

# Draft Revised Lambeth Local Plan

## Review of Key Industrial Business Areas (KIBAs)

Updated April 2020

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## Executive summary

This report provides evidence on industrial land in Lambeth to inform the partial review of the Lambeth Local Plan 2015, in the context of the Mayor's policy approach and evidence on industrial land and capacity in the Draft London Plan Intend to Publish version December 2019, as amended by the Secretary of State's direction of 13 March 2020. The Draft London Plan places Lambeth in the Central Services Area. Lambeth's Key Industrial and Business Areas (KIBAs) are Locally Significant Industrial Sites for the purposes of the Draft London Plan.

This report includes an analysis of occupancy and development activity in the 28 existing KIBAs in Lambeth and assesses whether any changes are needed to current designations, as well as considering potential for industrial intensification. It also assesses the potential of non-designated industrial sites to be designated additional KIBA land. The assessment has been carried out in parallel with Lambeth's input to the London Strategic Housing Land Availability Assessment (SHLAA) 2017. Overall, the study presents a clear picture, finding very high levels of occupancy and industrial related development activity in the majority of existing KIBAs in Lambeth.

Public consultation on issues for the Lambeth Local Plan review took place between October and December 2017. This included an initial set of proposed amendments to KIBA designations, based on the initial findings of this study. A second round of public consultation on the Draft Revised Lambeth Local Plan (DRLLP) took place between October and December 2018. This included a revised set of proposed amendments to KIBA designations, based on policies set out in the Draft London Plan 2017, updated findings of this study and initial consultation feedback received.

This document provides the updated evidence to support the position on KIBAs proposed in the Draft Revised Lambeth Local Plan Proposed Submission Version 2020 (DRLLP PSV 2020) and associated Proposed Changes to the Policies Map. Positions proposed in this document take account of the responses received in both the Issues and DRLLP consultations in 2017 and 2018, as well as further clarifications, corrections and factual updates to the information about each KIBA. The latest position on each KIBA is outlined in the final 'Recommendation at December 2019' row of each KIBA table set out in section 2 of this report.

Changes to the boundaries of nine existing KIBAs are proposed as a result of changing circumstances, as is one full de-designation. In addition, four new KIBAs are proposed. Full details of the proposed new KIBAs and all other proposed changes are set out in detail in sections 2 and 3 of this document. A summary table of the proposed way forward for each existing KIBA and proposed new KIBA is provided in appendices 2 and 3 respectively. The changes to KIBA designations proposed in this evidence base document are reflected in the Proposed Changes to the Policies Map December 2019.

The following table summarises how changes to existing KIBAs and designations of new KIBAs will affect the overall area of land designated as KIBA in Lambeth.

Table 1: Overview of proposed changes to KIBA land areas

	<b>Area (ha)</b>	<b>Proportion of existing area (%)</b>
<b>Existing KIBA area</b>	47.85	100
<b>Proposed loss to existing</b>	- 3.21	- 6.7
<b>Proposed new KIBAs</b>	+ 2.52	5.3
<b>Overall KIBA area change</b>	- 0.69	- 1.4

This results in an overall net loss in area of 0.69 hectares, which equates to 1.4 per cent of the overall area of land currently designated as KIBA. This loss is inevitable given the circumstances that had occurred in Lambeth's KIBAs prior to the Draft London Plan, principally through permitted development rights and a major planning decision at Oval Gasworks. A larger loss of 3.2 hectares has been off-set by the proposed designation of four new KIBAs with a total area of over 2.5 hectares. Whilst it is recognised that this proposed new KIBA land is already in industrial use (it is 'non-designated industrial land') and is therefore not adding to the overall stock of industrial land in the borough, the much stronger policy protection afforded through KIBA designation will make a significant contribution to retaining and intensifying industrial floorspace capacity in Lambeth.

The consequence of the overall net loss of 0.69 ha of land designated as KIBA is that any scope to intensify within KIBAs must be prioritised to provide an increase in overall industrial floorspace capacity in the borough, rather than to allow space for non-industrial uses. This study identifies those KIBAs considered to have scope for industrial intensification.

Industrial intensification and co-location with other uses such as residential (allowed for through a plan-led approach in Draft London Plan policy E7) is not a priority in Lambeth. Lambeth does not need to rely on KIBA land to meet and exceed its Draft London Plan housing target. KIBA land must be prioritised instead to achieve the Draft London Plan requirements associated with Lambeth's location in the Central Services Area and its waste apportionment.

As a result, this study considers potential for industrial intensification and co-location with residential by exception: this approach is only proposed in three cases where exceptional site-specific circumstances suggest it is required to enable delivery of industrial intensification.

KIBAs in Lambeth are appropriate locations to meet identified demand for waste management uses, freight consolidation and last-mile logistics and some creative and digital industries. They are also appropriate for other sectors such as food preparation and distribution to support the growing visitor economy and service sector, and utilities. Ultimately, they have potential to provide for a wide range of industrial uses as defined in Draft London Plan policy E4.

## 1.1 Introduction

This report provides evidence on industrial land in Lambeth to inform the partial review of the Lambeth Local Plan 2015, in the context of the Mayor's policy approach and evidence on industrial land and capacity in the Draft London Plan Intend to Publish version December 2019, as amended by the Secretary of State's direction of 13 March 2020. The Draft London Plan places Lambeth in the Central Services Area. This is based on London-wide evidence of demand for industrial land in the London Industrial Land Demand Study (CAG Consultants October 2017). Lambeth's Key Industrial and Business Areas (KIBAs) are Locally Significant Industrial Sites for the purposes of the Draft London Plan.

This report includes an analysis of occupancy and development activity in the 28 existing KIBAs in Lambeth and assesses whether any changes are needed to current designations, as well as considering potential for intensification. It also assesses the potential of non-designated industrial sites to be designated additional KIBA land. The assessment has been carried out in parallel with Lambeth's input to the London Strategic Housing Land Availability Assessment (SHLAA) 2017. The evidence on KIBAs has also informed the Lambeth Waste Evidence Base (2020 update), which assesses potential for new waste management uses in the borough to meet Lambeth's waste apportionment in the Draft London Plan.

Key Industrial and Business Areas (KIBAs) are a vital part of the local economy representing the borough's strategic supply of land for industrial and waste management uses. They are also a source of lower-cost premises for smaller and start-up businesses, including many in the creative, cultural and digital industries and other sectors such as food-making and distribution. There are 28 KIBAs designated in the Lambeth Local Plan 2015, covering almost 48 hectares of land in total in a range of locations across the borough. There is no land in Lambeth that falls within the higher level London Plan classification of Strategic Industrial Locations (SIL).

Existing KIBAs in Lambeth vary widely in size, character and the types of business they accommodate. Some are wholly or partly made up of small business space managed by a specialist provider and predominantly in B1 use. Others encompass a variety of types of space including builders' yards, small scale manufacturing, food production, storage, scrap yards, furniture reconditioning, vehicle maintenance and utilities.

As part of the Lambeth Local Plan review, all KIBAs in Lambeth have undergone a review to assess whether any changes are needed to the current designations whilst also assessing the potential on non-designated land to be designated additional KIBA land. Potential for intensification has also been considered.

## **National policy context**

### *National Planning Policy Framework (NPPF) 2019*

Section 6 of the NPPF 2019 states that planning policies should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

The Framework goes on to state that planning policies should (a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

It adds that planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

### *National Planning Practice Guidance (NPPG)*

National Planning Practice Guidance includes guidance on housing and economic land availability assessments. This guidance was updated in July 2019. It states that such assessments should identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

This Review of KIBAs was developed alongside Lambeth's input to the London SHLAA 2017 and therefore, together, these documents represent Lambeth's housing and economic land availability assessment.

## **1.2 History of KIBAs in Lambeth**

KIBA designation was introduced in the Lambeth Unitary Development Plan (UDP) 2007, the precursor to the Lambeth Core Strategy 2011 and Lambeth Local Plan 2015. KIBA designations have been carried forward from one document to the next, but with each iteration there have been a limited number of changes to boundaries, plus new designations and de-designations. Changes proposed are always based on evidence and tested at Local Plan examination, following public consultation.

In London and Lambeth, residential land values are significantly higher than industrial land values. KIBA protection helps to maintain lower land values in KIBAs, by removing

hope value for residential development. This in turn helps to support the viability of industrial-only development in KIBAs, which maintains a supply of lower value space/land that is affordable to a range of business sectors. KIBA status also protects 'bad neighbour' industrial activities (involving noise, fumes or dust for example) from sensitive neighbouring uses such as housing and schools.

Under the 2007 UDP, some KIBAs had 'mixed-use employment areas' within them, allowing residential in certain locations. This provision was removed in the Core Strategy 2011 on the grounds that it was undermining the effectiveness of the affected KIBAs and threatening the viability of adjacent business uses. Many of the former mixed-use employment area KIBAs have since been de-designated, because the level of employment uses remaining no longer justified KIBA status. Other KIBAs affected by this issue remain and have been assessed as part of this study.

### **Permitted development rights**

Permitted development rights are a national grant of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application.

#### *Change of use from offices to residential*

In May 2013, the government introduced a new permitted development right by amendment to the Town and Country Planning (General Permitted Development) Order 1995 to allow change of use from office (planning use class B1(a)) to residential (planning use class C3). The government's stated aim was to help promote the supply of new housing by removing planning barriers. This meant that local planning authorities (LPAs) could no longer control changes of use from office to residential as planning permission would not be required. The new permitted development right was initially introduced on a temporary basis for three years until May 2016. The government said it would review the position towards the end of this period and consider whether or not to extend the new provision.

In March 2016 the government announced that the new permitted development right would be made permanent from April 2016, by an amendment to the Town and Country Planning (General Permitted Development) (England) Order 2015 (the "GPDO").

Under the permitted development right, change of use from office (B1(a)) to residential (C3) requires an application for prior approval to the local planning authority (LPA). In determining a prior approval application, the LPA can only consider impacts of the proposed development on transport, contamination, flooding and noise; plus, since March 2016, the impact of noise from neighbouring uses on the proposed residential use. Local Plan policies relating to matters such as protection of employment land cannot be applied.

In response to this and in light of growing evidence of loss of employment floorspace through prior approvals under this permitted development right, Lambeth has introduced an Article 4 direction removing permitted development rights for change of use from B1a

(office) to C3 (residential). This came into force on 15 September 2017. This Article 4 direction covers ten KIBAs (or parts of KIBAs), as well as the whole of Brixton town centre and some non-KIBA sites in Clapham.

The KIBAs included in the Article 4 direction are those with a very high proportion of the KIBA in B1 use. Where only one area of a KIBA is in B1 use (and the rest is in other types of employment use such as B2, B8 or *sui generis* employment uses), then only the part in B1 use is included in the direction. Many of the areas identified are managed by specialist work-space providers (such as Workspace, Bizspace and Need Space). The ten KIBAs (or parts of KIBAs) are:

- Clapham North Industrial Estate;
- Durham Street (also known as Westminster Business Square or Vox Studios);
- Eurolink Business Centre;
- Kennington Business Park;
- Lion Yard;
- Park Hall Trading Estate;
- Part of Shakespeare Business Centre (Bizspace-managed site only);
- Part of Southbank House & Newport Street (only the Workspace-managed site at Southbank House);
- Part of Stannary Street (offices at 184-186 Kennington Park Road; 206-212 Kennington Park Road & 18-26 Stannary Street); and,
- Part of Timber Mill Way (Needspace-managed site known as Clapham North Art Centre).

Part of the Southbank House and Newport Street KIBA and part of the Durham Street KIBA lie within the London Plan Central Activities Zone (CAZ). The government had previously allowed for the whole of the CAZ to be exempt from the change of use from office (B1(a)) to residential (C3) permitted development right, however in March 2016, the government announced that the provision for exempt areas would not be continued and that the exemptions would expire in May 2019.

In Lambeth this covered Waterloo and Vauxhall. This meant that after 31 May 2019 London's CAZ, and therefore Waterloo and Vauxhall, would no longer be exempt from the permitted development right.

To address this issue, Lambeth introduced an Article 4 direction removing permitted development rights for change of use from B1a to C3 in the CAZ, as it relates to Lambeth. This came into force on 31 May 2019. This direction protects offices in the CAZ (as it relates to Lambeth) from change of use to residential without an application for planning permission first needing to be made to and approved by the LPA.

*Change of use from light industrial or industrial and general business to residential*

In March 2015, the government introduced a new permitted development right by amendment to the Town and Country Planning (General Permitted Development) Order 1995 to allow change of use from B8 (storage or distribution centre) to C3 (dwellinghouses)<sup>1</sup>. Moreover, in March 2016, the government made an amendment to the Town and Country Planning (General Permitted Development) Order 1995 to allow change of use from B1(c) (light industrial) to C3 (dwellinghouses)<sup>2</sup>.

Under these permitted development rights, change of use from storage or distribution (B8) or light industrial (B1(c)) to residential (C3) requires an application for prior approval to the LPA. In determining such prior approval applications, the LPA can consider impacts on a wider range of issues than those that can be considered as part of a change of use from office (B1(a)) to residential (C3) prior approval. For example the LPA can consider whether the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services. The LPA can also consider whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services. Therefore, in comparison to the B1a to C3 permitted development right, these two permitted rights offer greater protection of B1c and B8 land.

To date Lambeth has not sought to introduce Article 4 directions to remove permitted development rights for change of use from B8 to C3 or from B1(c) to C3.

### **Lambeth Commercial Development Pipeline 2018/19 – key findings**

The annual Lambeth Commercial Development Pipeline Report summarises changes to the supply of B-class floorspace throughout the borough. It looks at completed developments and permissions that are under construction or yet to be implemented. It also summarises developments that have been approved. The following section highlights some key findings for KIBAs from the latest Report published in December 2019.

