 92 And 93 Clapham Common South Side, SW4 9DL (Clapham Common) | Hotel | +2 |
| 9. | 17/05807/EIAFUL (Granted 18/12/2018 subject to S106) | Land Bounded By Wandsworth Road, Parry Street, Bondway And Vauxhall Bus Station London SW8 (Oval) | Hotel | 618 |
| 10. | 17/00463/LB (Granted 20/02/2019 subject to S106) | Marriott Hotel County Hall Riverside Building, Westminster Bridge Road SE1 7PB (Bishops) | Hotel | +35 |
| 11. | 18/04183/FUL (Granted 22/01/2019 subject to S106) | Oval House Kennington Oval SE11 5SW (Oval) | Hotel | 95 |
| TOTAL | | | | 1,038 |

Map 3. Unimplemented permissions for serviced visitor accommodation in Lambeth