The data shows ongoing development activity for B-class uses in KIBAs, but a minor loss of B1a floorspace in KIBAs arising from the impact of permitted development rights for change of use to residential.

#### *Completions*

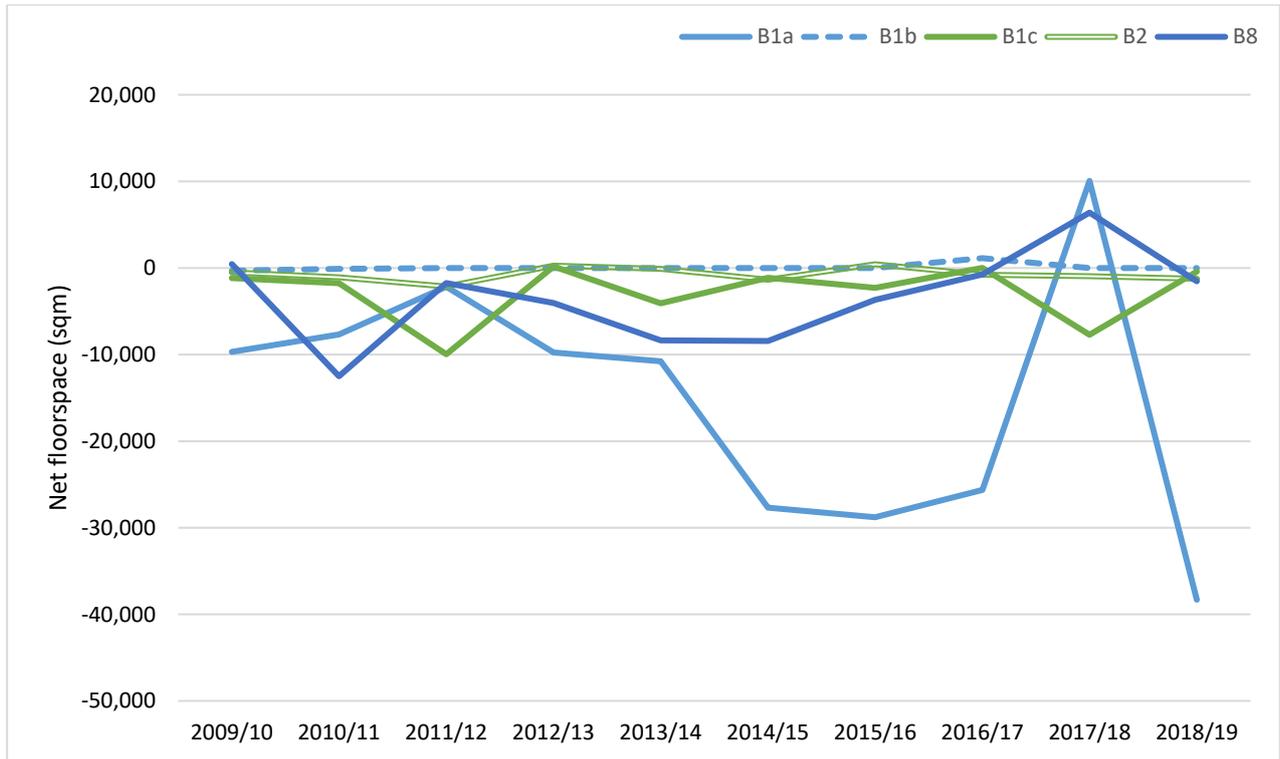
Borough-wide, there was a net loss in completed B class floorspace in 2018/19, reverting to the trend seen in nine of the past ten years. In 2018/19 a total of 16,023 sqm of new employment floorspace was completed borough-wide, however there was a net loss of 41,502 sqm of employment floorspace. The majority of this was loss of B1a (office) space (-38,311 sqm) as shown in chart 1.

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<sup>1</sup> Permitted change of use from [B8 \(storage or distribution centre\) to C3 \(dwellinghouses\)](#)

<sup>2</sup> Permitted change of use from [B1\(c\) \(light industrial\) to C3 \(dwellinghouses\)](#)

**Chart 1 - Net B class floorspace completions by use class in Lambeth, 2009-2019**

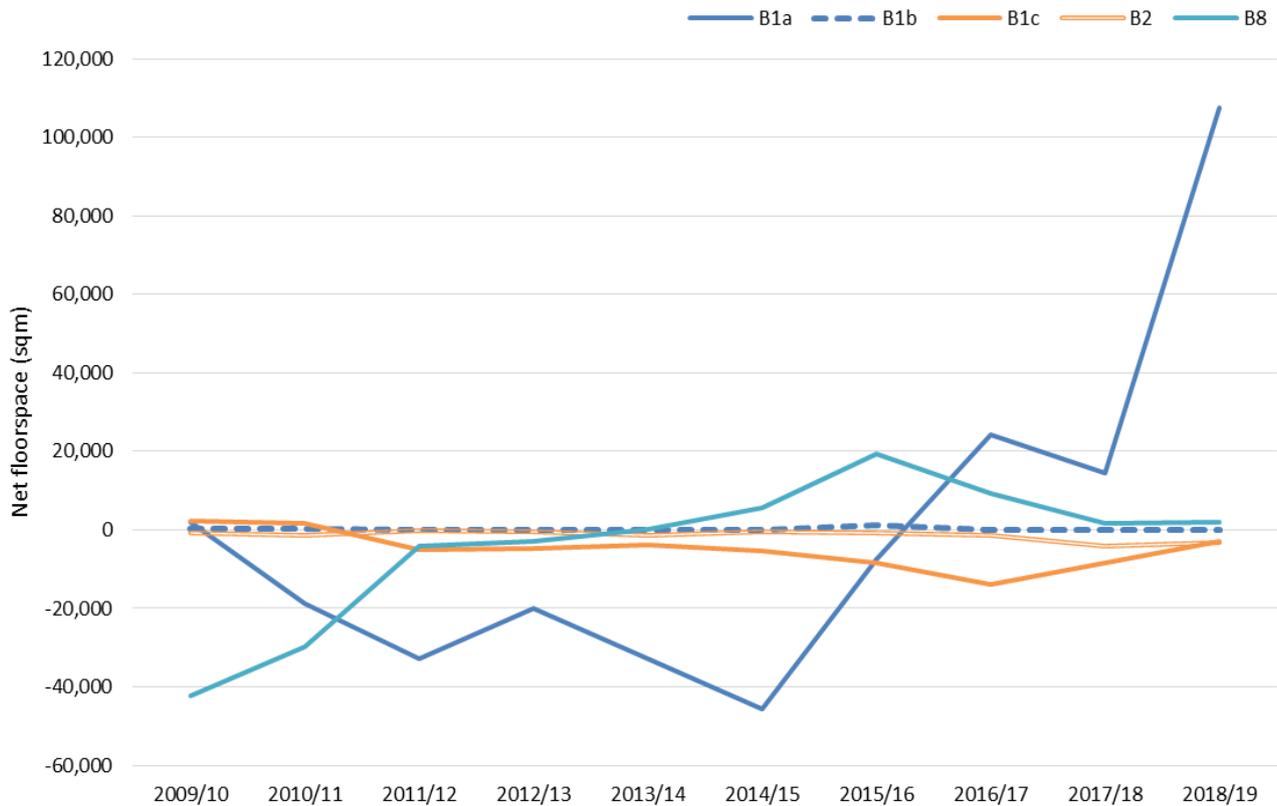


Within KIBAs, 96 sqm of office floorspace was lost to residential development through a prior approval. This was the only scheme completed within KIBAs in 2018/19 sqm.

*Under construction*

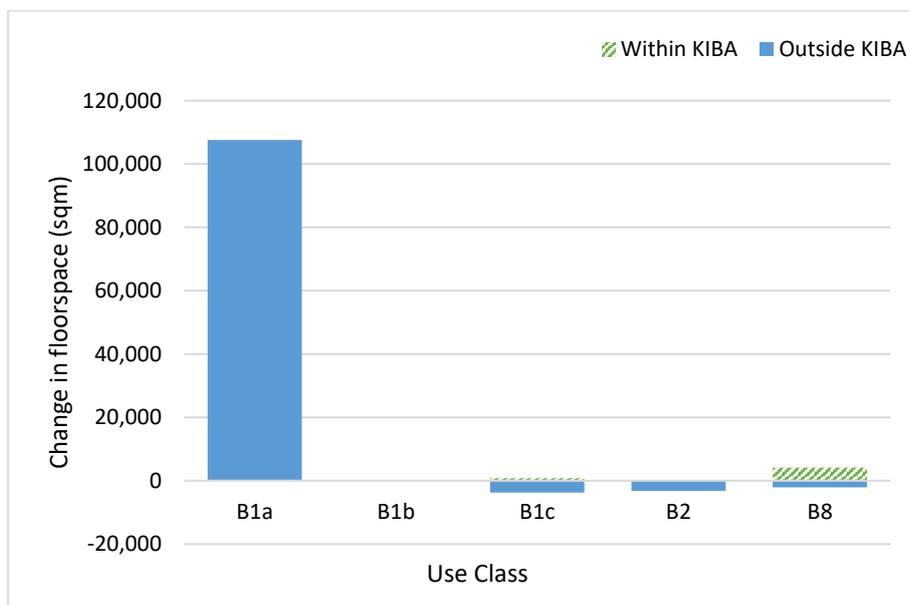
Borough-wide, commercial floorspace under construction in 2018/19 will result in 253,117 sqm of new employment floorspace and a net gain of 103,527 sqm once completed. This is by far the highest figure during the past decade. The majority of these changes are accounted for by B1a floorspace – 233,689 sqm of new office floorspace was under construction, and when completed, will result in a net gain of 107,595sqm. This is shown in Chart 2 below. Permissions under construction will result in a net loss of B1c (-2,960 sqm) and B2 (-3,173 sqm) floorspace, but a net gain of 2,065 sqm of B8.

**Chart 2: Net B class floorspace under construction by use class in Lambeth, 2009-2019**



Within KIBAs, there was 6,795 sqm of new B-class floorspace under construction, which will equate to a net gain of 5,229 sqm once completed. This comprises a net gain in B1a, B1c and B8 floorspace (290 sqm, 780 sqm and 4,159 sqm respectively) as shown in Chart 3 below.

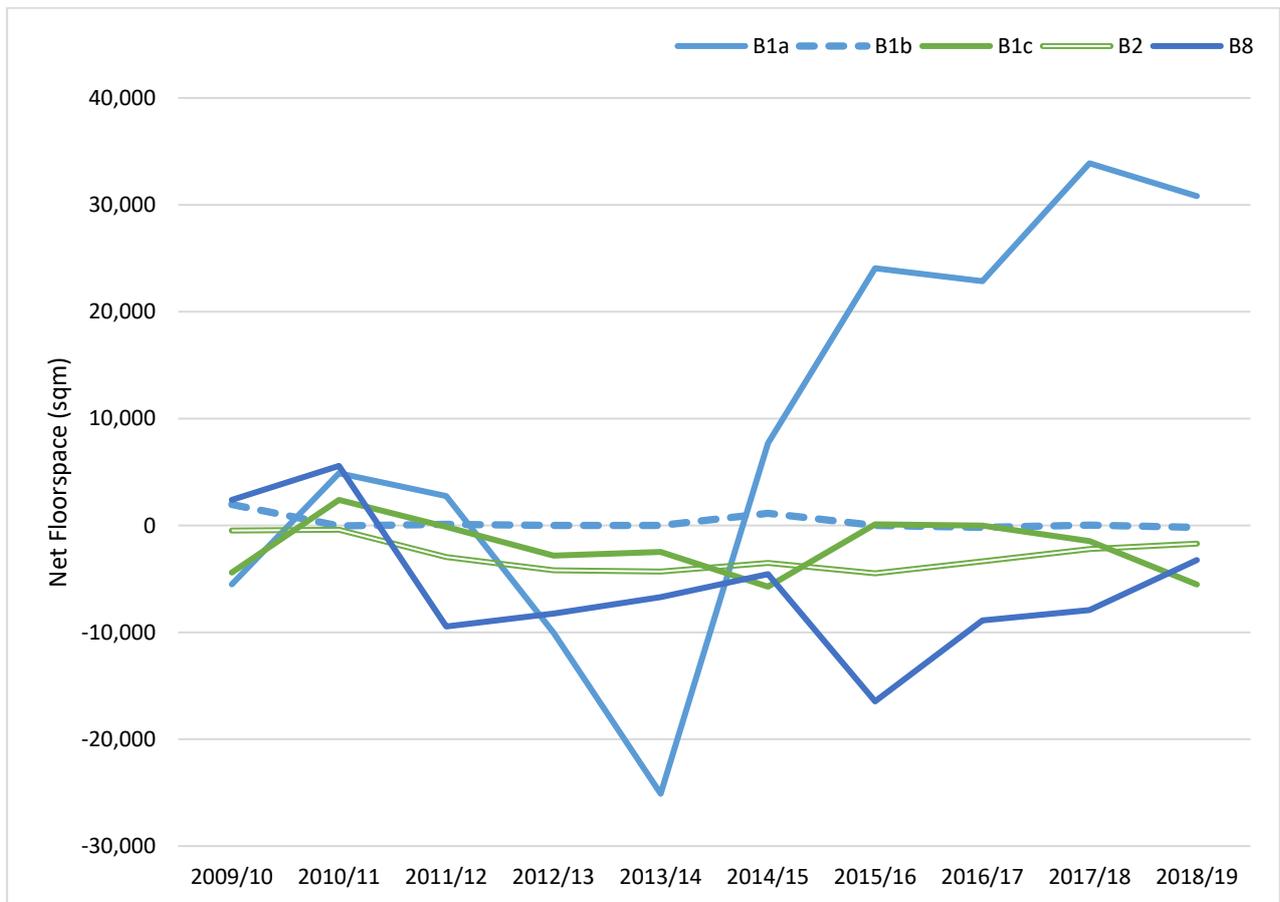
**Chart 3: B class floorspace under construction in KIBAs/outside KIBAs in Lambeth 2018/19**



*Unimplemented permissions*

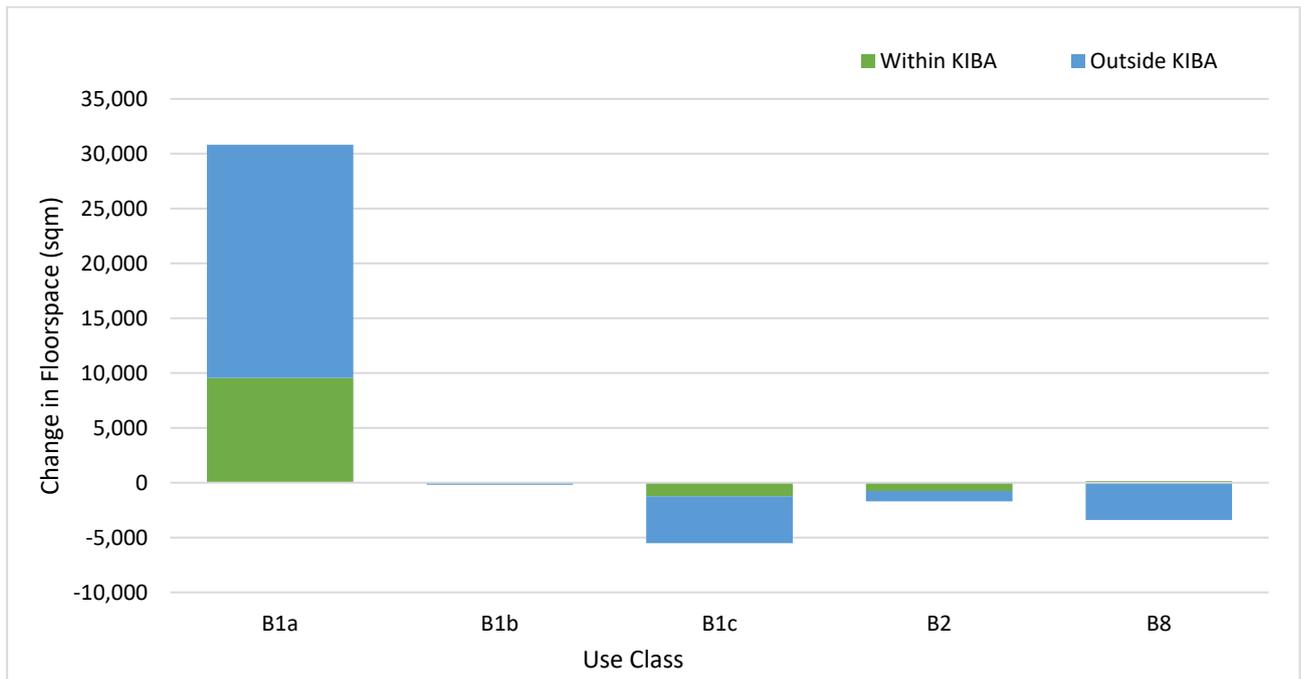
Borough-wide, the amount of new commercial floorspace unimplemented in 2018/19 will result in 78,773 sqm of new employment floorspace and a net gain of 20,185 sqm if completed. The majority of these changes are accounted for by B1a floorspace – 75,902 sqm of new office floorspace was unimplemented, and if completed, will result in a net gain of 30,817 sqm. This is shown in Chart 4 below. However, if completed, unimplemented permissions will result in a net loss of B1b (-178 sqm), B1c (-5,516 sqm), B2 (-1,695 sqm) and B8 (-3,243 sqm).

**Chart 4: Net B-class floorspace with unimplemented permissions in Lambeth, 2009-2019**



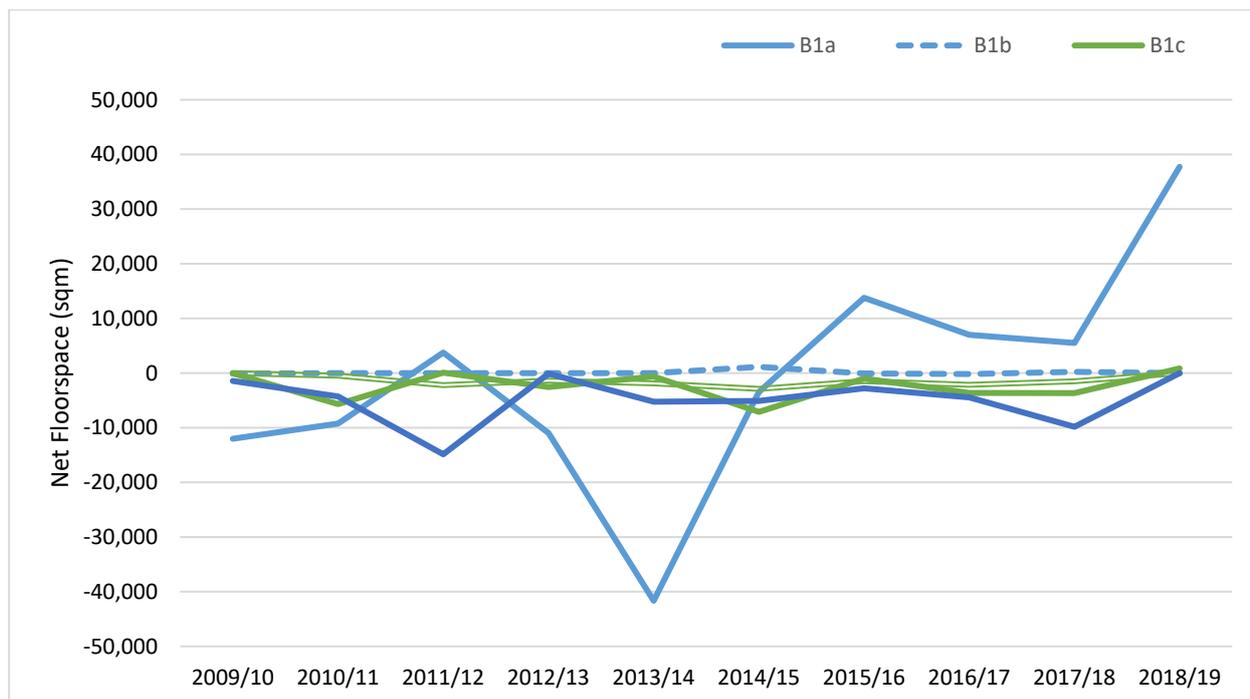
Within KIBAs, there was 14,255 sqm of new B-class floorspace unimplemented, which if completed, would equate to a net gain of 7,737 sqm. This comprises a net gain in B1a (9,560 sqm) and B8 (157 sqm) but a net loss of 1,225 sqm of B1c and 755 sqm of B2 floorspace. This is shown in Chart 6 below.

**Chart 5: B-class floorspace with unimplemented permissions in KIBAs/outside KIBAs in Lambeth 2018/19**



*Approvals*

Borough-wide in 2018/19, a total of 78,376 sqm of gross employment floorspace was approved, which is the highest figure since 2015/16. If completed, these permissions would result in the net gain of 38,577 sqm of employment floorspace. The majority of new floorspace approved was B1a, which results in a net gain of 37,739 sqm of B1a across the borough, though permissions for B1c would also result in a net a gain of floorspace (848 sqm). The only net loss approved was for B8 space (-10 sqm). This is shown in Chart 7 below.

**Chart 7: Net B class floorspace approved in Lambeth 2009-2019**

Within KIBAs, 16,338 sqm of gross employment floorspace was approved. These permissions would result in a net gain of 13,111 sqm across all use types, if all were completed. A net gain of 9,728 sqm of office space and 3,383 sqm of warehouse (B8) was approved within KIBAs. No other B-class uses were affected by approvals in 2018/19.

Overall this suggests there is a significant degree of development activity within Lambeth's KIBAs within the B use classes, which in turn suggests they continue to act as a valuable resource to businesses in the borough. The extent of B1a floorspace lost through prior approvals in KIBAs significantly decreased in 2018/19 which indicates that the introduction of Article 4 directions has helped to protect these spaces. At present there does not appear to be an issue with the loss of B1c or B8 premises to C3 residential through permitted development rights in KIBAs; generally KIBA designation helps to provide a basis for refusing prior approval applications of this nature.

Historically, a significant proportion of new floorspace permitted in KIBAs has been flexible B1 or B1a office space. Going forward under the Draft London Plan and DRLLP PSV, the priority for KIBAs must be intensification for industrial uses, not offices.

### 1.3 London Plan review

The Draft London Plan has undergone examination. The examination panel report was published in October 2019. The Mayor's [London Plan - Intend to Publish version](#) was published in December 2019. The Secretary of State issued a direction to the Mayor on 13 March 2020, which directs changes to parts of the policy wording on industrial land. The partial review of the Lambeth Local Plan is aiming to be in general conformity with the new London Plan.

*New evidence on industrial land in London*

The GLA published evidence on industrial land supply and demand to support the full review of the London Plan (*GLA London Industrial Land Supply and Economy Study*, March 2016 and *GLA London Industrial Demand Study*, June 2017). Key findings from these studies are summarised below.

a. *GLA London Industrial Land Supply and Economy Study* (March 2016)

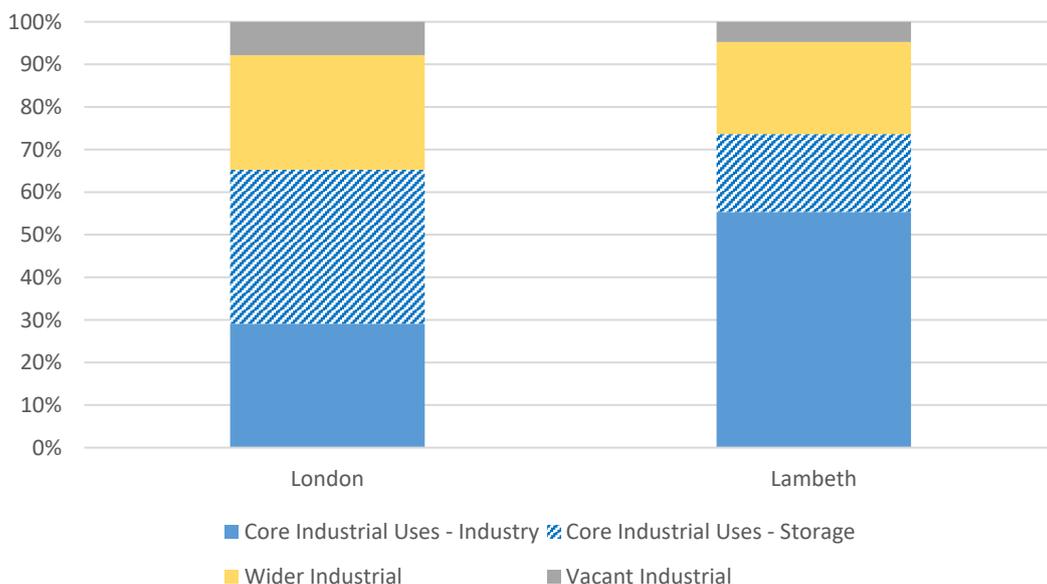
The GLA’s Industrial Land Supply and Economy study provides detailed evidence on industrial land to inform the full review of the London Plan.

In the study, industrial land is categorised into three groups: ‘Core’, ‘Wider Industrial’ and ‘Vacant’. Core industrial uses include general industry, light industry, warehouses, open storage and self-storage.

- Core uses cover most types of industrial business activity, and relate to planning use classes B1c, B2 and B8.
- Wider industrial uses comprise wholesale markets, waste management and recycling facilities, utilities, land for rail, land for buses, airport related land and other industrial land. Such uses are industrial in nature and support the functioning of London for instance by way of providing space for infrastructure.
- Vacant industrial land comprises sites which are vacant and cleared, land with derelict buildings and/ or land with vacant buildings capable of occupation.

The study reports that Lambeth has 75.9 hectares of industrial land across these categories, not all of which is designated as LSIS (KIBA). The majority (74%) is in core usage, with the remainder either in wider industrial uses (16.4ha, mostly transport related uses), or vacant (3.6ha) (see Chart 1 below).

**Chart 1: Industrial land use by type in London and Lambeth**

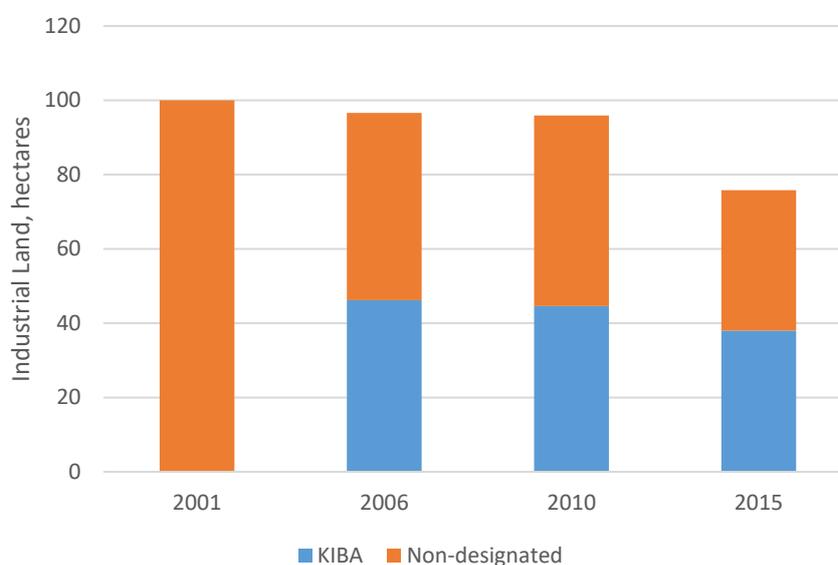


Of the quantity of this industrial land designated as KIBA, the report found 1.4ha currently vacant (2% of the total).

The industrial land vacancy rate in Lambeth is low compared to London as a whole. The study suggests a frictional vacancy rate of 5% to ensure the market operates without difficulty; Lambeth's rate is 4.7%.

The report found that between 2010 and 2015 Lambeth lost just under 20 hectares of industrial land, a 20% loss (see chart 2). This is far in excess of the GLA's benchmark for industrial land release, which equates to 2 hectares over the 5 year period. Across London, the rate of release of industrial land exceeds the benchmark, but in Lambeth it was significantly higher.

**Chart 2 – Lambeth Industrial Land, 2001-2015**



The loss of industrial land has been most pronounced outside of KIBAs, with 26% of non-designated industrial land being lost between 2010 and 2015, compared to 15% of industrial land in KIBAs.

The report concludes that London appears to be heading towards a situation in which most of its activities located in industrial areas will mainly be servicing the rest of London's economy and population. With a growing population and economy, it is likely that in the future there will be a case to switch from releasing industrial land to retaining the land that is left in industrial use.

b. *GLA London Industrial Demand Study (October 2017)*

This study assesses land demands for various types of industry and the amount of industrial land that London needs to maintain to ensure it continues to function as a successful and sustainable city. Industrial land in London is under particular pressure given the high demand for housing land and the much higher land values that residential development commands compared to industrial.

There are approximately 7,000 hectares of industrial land in London. Between 2010 and 2015 the stock of industrial land in London fell by over 500 ha, a rate of 106 ha per annum. This compares to a release benchmark of 37 ha per annum as set out in the London Plan 2016.

London Plan 2016 policy distinguishes three categories of industrial employment land:

- Strategic Industrial Locations (SIL) which accounts for 50% of industrial land
- Locally Significant Industrial Sites (LSIS) which accounts for 14% of industrial land
- Non-Designated industrial land which accounts for 36% of industrial land

In the past, land designated as SIL had received a strong measure of protection, but in the last five years a significant part of the land release has come from SIL.

There are broadly four categories of activity that take place on industrial land in London:

- Manufacturing and other industrial activity
- Distribution and logistics
- Wider industrial type uses such as land for transport, waste and utilities
- Service activities that operate from industrial land or premises

London's industrial activity is concentrated in five broad property market areas. Lambeth is part of the wider Central Services Area, which is dominated by businesses servicing the West End and City/ Docklands office, retail and leisure economies. Typically, demand in this area is driven by companies which must be near their customers.

The study suggests that current categorisations of land, first introduced in 1999, are outdated and should be revisited. The suggested new categorisations are:

- Limited Release – for those Boroughs where there is still a surplus of industrial land to release. These Boroughs are found predominantly in the Thames Gateway.
- Retain – this will apply to the majority of Boroughs and in such cases Boroughs should seek to retain their capacity to accommodate industrial activity.
- Provide Capacity – where Boroughs are experiencing positive net demand for industrial land and should seek some way to accommodate that demand.

Lambeth is placed in the 'Retain' category.

The study goes on to suggest that the London Plan 2016 benchmark release figure should be revised down to just 9 hectares a year, because a significant proportion of the previous release total has already gone, and projections for the decline in industrial employment in London have been revised down compared to the earlier forecasts.

#### *Draft London Plan*

The Draft London Plan states in policy E4 that the retention, enhancement and provision of additional industrial capacity across the three categories of industrial land (SIL, LSIS

and non-designated) should be planned, monitored and managed. Lambeth is identified as being in the Central Services Area.

Supporting paragraph 6.4.5 adds that, based on the GLA evidence on industrial land cited above, the Draft London Plan addresses the need to provide sufficient industrial, logistics and related capacity through its policies. Paragraph 6.4.7 states that all boroughs in the Central Services Area should recognise the need to provide essential services to the CAZ and in particular sustainable 'last mile' distribution/logistics, 'just-in-time' servicing (such as food service activities, printing, administrative and support services, office supplied, repair and maintenance), waste management and recycling, and land to support transport functions. Paragraph 6.4.8 encourages boroughs to assess potential for release of industrial land for alternative uses only where industrial land vacancy rates are currently well above the London average.

Industrial floorspace is defined in policy E4 A as including the following types of operational requirement:

- 1) light and general industry (Use Classes B1c and B2)
- 2) storage and logistics/distribution (Use Class B8) including 'last mile' distribution close to central London and the Northern Isle of Dogs, consolidation centres and collection points
- 3) secondary materials, waste management and aggregates
- 4) utilities infrastructure (such as energy and water)
- 5) land for sustainable transport functions including intermodal freight interchanges, rail and bus infrastructure
- 6) wholesale markets
- 7) emerging industrial-related sectors
- 8) flexible (B1c/B2/B8) hybrid space to accommodate services that support the wider London economy and population
- 9) low-cost industrial and related space for micro, small and medium-sized enterprises
- 10) research and development of industrial and related products or processes (falling within Use Class B1b).

Supporting text to policy E6 states that boroughs may designate locations that have particular local importance for industrial and related functions as Locally Significant Industrial Sites. These designations should be based on evidence in strategic and local demand assessments and should complement provision in SILs. Inner London sites providing sustainable distribution services for the Central Activities Zone and Northern Isle of Dogs may be particularly appropriate for this designation

Policy E7 relates to industrial intensification, co-location and substitution. Part A outlines that Development Plans should be proactive and encourage the intensification of business uses in Use Classes B1c, B2 and B8 occupying all categories of industrial land.

Part B of the policy states that Development Plans should be proactive and consider, in collaboration with the Mayor, whether certain logistics, industrial and related functions in selected parts of LSIS could be intensified to provide additional industrial capacity. Intensification can also be used to facilitate the consolidation of LSIS to support the delivery of residential and other uses such as social infrastructure, or to contribute to town centre renewal. This process must meet the criteria set out in part D of the policy. This approach should only be considered through a plan-led process of LSIS intensification and consolidation (and clearly defined in Development Plan policies maps) or as part of a co-ordinated masterplanning process in collaboration with the GLA and in accordance with criteria set out in London Plan policy. It should not be considered through ad hoc planning applications.

Part D of policy E7 sets out the following requirements:

- 1) the industrial and related activities on-site and in surrounding parts of the SIL, LSIS or Non-Designated Industrial Site are not compromised in terms of their continued efficient function, access, service arrangements and days/hours of operation noting that many businesses have 7-day/24-hour access and operational requirements
- 2) the intensified industrial, storage and distribution uses are completed in advance of any residential component being occupied
- 3) appropriate design mitigation is provided in any residential element to ensure compliance with 1 and 2 above with particular consideration given to:
  - a) safety and security
  - b) the layout, orientation, access, servicing and delivery arrangements of the uses in order to minimise conflict
  - c) design quality, public realm, visual impact and amenity for residents
  - d) agent of change principles
  - e) vibration and noise
  - f) air quality, including dust, odour and emissions and potential contamination.

To be eligible for the Fast Track approach, the Mayor expects that residential proposals on industrial land should deliver at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

#### **1.4 Lambeth Local Plan Review**

The review of the Lambeth Local Plan 2015 is taking place in the context of the proposed policy approach to industrial land in the Draft London Plan set out above. This means

that Lambeth must address the requirements associated with its Central Services Area location, as well as the requirements arising from its Draft London Plan waste apportionment (see DRLLP PSV policy EN7).

This requirement is supported by the London-wide evidence of demand for industrial land in the GLA studies cited above, and by local evidence relating in particular to waste management (see Lambeth [Waste Evidence Base 2020 update](#)), creative and digital industries (see [Workspace Topic Paper 2019](#)) and freight and logistics given the borough's location in the Central Services property market area (see [Delivery and Servicing: Proposed Lambeth Requirements for Freight Consolidation Supplementary Information December 2019](#)). The Draft London Plan evidence on industrial land demand demonstrates that all boroughs in the Central Services Area need to retain industrial floorspace capacity in recognition of the need to provide essential services to the CAZ and in particular sustainable 'last mile' distribution/logistics, 'just-in-time' servicing (such as food service activities, printing, administrative and support services, office supplies, repair and maintenance), waste management and recycling, and land to support transport functions.

There is currently significant interest in intensification in Lambeth KIBAs. In August 2018, planning permission was granted for a major redevelopment of a site in the Milkwood Road KIBA (10 Dylan Road). This scheme will provide over 4,000 sqm of B8 floorspace on site, a significant increase on the existing figure. A number of other proposals are currently undergoing pre-application discussion. Additional information on the West Norwood Commercial Area can be found in the West Norwood and Tulse Hill Manual for Delivery and its appendices.

Lambeth's KIBAs also play a key role in providing land for utilities infrastructure. The Coldharbour Lane Estate and Bengeworth Road Depot KIBA includes a significant area of land owned by EDF energy and leased to UKPN. It is understood that this site includes key electricity infrastructure serving South London. In addition, a scheme within the Ellerslie Road KIBA is set to enable the delivery of London Power Tunnels II, a major infrastructure project being undertaken by National Grid to replace existing buried oil filled cable circuits (commissioned in 1967) that are reaching the end of their design life to ensure a safe and reliable electricity supply for the future. This is phase 2 of a major reconfiguration of the electrical transmission network within London. In February 2019, permission was granted at 159 Acre Lane for a headhouse, followed in August 2019 by permission for the installation of electric cables and construction of a shaft and temporary construction site.

To support this assessment process, the following has been undertaken:

- A review of existing uses and planning histories in KIBAs
- An assessment of KIBA boundaries
- An assessment of potential additional KIBA designations
- Consideration of potential for industrial intensification in all KIBAs.
- Public consultation on the proposed approach to KIBAs (see summary of the findings in Appendix 1)

The findings of this review are set out in section 1.5 below.

In addition, the policy approach to KIBAs has been amended in the DRLLP PSV 2020 to align with the approach in the Draft London Plan. Policy ED3 states that:

- a) Development in KIBAs will be permitted only for industrial, storage and waste management uses, including green industries and other compatible industrial and commercial uses (excluding large scale retail), other than where clause (c) below applies.
- b) The intensification of industrial uses in Use Classes B1b, B1c, B2 and B8 and industrial sui generis uses is encouraged in KIBAs, in accordance with London Plan policy E7 section A. Development proposals of this type should have regard to operational requirements (including servicing) and mitigate impacts on the transport network where necessary.
- c) Areas of KIBA land with potential for both intensification and co-location with residential and other uses (in accordance with London Plan policy E7 sections B and D) are shown on the Policies Map. These areas are subject to a 50 per cent threshold for affordable housing to be eligible for the Fast Track Route, in accordance with London Plan policy H6.

Supporting text to the policy includes a list of uses considered to be industrial, in accordance with London Plan policy E4. Supporting text also states that going forward any potential for intensification within KIBAs should be for industrial uses that meet the definition in London Plan policy E4. Proposals for intensification in KIBAs that affect existing B1a floorspace should therefore ensure that the uplift in floorspace is provided in the form of space that falls within that London Plan definition. Proposals for additional B1a office floorspace in KIBAs will not generally be permitted. Proposals for flexible B1 floorspace, where the intention is to include the option for B1a office space as part of the mix, would not be acceptable in KIBAs.

DRLLP PSV policy EN7 on sustainable waste management also identifies KIBAs as the most appropriate location for new waste management uses required to meet the Draft London Plan waste apportionment.

## **1.5 Key findings and recommendations of Review of KIBAs - December 2019**

Existing KIBAs in Lambeth comprise a wide range of different types of B-class uses including general industrial units, light industrial units, storage and logistics/distribution trades and various types of B1 spaces. Lambeth's KIBAs also accommodate many different types of businesses in a variety of sectors including, but not limited to, building trades, construction, food production, service industries, waste management, utilities infrastructure, transport infrastructure, and repair and maintenance.

Generally, there are low vacancy rates in premises across all 28 existing KIBAs in the borough and there are very few vacant sites within existing KIBAs. However, some KIBAs have been affected by permitted development rights which allow change of use from B1a to C3 to be carried out without having to make a full planning application to the

local planning authority. In turn a number of local changes have occurred within KIBAs since the adoption of the Lambeth Local Plan in September 2015.

Many KIBAs are considered to have potential for intensification, to enable a higher quantum of industrial floorspace to be provided within their existing boundaries. Of these, three are specifically considered to have potential for industrial intensification and co-location in accordance with the approach set out in Draft London Plan policy E7.

In addition, the Lambeth Waste Evidence Base 2019 identifies KIBAs as the most appropriate locations for new waste facilities across the borough, and assesses each according to the type of waste management facility they might be able to accommodate. That study records eight existing safeguarded waste sites in Lambeth, most of which are in existing KIBAs; these sites have to be safeguarded for waste use under London Plan policy. A small clinical waste facility attached to King's College Hospital, located within the Coldharbour Lane KIBA, is also proposed to be safeguarded.

### Proposed changes to existing KIBAs

One existing KIBA (Freemans) is proposed to be de-designated. This KIBA is now almost entirely mixed use with limited potential for B-class only development.

Several boundary changes to other existing KIBAs are proposed including seven partial de-designations (Clapham Park Hill, Hackford Walk, Montford Place – Beefeater/Oval Gasworks, Park Hall Trading Estate, Stannary Street, West Norwood Commercial Area and Wandsworth Road) and additions to two existing KIBAs (Clapham North Industrial Estate and Durham Street/Oval Way). In terms of de-designations and boundary changes, the other 18 KIBAs are not proposed to change in any way.

### Proposed new KIBA designations

An assessment of non-designated industrial sites across the borough has resulted in proposals to designate four new KIBAs across the borough. One of these proposed new KIBAs is located on Acre Lane to the east of Brixton, another is located on Belinda Road immediately to the east of Loughborough Junction (which includes two designated waste sites), the third is Knolly's Yard which is situated to the east of West Norwood and the fourth is Parade Mews found just outside of Tulse Hill.

### *Overview of proposed changes to KIBAs*

A detailed analysis of each existing and each proposed new KIBA is displayed in sections [2](#) and [3](#) of this document respectively. The latest position on each KIBA is outlined in the final 'Recommendation at December 2019' row of each KIBA table.

The following table displays how the overall area of KIBA land in the borough would change if all of the proposed changes to existing KIBA and proposed new KIBAs were to take place:

Table 1.1: Overview of proposed changes to KIBA land areas

	Area (ha)	Proportion of existing area (%)
<b>Existing KIBA area</b>	47.85	100
<b>Proposed loss to existing</b>	- 3.21	- 6.7
<b>Proposed new KIBAs</b>	+ 2.52	5.3
<b>Overall KIBA change</b>	- 0.69	- 1.4

The table below displays which existing KIBAs are proposed to be affected by the proposals and to what extent this will affect their overall land area.

Table 1.2 – Proposed changes to existing KIBAs in Lambeth

KIBA	Proposed change	Existing area (ha)	Proposed area change (ha)	Proposed new area (ha)	Proposed change (%)
Freemans	Full de-designation	0.38	-0.38	0	-100
Clapham Park Hill	Partial de-designation	0.4	-0.15	0.25	-38
Hackford Walk	Partial de-designation	0.44	-0.13	0.31	-30
Montford Place – Beefeater/Oval Gasworks	Partial de-designation	3.81	-2.2	1.61	-58
Park Hall Road Trading Estate	Partial de-designation	0.9	-0.01	0.89	-1
Stannary Street	Partial de-designation	1.35	-0.3	1.05	-23
Wandsworth Road	Partial de-designation	2.4	-0.08	2.32	-3
West Norwood Commercial Area	Partial de-designation	8.25	-0.02	8.23	0
Clapham North Industrial Estate	Addition	0.75	0.02	0.77	3
Durham Street/Oval Way	Addition	0.64	0.04	0.68	7

The following table displays which areas of non-designated industrial land in Lambeth are proposed to be designated as new KIBAs.

Table 1.3 – Proposed new KIBA designations

Area of land	Proposed change	Area (ha)
Acre Lane	New designation	0.57
Belinda Road	New designation	0.49
Knolly's Yard	New designation	1.21
Parade Mews	New designation	0.25

*Proposed approach in the Draft Revised Lambeth Local Plan Proposed Submission Version 2020*

The proposed changes to KIBA designations are set out in the *Proposed Changes to the Policies Map December 2019*.

These result in an overall net loss in area of 0.69 hectares, which equates to 1.4 per cent of the overall area of land currently designated as KIBA. This loss is inevitable given the circumstances that had occurred in Lambeth's KIBAs prior to the Draft London Plan, principally through permitted development rights and a major planning decision at Oval Gasworks. A larger loss of 3.2 hectares has been off-set by the proposed designation of four new KIBAs with a total area of over 2.5 hectares. Whilst it is recognised that this proposed new KIBA land is already in industrial use (it is 'non-designated industrial land') and is therefore not adding to the overall stock of industrial land in the borough, the much stronger policy protection afforded through KIBA designation will make a significant contribution to retaining and intensifying industrial floorspace capacity in Lambeth.

The consequence of the overall net loss of 0.69 ha of land designated as KIBA is that any scope to intensify within KIBAs must be prioritised to provide an increase overall industrial floorspace capacity in the borough, rather than to allow space for non-industrial uses. This study identifies those KIBAs considered to have scope for industrial intensification.

Industrial intensification and co-location with other uses such as residential (allowed for through a plan-led approach in Draft London Plan policy E7) is not a priority in Lambeth. Lambeth does not need to rely on KIBA land to meet and exceed its Draft London Plan housing target. KIBA land must be prioritised instead to meet the requirements of Lambeth's CSA location and the London Plan waste apportionment.

As a result, this study considers potential for industrial intensification and co-location with residential by exception: this approach is only proposed in three cases where exceptional site-specific circumstances suggest it is required to enable delivery of industrial intensification.

### Areas identified as having potential for industrial intensification and co-location

Three areas of land have been identified as having potential for industrial intensification associated with an element of co-location with residential development, in accordance with Draft London Plan 2017 policy E7 sections B and D:

1. Parcel 8 of the existing Montford Place – Beefeater/Oval Gasworks KIBA
2. The whole of the existing Waterworks Road KIBA
3. The whole of the proposed new Knolly's Yard KIBA.

Each of these locations have been identified as a result of existing site specific constraints.

#### *Justifications for identified areas*

##### 1. Montford Place – Beefeater/Oval Gasworks

Proposals for the Montford Place – Beefeater/Oval Gasworks KIBA have been developed in agreement with the GLA. The site accommodates utilities infrastructure (gas works) that is no longer required. The anticipated decommissioning of the gas holders presents an opportunity for redevelopment of this site. In light of the significant contamination costs involved with any redevelopment, viability assessment has demonstrated the need for a mixed use development including new housing alongside new business space. Planning consent has been granted for a mixed use scheme as a result of (OAKDA) masterplanning work undertaken by Lambeth and Berkeley Homes. The scheme requires de-designation of parcel 4. The consented development recognises and responds to the site's industrial heritage, and the significance of the listed gas holder and addresses all other policy requirements.

As a result of work undertaken alongside the GLA, Lambeth has identified parcel 8 as an area having potential for industrial intensification associated with an element of co-location with residential development. Any such redevelopment would only be support if the criteria in Draft London Plan policy E7 sections B and D are adequately addressed. This potential arises from the significant changes in the surrounding area already anticipated through the proposed redevelopment of the Oval gasworks and associated proposed KIBA de-designation of that site; and the proposed de-designation of adjacent parcel 9.

##### 2. Waterworks Road

The history of this KIBA as a 'mixed use employment area', combined with the impact of recent permitted development rights for change of use to residential has resulted in only small proportion of floorspace being in sole B-class use. Over 60% of the land area of the KIBA includes residential uses within a mixed use development.

Lambeth has reconsidered this KIBA in light of the comments received during the DRLLP 2018 consultation. Consequently Lambeth is no longer proposing to de-designate this KIBA, but instead is proposing to identify it as a KIBA appropriate for industrial intensification and co-location with residential development (under DRLLP PSV policy

ED3 and Draft London Plan policy E7). This would acknowledge the current mix of residential and B class uses but also protect and enable intensification of the remaining industrial floorspace capacity, alongside potential for further residential.

### 3. Knolly's Yard

This proposed new KIBA currently provides low cost industrial accommodation suitable for lower-value industrial uses and other industrial related businesses important to the local economy, particularly the construction sector. By virtue of being entirely surrounded by railway lines, it is fully screened from neighbouring residential uses so provides a suitable location for industrial uses that otherwise find it difficult to locate in inner London. Therefore it is proposed to designate the site as a KIBA.

The rail lines that surround the site mean that existing access is limited. Subject to protection of the site through KIBA designation, there is clear scope for industrial intensification if the access issue is resolved. The difficulties associated with improving access to the site and the overall size of the site mean that it may be appropriate for a limited element of co-location with other uses including residential. The introduction of residential on the site could potentially enable delivery of necessary road/rail infrastructure changes which in turn could enable more effective use of the site for industrial uses. The introduction of residential uses on the site will only be considered if any such scheme were to satisfy all of the criteria in Draft London Plan policy E7. In turn, all other planning policies and considerations would apply including assessment of impacts on traffic, highways and surrounding amenity.

## 2. Review of existing KIBAs

### *Data sources*

Information on each existing or potential new KIBA has been collated under the following headings. The list below explains data sources where relevant.

**Name:** Name of KIBA as listed in the DRLLP PSV 2020.

**Area:** Area of the KIBA in hectares.

**Description of KIBA:** Includes information on the types of business located within the KIBA and number of units in KIBA, sourced from the Valuation Office Agency (VOA), as of November 2019. Please note that VOA data does not represent the latest position regarding consented commercial units in each KIBA.

**History of the KIBA:** Summarises the history of the KIBA designation and any changes made in previous local development plan documents. Where relevant this section identifies whether there were 'Major Development Opportunities' (MDOs) for a mixed use employment area in the UDP 2007 and any subsequent changes to the KIBA that resulted.

**Access:** Lists road access to the KIBA and states if the KIBA is in close proximity to the TfL road network and/or a London distributor roads.

**PTAL:** The Public Transport Accessibility Level is derived from the TfL website known as WebCAT PTAL. PTAL is an accessibility measure which rates locations by distance from frequent public transport services. A PTAL score is given for each access point into/out of the KIBA. Scores range from 0 to 6b with a higher score representing a better PTAL.

**Planning policy designation:** Lists current planning policy designations affecting the KIBA.

**Summary of land ownership:** Data was sourced from Land Registry records 2016.

**Quantity and proportion of B-class floorspace:** This was calculated using the Lambeth KIBA Survey (August 2012) as a baseline. Any further updates were identified by including any known implemented permissions since that survey, along with any changes to KIBA boundaries introduced through the Lambeth Local Plan 2015.

**History of premises and occupation:** Sourced from the Lambeth KIBA Survey (August 2012) and VOA data (2016 and November 2019).

**Long-term vacancy:** Identifies sites known to have been vacant for over five years.

**Planning history:** Sourced from Lambeth planning records – up to date as of 1<sup>st</sup> May 2019.

**Prior approval status:** Lists prior approvals for change of use from B-class uses to C3 residential; sourced from Lambeth planning records– up to date as of 1<sup>st</sup> May 2019.

**B1a – C3 Article 4 Area:** Highlights whether part or all of the KIBA falls within Lambeth's Article 4 direction removing permitted development rights for change of use from B1a to C3.

**Potential to meet future demand for industrial floorspace and for industrial intensification:** Summary of the potential of the KIBA to meet future industrial floorspace demand, and analysis of whether there is potential to intensify industrial capacity

**Recommendation at October 2017:** Proposed changes to KIBA designations based on the 2017 assessment.

**Recommendation at October 2018:** Proposed changes to KIBA designations based on the 2018 assessment.

**Recommendation at December 2019:** Proposed changes to KIBA designations based on the 2019 assessment. All proposed changes to KIBAs are reflected in Lambeth's *Proposed Changes to the Policies Map December 2019* document.

**Reason for proposed change to KIBA:** Justification for the proposed change to the KIBA.

### **Definition of land use classes**

Town and Country Planning (General Permitted Development) (England) Order 2015 - Relevant Use Classes:

B1a – Office

B1b – Research and development

B1c – Light industry

B2 - General industrial

B8 – Storage and distribution

C3 - Residential

D1 – Non-residential institution

A1 – Retail

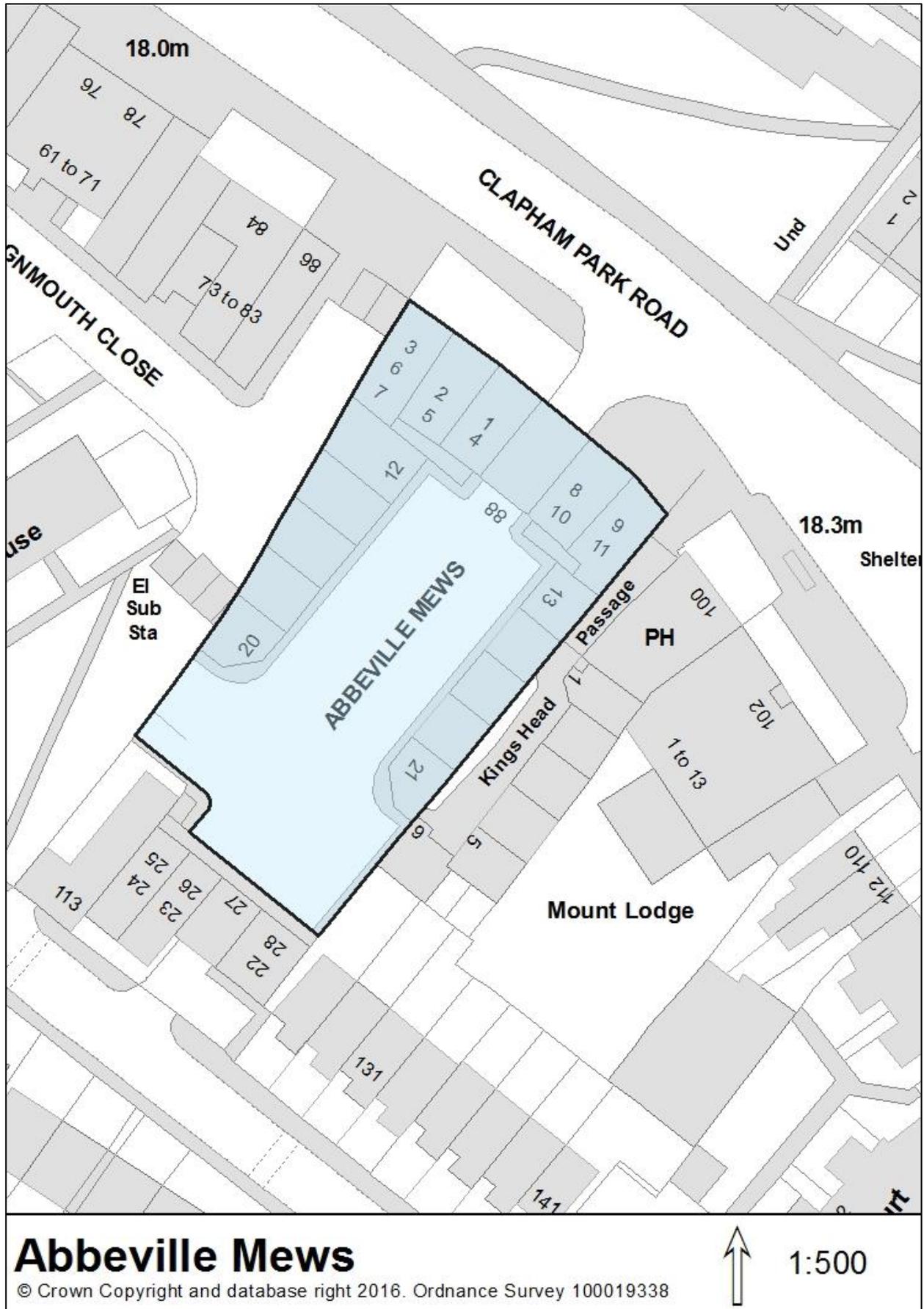
A2 – Professional and financial services

A3 – Café/restaurant

A4 – Drinking establish (Public House)

Sui generis – outside a prescribed use class

2.1 Abbeville Mews

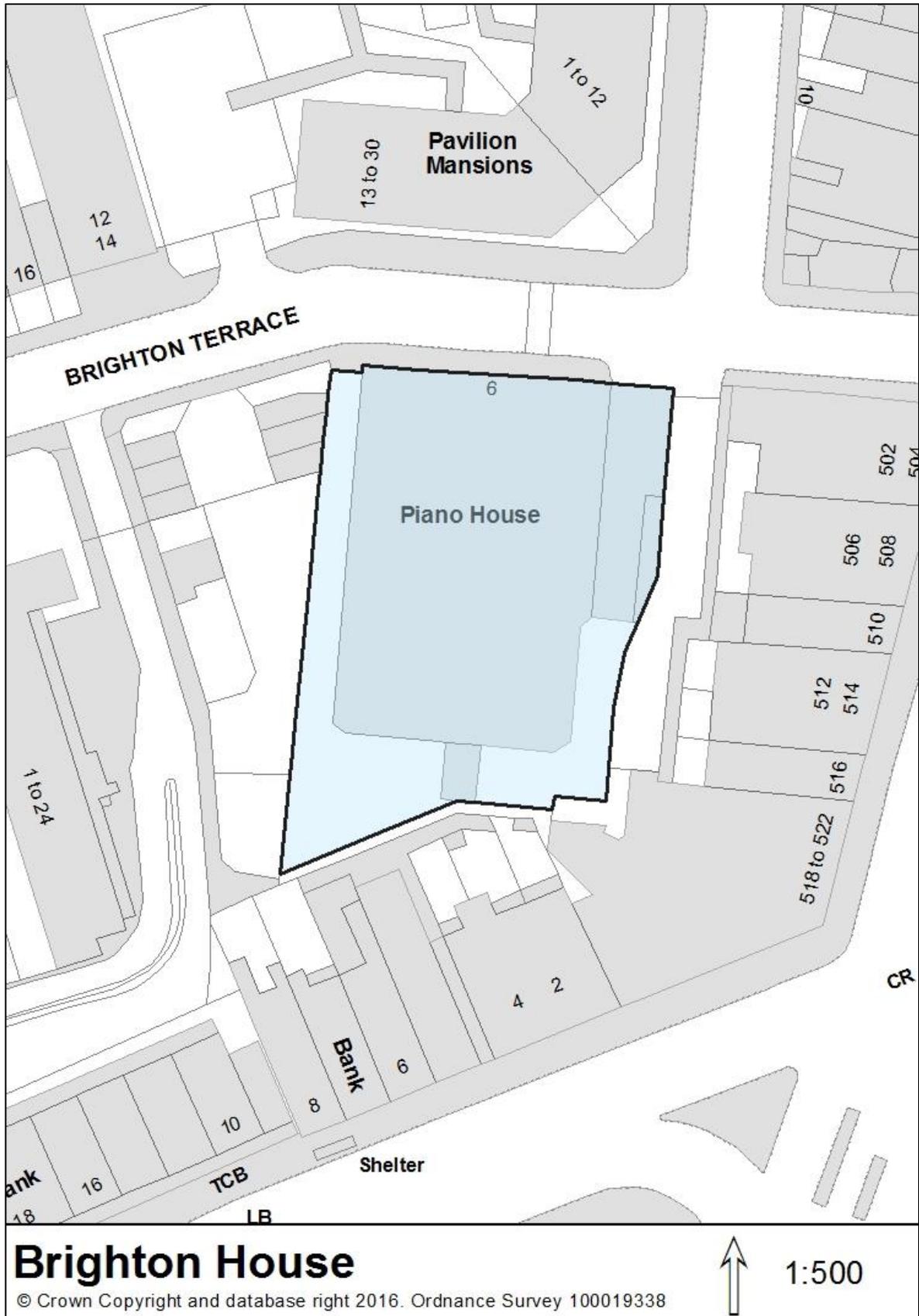


<b>Name</b>	Abbeville Mews, SW4 7BX, SW4 9LA		
<b>Area in hectares</b>	0.19		
<b>Description of the KIBA</b>	This KIBA consists of self-contained B1 units in a modern mews complex. All units are managed by Abbeville Mews Management Ltd. Businesses in occupation include the Institute for Cancer Vaccines and internal auditors.		
<b>History of the KIBA</b>	The KIBA was first designated in the Local Plan 2015.		
<b>Location and surrounding land uses</b>	This commercial cluster is located on the south side of Clapham Park Road, just to the west of the junction with Abbeville Road. There is a locally listed building on an adjacent site to the north-east of the KIBA (Kings Head Public House). This KIBA runs parallel to an archaeological priority area (Roman Road). Surrounding land uses are predominantly residential, with limited ground floor retail land uses to the west.		
<b>Access</b>	The site is accessed via Abbeville Mews, off Clapham Park Road.  The nearest cycle route is Clapham High Street to the north west of the KIBA.  TfL Road Network - No London Distributor Roads - Yes, Clapham Park Road		
<b>PTAL</b>	6a - Excellent		
<b>Planning policy designation. All policy and layers exclude road conversion stress.</b>	Heritage assets	No	
	Tree protection orders	No	
	Flood Affected	No	
	Protected Vistas	No	
	Site allocations	No	
	Safeguarded waste site in KIBA	No	
	Opportunity Area	No	
	Central Activities Zone	No	
	Thames Policy Area	No	
	SINCs	No	
	Metropolitan Open Land	No	
Town Centre	No		
<b>Summary of land ownership</b>	Private.		
<b>Quantity and proportion of B-class floorspace</b>	Land Registry data outlines that there are 21 separate business units within the KIBA. However as of June 2019, six of these units have changed use to residential through prior approvals. This has resulted in the loss of approximately 507m <sup>2</sup> of B-class floorspace.  VOA data records that there are nine businesses paying business rates. As of 2019, 15 of the 21 units are still in employment generating use.		
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units
	2008	N/A	N/A
	2010	N/A	N/A
	2012	N/A	N/A
	2016	15	1
<b>Long-term vacancy</b>	N/A		
<b>Planning history</b>	86/00544/PLANAP: 88-98 cave Road - Erection of 2 & 3 storey buildings to provide studio workshops and offices, together with the provision of parking spaces and alterations to existing accesses. 28 Units to be provided overall comprised of 24 studio workshop units (1-22, 24 and 28) and 4 office units (23, 25-27). <b>(Granted 17/07/1986)</b>		

	<p>87/01599/PLANAP: 88-89 Clapham Park Road - Erection of a 2 and 3 storey buildings for B1 use. (<b>Granted 15/07/1988</b>)</p> <p>88/02260/PLANAP: 88 Clapham Park Road, Units 2 and 3 - Change of use from Class B1 to use as a restaurant/café. (<b>Granted</b>)</p> <p>11/02235/FUL: 88 Clapham Park Road, Unit 21- Change of use to a single residential dwelling. (<b>Refused 03/10/2011</b>- would result in the loss of modern employment generating use within a business estate with high occupancy levels. <b>Dismissed at appeal 02/05/2012</b>)</p> <p>15/02182/FUL: 88 Clapham Park Road - Unit 12 Change of use of existing office building at ground and first floor levels to provide 2 self contained residential flats involving installation of windows to the rear elevation at ground and first floor levels. Provision of 2 car parking spaces to unit 12. (<b>Refused 22/09/2015</b>: The change of use would result in the loss of office floorspace, to the detriment of vitality and viability of the surrounding area)</p>
<p><b>Prior Approval status</b></p>	<p>15/01109/P3JPA: Unit 1, 88 Clapham Park Road - Application for prior approval for the change of use (Use Class B1) to provide a single residential unit (Use Class C3). (<b>Granted 19/03/2015</b> – lapsed March 2018)</p> <p>15/01111/P3JPA: Unit 6, 88 Clapham Park Road - Application for the prior approval for the change of use (Use Class B1) to provide a single residential unit (Use Class C3). (<b>Granted 19/03/2015</b> – lapsed March 2018)</p> <p>15/03658/P3O: Unit 21, 88 Clapham Park Road - Prior approval for the change of use of Use Class B1 (Offices) to provide 2 residential units (Use Class C3) at ground and first floor levels. (<b>Granted 25/11/2015</b> – lapsed November 2018)</p> <p>15/04243/P3O: Unit 19, 88 Clapham Park Road - Prior Approval for the change of use from office (Use Class B1a) to provide one residential unit (Use Class C3). (<b>Granted 25/09/2015</b> - completed June 2016)</p> <p>15/06153/P3O: Unit 12, 88 Clapham Park Road - Prior approval for the change of use of office (Use Class B1) to 2 self-contained residential units (Use Class C3). (<b>Granted 19/01/2016</b> – completed March 2018)</p> <p>16/02198/P3O: Unit 16, 88 Clapham Park Road - Prior Approval for the change of use from Office (Use Class B1(a)) to 2 studios flats (Use Class C3). (<b>Granted 17/08/2016</b> – completed December 2016)</p> <p>16/04752/P3O: Unit 18, 88 Clapham Park Road - Prior approval for the Change of Use of the existing office building (Use Class B1(a)), into a</p>

	<p>single residential unit (Use Class C3) over ground and first floors. (<b>Granted 04/10/2016</b> – completed December 2017)</p> <p>16/05248/P3O: Unit 20, 88 Clapham Park Road - Prior Approval for the change of use at ground and first floor from office use (Use Class B1(a)) to residential dwellings (Use Class C3). (<b>Granted 04/10/2016</b> – completed December 2017)</p> <p>18/01170/P3O: Unit 6, 88 Clapham Park Road - Prior of approval for the change of use from office of unit 6 (Use Class B1) to a residential units (Use Class C3). (<b>Refused 14/05/2018</b> – increase parking stress, failed to demonstrate that the proposal would not result in residential occupiers being exposed to unacceptable noise from nearby commercial uses)</p> <p>18/02273/P3O: Unit 6, 88 Clapham Park Road - Application for prior approval for the change of use of Unit 6, Abbeville Mews (Use Class B1) to provide a single residential unit (<b>Granted 21/09/2018</b> – completed 01/06/2018)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	Remaining B-class units have potential to continue to meet future demand for business space in this location. Given the configuration and small size of the KIBA, there may be limited scope for industrial intensification given some residential granted through prior approval within the KIBA. However it is located on a London distributor giving good access.
<b>Recommendation at October 2017</b>	Monitor the situation in regard to the implementation of the prior approvals
<b>Recommendation at October 2018</b>	Monitor the situation in regard to the implementation of the prior approvals.
<b>Recommendation at December 2019</b>	As proposed in October 2018. Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Reason for proposed change to KIBA</b>	N/A

## 2.2 Brighton House



<b>Name</b>	Brighton House, SW9 8DJ, SW9 8GP			
<b>Area in hectares</b>	0.17			
<b>Description of the KIBA</b>	This KIBA comprises a Victorian Warehouse building originally constructed in 1877. Overall, there are 11 separate businesses in occupation including Business Funding Research, The London Community Foundation and Tough Mudder Ltd. Part of the ground floor is leased by the NHS for primary health care facilities. VOA data recorded 16 units in the KIBA, only one of which was vacant.			
<b>History of the KIBA</b>	The KIBA was first designated in the 2007 UDP. This KIBA has been carried through in all subsequent development plans.			
<b>Location and surrounding land uses</b>	The KIBA is located on Brighton Terrace in Brixton. Adjacent land uses include local retail units on Brixton Road and residential properties on Brighton Road. There is a locally listed building to the south. The KIBA was removed from the Brixton Town Centre boundary in the Lambeth Core Strategy as the KIBA and town centre designations were not compatible.			
<b>Access</b>	Access is directly off Brighton Terrace, which leads towards a priority junction at Brixton Hill Road (a TfL Network Road). Acre Lane/Coldharbour Lane are London Distributor Roads.  Brixton Road to the east of the KIBA is a potential cycle route.  TfL Road Network - No London Distributor Roads - No			
<b>PTAL</b>	6b - Excellent			
<b>Planning policy designation</b>	Heritage assets	Yes. Within a conservation area. Part of this site is also within an archaeological priority area		
	Tree Protection Orders	No		
	Flood affected	No		
	Protected Vista	Local Views – Brixton Historic Tower		
	Site allocations	No		
	Safeguarded waste site in KIBA	No		
	Opportunity Area	No		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINCs	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Private.			
<b>Quantity and proportion of B-class floorspace.</b>	<b>Year</b>	<b>Commercial FS (m<sup>2</sup>)</b>	<b>B-class FS (m<sup>2</sup>)</b>	<b>% B-class</b>
	2012	3738	2597	69
	2016	3738	2720	72
	2019	3738	2720	72
<b>History of premises and occupation</b>	<b>Year</b>	<b>Total no. of units</b>	<b>No. of vacant units</b>	
	2008	21	1	
	2010	23	1	
	2012	23	0	
	2016	25	8	
	2019	16	1	
<b>Long-term vacancy</b>	N/A			

<p><b>Planning history</b></p>	<p><u>9 Brighton Terrace</u> 88/2257/PLANAP: 9 Brighton Terrace - Change of use of ground floor and basement floors to restaurant, bar, theatre and mixed use studio. <b>(Granted 03/05/1989)</b></p> <p>95/2672/PLANAP: Change of use of units 2, 3 and 4 to a doctor's surgery. <b>(Granted 15/01/1996)</b></p> <p>07/02266/FUL: 9 Brighton Terrace - Change of use of existing units 10 (a, b and d), 11 (a-f), 13 and 14 on third, fourth and fifth floors from office use (Use Class B1) to a dual use of office and an educational college use (Use Classes B1 and D1). <b>(Granted 21/12/2007 - Completed 19/02/2008)</b></p> <p>10/00033/LDCE: 9 Brighton Terrace - Application for a Certificate of Lawful Development (Existing) with respect to the use of part ground floor and basement levels as a night club (Sui Generis). <b>(Granted 12/03/2010)</b></p> <p>10/02724/FUL: 9 Brighton Terrace - Erection of a 3 storey extension over existing two storey rear extension with associated balconies and roof terraces and a fifth floor (sixth storey) front and rear rooftop extension to provide additional commercial floorspace and nine residential units at third, fourth and fifth floor levels. <b>(Refused 13/01/2011 - would result in the introduction of a non-employment use in the KIBA)</b></p> <p>13/05772/FUL: 9 Brighton Terrace - Retention of nightclub use (sui generis) and change of use to offices (class B1) to allow a flexible use of basement and part of ground floor as a nightclub or offices. <b>(Granted 05/02/2014 – Completed 07/02/2014)</b></p> <p>15/01433/FUL: 9 Brighton Terrace - Erection of a fifth floor roof extension to provide additional commercial (Class B1 office) floorspace. <b>(Granted 23/06/2015 - Lapsed June 2018)</b></p> <p>15/05746/FUL: Piano House 9 Brighton Terrace - Change of use from night club (sui generis) to restaurant with ancillary bar (A3) at basement and part ground floor levels and installation of associated mechanical plant on west side and east elevation at ground floor level. <b>(Granted 20/05/2016 – Completed 05/10/2016)</b></p>
<p><b>Prior Approval status</b></p>	<p>13/02973/P3JPA: Piano House 9 Brighton Terrace - Application for Prior approval for the change of use from existing offices Use Class B1) on part ground, part first, part second, part third, part fourth and whole of fifth floor to residential (Use Class C3). <b>(Refused 20/08/2013 - failed to demonstrate that the building was lawfully used for a use falling within Class B1(a))</b></p> <p>13/05791/P3JPA: Piano House 9 Brighton Terrace - Application for Prior approval for the change of use from existing offices Use Class B1) on</p>

	<p>part ground, part first, part second, part third, part fourth and whole of fifth floor to residential (Use Class C3). (<b>Refused 30/01/2014</b> - The applicant has failed to demonstrate that the building was lawfully used for a use falling within Class B1(a))</p> <p>14/04735/P3JPA: Piano House 9 Brighton Terrace - Application for determination as to whether the prior approval from local planning authority is required for the change of use of the part ground and part third floor from existing offices (Class B1a) to residential dwellings (Class C3). (<b>Granted 23/10/2014</b> – Lapsed October 2017)</p> <p>14/04737/P3JPA: Piano House 9 Brighton Terrace - Application for determination as to whether the prior approval from local planning authority is required for the change of use of part ground and part fourth floor from existing offices (Class B1a) to residential dwellings (Class C3). (<b>Granted 23/10/2014</b> – Lapsed October 2017)</p> <p>14/04736/P3JPA: Piano House 9 Brighton Terrace - Application for determination as to whether the prior approval from local planning authority is required for the change of use of part ground and part first floor from existing offices (Class B1a) to residential dwellings (Class C3). (<b>Granted 23/10/2014</b> - Lapsed October 2017)</p> <p>14/02060/P3JPA: Piano House 9 Brighton Terrace - Application for determination as to whether the prior approval from the local planning authority is required for the change of use of the part ground and part fifth floor from existing office (Class B1a) to residential dwellings. (<b>Granted 10/06/2014</b> – Lapsed June 2017)</p> <p>14/02053/P3JPA: Piano House 9 Brighton Terrace - Application for determination as to whether the prior approval from the local planning authority is required for the change of use of the part ground and part second floor from existing office (Class B1a) to residential dwellings. (<b>Granted 10/06/2015</b> – Lapsed June 2017)</p> <p>15/03761/P3O: Piano House 9 Brighton Terrace - Application for determination as to whether the prior approval from local planning authority is required for the change of use from offices (Use Class B1A) at the fifth floor level to residential dwelling (Use Class C3). (<b>Refused 27/08/2015</b> - the applicant has failed to demonstrate that the proposal would not result in accommodation that would be harmful to future occupiers contrary to Saved Policy 7 of the London Borough of Lambeth Unitary Development Plan (2007). The application fails to demonstrate that the proposal would not result in unacceptable on street parking impacts)</p>
<b>B1a – C3 Article 4 Area</b>	No

<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>Remaining B-class units have potential to continue to meet future demand for business space in this location.</p> <p>The configuration of the existing KIBA does not provide scope for the expansion of the KIBA area. Potential for industrial intensification may be limited by its location in a conservation area and access from a local distributor road only.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary. Monitor the situation in regard to the implementation of the prior approvals.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary. Monitor the situation in regard to the implementation of the prior approvals.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.3 Camberwell Trading Estate and adjoining sites



**Camberwell Trading Estate and adjoining sites** ↑ 1:1,500  
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<b>Name</b>	Camberwell Trading Estate and adjoining sites, SE5 9HY, SE5 9DE, SE5 9HW, SE5 9LB, SE5 9DF	
<b>Area in hectares</b>	2.78	
<b>Description of the KIBA</b>	<p>This KIBA comprises 5 distinct land parcels. Overall, VOA recorded 62 businesses within the KIBA and only four of the 93 units were vacant.</p> <ol style="list-style-type: none"> <li>1. 61 Lilford Road - Lilford Business Centre (managed by Bizspace) is a two storey office building which fronts onto Lilford Road. Businesses include Globalfilma Ltd and Designworks Ltd.</li> <li>2. Chartwell Business Park - Accessed from Paulet Road, CBP is home to a variety of business premises including Alliance Automotive. Owned by a single, private owner.</li> <li>3. Camberwell Trading Estate – CTE comprises approximately 13 separate units accessed from Denmark Road. 4 of the units are occupied by Admiral Crichton Ltd.</li> <li>4. 1-21 Carew Street - Carew Street Industrial Estate (Tower Heritage Centre) is a complex of 21 business units under one ownership. Accessed from Carew Street, the units are occupied by Tower Mint Ltd.</li> <li>5. Railway arches - These are owned and managed by Network Rail and accessed from Carew Street.</li> </ol>	
<b>History of the KIBA</b>	<p>This KIBA was first designated in the UDP 2007 with no MDOs. It has been carried through in all subsequent Plans.</p> <p>The KIBA boundaries were amended in the Local Plan 2015, to remove residential and retail land uses from the KIBA at 115 and 119 Denmark Road, and to include the railway arches at 403, 404, 405, 406, 407, and 410 Ferndale Road and 25 Carew Street.</p>	
<b>Location and surrounding land uses</b>	The KIBA runs parallel to the railway line between Loughborough Junction and Camberwell. It is bound to the west by Paulet Road and to the east by Carew Street, both of which are residential in nature.	
<b>Access</b>	<ol style="list-style-type: none"> <li>1. Lilford Business Centre (parcel 1) is accessed from Lilford Road via two entrances either side of the office frontage. These are narrow entrances which are not suitable for large vehicles. Lilford road travelling east is constrained by a height-restricted (12'9" or 3.9m) railway line over the road.</li> <li>2. The Council Depot (parcel 2) is accessed via Paulet Road, a narrow residential street. The entrance to the business park is suitable for large vehicles, but access via Paulet Road with speed bumps and cars parked both sides of the road is not.</li> <li>3. Access to the Camberwell Trading Estate (parcel 3) is via an entrance off Denmark Road. Access is suitable for large vehicles. Denmark Road passes under a height-restricted railway line travelling south (13' 9" or 4.2m).</li> <li>4. Carew Street Industrial Estate (parcel 4) is accessed via Carew Street. Access is narrow and not suitable for large vehicles.</li> <li>5. The railway arches (parcel 5) is accessed via a slip road from Denmark Road. Access is narrow and not suitable for large vehicles.</li> </ol> <p>There are no cycle routes near to the KIBA. Knatchbull Road to the north west is a potential cycle route.</p> <p>TfL Road Network - No London Distributor Roads - No</p>	
<b>PTAL</b>	2 - Poor	
<b>Planning policy designation</b>	Heritage assets	Conservation Area: Minet Estate (lies to the West)

	Tree Protection Orders	No																				
	Flood affected	No																				
	Protected Vistas	Yes, Protected views from Primrose Hill to Palace of Westminster. Local Views and Norwood Park, Battersea gardens																				
	Site allocations	No																				
	Safeguarded waste site in KIBA	No																				
	Opportunity Area	No																				
	Central Activities Zone	No																				
	Thames Policy Area	No																				
	SINCs	No																				
	Metropolitan Open Land	No																				
	Town Centre	No																				
<b>Summary of land ownership</b>	Mixed ownership. Railway arches - Network Rail. Remainder – private ownership.																					
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>17,636</td> <td>15,837</td> <td>90</td> </tr> <tr> <td>2016</td> <td>17,636</td> <td>15,837</td> <td>90</td> </tr> <tr> <td>2019</td> <td>17,636</td> <td>15,837</td> <td>90</td> </tr> </tbody> </table>				Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	17,636	15,837	90	2016	17,636	15,837	90	2019	17,636	15,837	90		
Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class																			
2012	17,636	15,837	90																			
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2019	17,636	15,837	90																			
<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>68</td> <td>5</td> </tr> <tr> <td>2010</td> <td>68</td> <td>5</td> </tr> <tr> <td>2012</td> <td>59</td> <td>7</td> </tr> <tr> <td>2016</td> <td>82</td> <td>5</td> </tr> <tr> <td>2019</td> <td>93</td> <td>4</td> </tr> </tbody> </table>				Year	Total no. of units	No. of vacant units	2008	68	5	2010	68	5	2012	59	7	2016	82	5	2019	93	4
Year	Total no. of units	No. of vacant units																				
2008	68	5																				
2010	68	5																				
2012	59	7																				
2016	82	5																				
2019	93	4																				
<b>Long-term vacancy</b>	N/A																					
<b>Planning history</b>	<p><u>Camberwell Trading Estate</u> 92/01219/PLANAP: Unit 8, Camberwell Trading Estate, Denmark Road - Change of use from storage (Use Class B8) to light industry (Use Class B1). <b>(Granted 17/07/1992)</b></p> <p>98/02144/FUL: 9 Camberwell Trading Estate - Change of use from storage B8 to light industry (joiner and cabinet) B1. <b>(Granted 13/11/1998)</b></p> <p><u>61 Lilford Road</u> 00/01528/FUL: 61 Lilford Road - Continued use of first floor as a religious meeting place (D1). <b>(Granted 09/03/2001)</b></p> <p>10/03124/FUL: 61 Lilford Road - Change of use of first floor to D1 use. Retrospective planning application. <b>(Refused 06/12/2010</b> - low PTAL location and insufficient information provided regarding potential traffic impact and trip generation. Appeal dismissed 06/12/2010)</p> <p>11/00887/FUL: 61 Lilford Road - Change of use of first floor from industrial uses to educational training institute (D1). <b>(Refused 16/03/2011</b> - non compatible use within a KIBA and PTAL low)</p>																					

	<p><u>61-65 Paulet Road</u></p> <p>00/00587/FUL: 61-65 Paulet Road - Conversion of buildings to provide a mixed use unit (B1, B2 and B8). (<b>Granted 16/12/2000</b>)</p> <p>03/00859/FUL: 65 Paulet Road - Change of use of first floor of north wing of existing building from B1 to healthcare facility (D1). (<b>Granted 22/08/2003</b>)</p> <p>03/02456/FUL: 61-65 Paulet Road - Change of use from B1 to an indoor activity centre for children and change of use of crèche at Victoria lodge (D1) to B1. (<b>Refused 03/11/2003</b> - loss of employment space. Appeal dismissed - 15/03/2004)</p> <p>03/03141/FUL: 61-65 Paulet Road - Change of use of Blocks A and B from Class B1 (business) to an indoor activity centre for children, including provision of parking (Revised application). (<b>Refused 18/03/2004</b> - Not satisfactorily demonstrated that the safety of pedestrians would be safeguarded in a predominantly commercial/industrial setting. Proposed scheme would result in a reduction of off-street parking for an existing use in the area, location of the proposed indoors children's activity centre no satisfactorily demonstrated with respect to its public transport accessibility and the number of car trips generated).</p> <p>16/01081/LDCE: Chartwell Business Park, 61 Paulet Road, Application for a Certificate of Lawful Development (Existing) in respect to the use of commercial units (Use Class D1) operational 24 hour / 7 days a week. (<b>Refused 01/02/2018</b> – failed to demonstrate that the seven units have been operating in Class D1 (Religious) Use for a continuous period of 10 years).</p> <p><u>119 Denmark Road</u></p> <p>98/01295/FUL: 119 Denmark Road: The erection of a two storey side extension. (<b>Granted 26/11/1998</b>)</p> <p>06/02671/FUL: 119 Denmark Road - Demolition of existing two-storey residential building and the erection of a five-storey residential development consisting of five self-contained flats (four 2-bedroom flats and one 1-bedroom flat). (<b>Refused 26/10/2006</b> - would be out of keeping with existing streetscene)</p> <p>12/00462/FUL: 119 Denmark Road: Change of use from residential to offices/artists' studios (B1/B1c) at ground floor and a self-contained flat at first floor. (<b>Granted 22/05/2012 - Lapsed on 22/05/2015</b>)</p> <p>14/03540/FUL: The Lodge 119 Denmark Road - Erection of a single storey extension at second floor level to create one self-contained flat</p>
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	<p>including a roof terrace at second floor level, a balcony at first floor level and an external staircase. (<b>Granted 08/10/14</b> – Under construction as of April 2018)</p> <p>15/06152/FUL: The Lodge 119 Denmark Road - Demolition of existing dwelling and the erection of a 3-storey building to provide 5x 1 bedroom flats, together with a mix use A1(Shop)/A3 (Cafe) development at ground level and associated alterations. (<b>Refused 22/12/2015</b> – would result in potential loss of employment floorspace and the introduction of a non-conforming residential use in the designated Key Industrial and Business Area (KIBA) contrary to Policy ED1 of the Lambeth Local Plan 2015)</p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>This industrial estate has good potential to continue to meet the needs of businesses in this part of the borough, with low levels of vacancy.</p> <p>The configuration of the existing KIBA does not provide scope for the expansion of this KIBA area. There may be scope for some industrial intensification within the KIBA boundary, particularly within parcels 1, 2 and 4.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.4 Clapham North Industrial Estate



<b>Name</b>	Clapham North Industrial Estate, Union Road, SW4 6JP
<b>Area in hectares</b>	0.75
<b>Description of the KIBA</b>	<p>This KIBA contains 21 businesses and consists of two land parcels:</p> <ol style="list-style-type: none"> <li>1. Union Court is an enclosed site accessed from Union Road. It comprises a combination of office units in a modern complex and light industrial units. It is owned by 2 private firms and managed by Workspace Group Plc. Businesses include Cult Furniture, Italian Food suppliers Care UK Ltd and Crown Worldwide.</li> <li>2. Charan House (18 Union Road) is contiguous with Union Court but is a separate site in separate ownership. It is a two-storey mid-century office block which fronts onto Union Road and can also be accessed from Union Court. It has 4 different land owners and accommodates businesses such as Royal London Property Pension and Way Language Course Ltd.</li> </ol> <p>VOA data recorded 5 of the 28 available units as vacant.</p>
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. This KIBA has been carried through in all subsequent development plans. The 2007 UDP identified three MDO's for mixed use employment:</p> <p><i>MDO 64 – Union Road (Clapham Road), 340a-344 Clapham Road – Area: 0.5Ha</i>  <i>MDO 65 -9 Jeffrey's Road, 330-340 Clapham Road – Area: 0.6Ha.</i>  <i>MDO 66- Former Annie McCall Hospital/Stockwell Studios – Area: 0.3Ha</i></p> <p><i>The First two sites are Mixed Use Employment Areas. The schemes should improve the access to industrial areas, preferably with in-out access for 8m vehicles.</i>  <i>Schemes should include a significant element of units for Small and Medium-Sized frontages with employment uses behind. Development of sites to be in a complementary manner.</i>  <i>Some active frontages on Clapham Road.</i></p> <p><i>Retention and / or enhancement of :</i>  <i>-Former Annie McCall Hospital, Stockwell Studios and Garden.</i></p> <p>In the Core Strategy 2011 MDO's 64, 65 and 66 were removed. The KIBA boundary was amended to remove 33, 35, 37 and 39 Jeffrey's Road (residential uses) that had been allowed in the KIBA due to former MDO mixed-use employment uses.</p> <p>In the Local Plan 2015, 332-340 Clapham Road, 340A Clapham Road, Site at 342 Clapham Road, 4 Union Road and 346 Clapham Road were removed from the KIBA to concentrate the KIBA on Union Court site.</p>
<b>Location and surrounding land uses</b>	<p>The Clapham North Industrial Estate is bounded by Clapham Road to the east, Jeffrey's Road to the north, and Gaskell Street/Union Road to the south. The KIBA is surrounded to the north, west and south by mostly residential uses. Other land uses close to the KIBA include a school on Gaskell Street, to the west.</p>
<b>Access</b>	<p>Clapham Road forms part of the TfL Road Network (about 60m away from KIBA). Access to the site is suitable for large vehicles, although Union Road is narrow.</p>

	Clapham Road and Jeffrey's Road to the east and north of the KIBA are existing/confirmed cycle routes. Union Road is a potential cycle route.		
	TfL Road Network - No London Distributor Roads - No		
<b>PTAL</b>	5 - Very Good		
<b>Planning policy designation</b>	Heritage assets	No	
	Tree Protection Orders	No	
	Flood affected	No	
	Protected vista	Local views - Brixton historic towers	
	Site allocations	No	
	Safeguarded waste site in KIBA	No	
	Opportunity Area	No	
	Central Activities Zone	No	
	Thames Policy Area	No	
	SINCs	No	
	Metropolitan Open Land	No	
	Town Centre	No	
<b>Summary of land ownership</b>	Multiple private owners.		
<b>Quantity and proportion of B-class floorspace.</b>	4,623m <sup>2</sup> of B-class floorspace lies in this KIBA as of 2017 (100% of total floorspace).		
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units
	2008	15	1
	2010	20	1
	2012	29	2
	2016	29	2
	2019	28	5
<b>Long-term vacancy</b>	N/A		
<b>Planning history</b>	<p><u>Union Court</u></p> <p>1958: Use for a further limited period of site of 22a Union Road for storage of scaffolding. <b>(Granted)</b></p> <p>1960: 18-20 Union Road Erection of first floor extension to the existing office block. <b>(Granted)</b></p> <p>1962: 18 Union Road retention of temporary storage shed used for steel frame manufacturing and tubular scaffolding. <b>(Granted)</b></p> <p>1970: 18-20 Union Road - Installation of ancillary office space within Unit D. <b>(Granted)</b></p> <p>1977: 22a Union Road - Retention for a further limited period of a part one storey part two storey tubular framed storage building at 22A Union Road. <b>(Granted)</b></p> <p>89/1647/15237: 18-22 Union Road - Erection of a part 2 and part 3 storey building with B1c floorspace light industrial. <b>(Granted)</b></p>		

	<p>89/0488/15237: Change of use from light industry B1 to use for motor vehicle repairs. <b>(Granted)</b></p> <p>91/1371/15237: Unit B, Union Court, 18/22 Union Road: Change of use of Unit b from B1 to repair and maintenance of motor vehicles class B2. <b>(Granted)</b></p> <p>00/01746/FUL: Clapham North Industrial Estate 378 Clapham Road - The part demolition and alteration of existing buildings, together with extensions, to provide 2 X 3 storey office buildings with hard/soft landscaping accessway and car parking. <b>(Granted 23/02/2001)</b></p> <p>01/00377/FUL: Unit 2-20 Union Road - Refurbishment (internally) of existing B1 office building. External up-grade to courtyard façade new entry door lighting and associated alterations. <b>(Granted 30/03/2001)</b></p> <p>17/00677/LDCE: Unit 2, 20 Union Road - Application for a Certificate of lawfulness (existing) with respect to use of Class B1 at Unit UC.2.1.A, UC.2.1.B and UC.2G. (328.6 sqm). <b>(Granted 13/04/2017)</b></p> <p>17/00678/LDCE: Unit 3, 20 Union Road - Application for a Certificate of Lawful Development (Existing) with the use of Unit UC.3A and Unit UC.3B as Use Class B1. <b>(Granted 13/04/2017)</b></p> <p>17/00679/LDCE: Unit 3, 20 Union Road - Application for a Certificate of Lawful Development (Existing) with the use of the Units UC.3.1.A, UC.3.1.B, UC.3.1.C, UC.3.1.D, UC.3.1.E and UC.3.1.F as Use Class B1. (344.4 sqm) <b>(Granted 13/04/2017)</b></p> <p>17/00712/LDCE: Unit 7, 20 Union Road - Application for the Certificate of Lawfulness (Existing) with respect to the use of Class B1 (a) office units at Unit 7 (498.9 sqm) <b>(Granted 22/05/2017)</b></p> <p><u>Unit 6 – Union Court</u></p> <p>14/02160/LDCP: 20 Union Road - Application for a Certificate of Lawful Development (Proposed) with respect to the change of use from existing B2 (motor vehicle repairs) to B1 (offices) at first floor level and B8 (distribution and storage) and ground floor and mezzanine level. <b>(Granted 03/07/2014)</b> (Unit 6: B8 - 372.5 sqm, B1 - 147.3 sqm)</p> <p><u>Charan House</u></p> <p>01/00169/FUL: Charan House 18 Union Road - Extension to existing office building (B1) involving the erection of 2 storey side extension and associated alterations. <b>(Granted 04/04/2001)</b></p>
<b>Prior Approval status</b>	<p>14/04411/P3JPA: Charan House 18 Union Road - Application for Prior approval for the change of use from office (Use Class B1) to 6 self-contained units (Use class C3). <b>(Granted 10/10/2014 – Lapsed October 2017)</b></p>

<b>B1a – C3 Article 4 Area</b>	Yes, entire KIBA
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>The units in this KIBA have good potential to continue to meet the needs of small businesses in the area with very low levels of historic vacancy.</p> <p>The configuration of the existing KIBA does not provide scope for the expansion of this area of KIBA area beyond the proposed inclusion of unit 6, Union Court due to proximity of residential uses. However there may be potential for some industrial intensification.</p>
<b>Recommendation at October 2017</b>	Monitor the situation in regard to the implementation of the prior approval. Continue to protect this KIBA in its current form. Recommend that the North West boundary edge is amended to include unit 6, Union Court.
<b>Recommendation at October 2018</b>	Monitor the situation in regard to the implementation of the prior approval. Continue to protect this KIBA in its current form. Recommend that the North West boundary edge is amended to include unit 6, Union Court.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	Correct boundary to include one unit (6) previously not included.

Map of proposed changes to Clapham North Industrial Estate KIBA:



### 2.5 Clapham Park Hill



<b>Name</b>	Clapham Park Hill, SW4 9NS, SW4 7DD	
<b>Area in hectares</b>	0.40	
<b>Description of the KIBA</b>	<p>The KIBA is made up of two distinct areas – 9 Park Hill and part of Welmar Mews. VOA data recorded four businesses in the KIBA. This KIBA consists of 3 land parcels:</p> <ol style="list-style-type: none"> <li>1. 9 Park Hill - 6 units all under separate ownership. Businesses include Plough Studios and Abbey Commercial Investments Ltd.</li> <li>2. Welmar Mews – originally B1 office units in a modern office mews complex however the implementation of prior approvals for the change of use of multiple units to residential means that only one business (Sonica Studios) remain in occupation.</li> <li>3. This is parking space for 3 Park Hill which is a property outside of the KIBA.</li> </ol>	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. An MDO was also identified over this KIBA:</p> <p><i><u>MDO 21 – Park Hill/Northbourne Rd and various sites fronting Clapham Park Road – Area: 0.9 Ha</u></i>  <i>Mixed-use employment area. Re-creation, if possible, of street frontage along Northborne Road. Retention of Weimar Piano factory and original industrial buildings of architectural merit.</i></p> <p>In the Core Strategy 2011, MDO 21 was removed. Amendments were made to remove residential and retail uses located at 26, 28, 30, Northbourne Road. 156, 158, 160, 162 Clapham Park Road. 1-8 Dryden Close.</p> <p>In the Local Plan 2015, residential properties were removed from the KIBA: 154,164, 164a Clapham Park Road, flats 1-9 32 Northbourne Road, 34, 36, 38, 40 Northbourne Road, and 1-15 Welmar Mews.</p>	
<b>Location and surrounding land uses</b>	The KIBA is located south west of Clapham town centre, off Clapham Park Road, adjacent to residential land uses. The KIBA abuts the Clapham Park Road/Northborne Road conservation area to the south-east.	
<b>Access</b>	<p>Welmar Mews - There is direct access to Clapham Park Road, a London Distributor Road.            9 Park Hill - access off Park Hill Road.</p> <p>There are no cycle routes near the KIBA.</p> <p>TfL Road Network - No            London Distributor Roads - Yes, Clapham Park Road</p>	
<b>PTAL</b>	<p>Welmar Mews: 6A - Excellent            9 Park Hill: 5 – Very Good</p>	
<b>Planning policy designation</b>	Heritage assets	No
	Tree Protection Orders	Yes – two within the KIBA boundary.
	Flood affected	No
	Protected Vistas	No
	Safeguarded waste site in KIBA	No
	Site allocations	No
	Safeguarded waste site in KIBA	No
	Opportunity Area	No
Gypsy and Traveller Site	No	

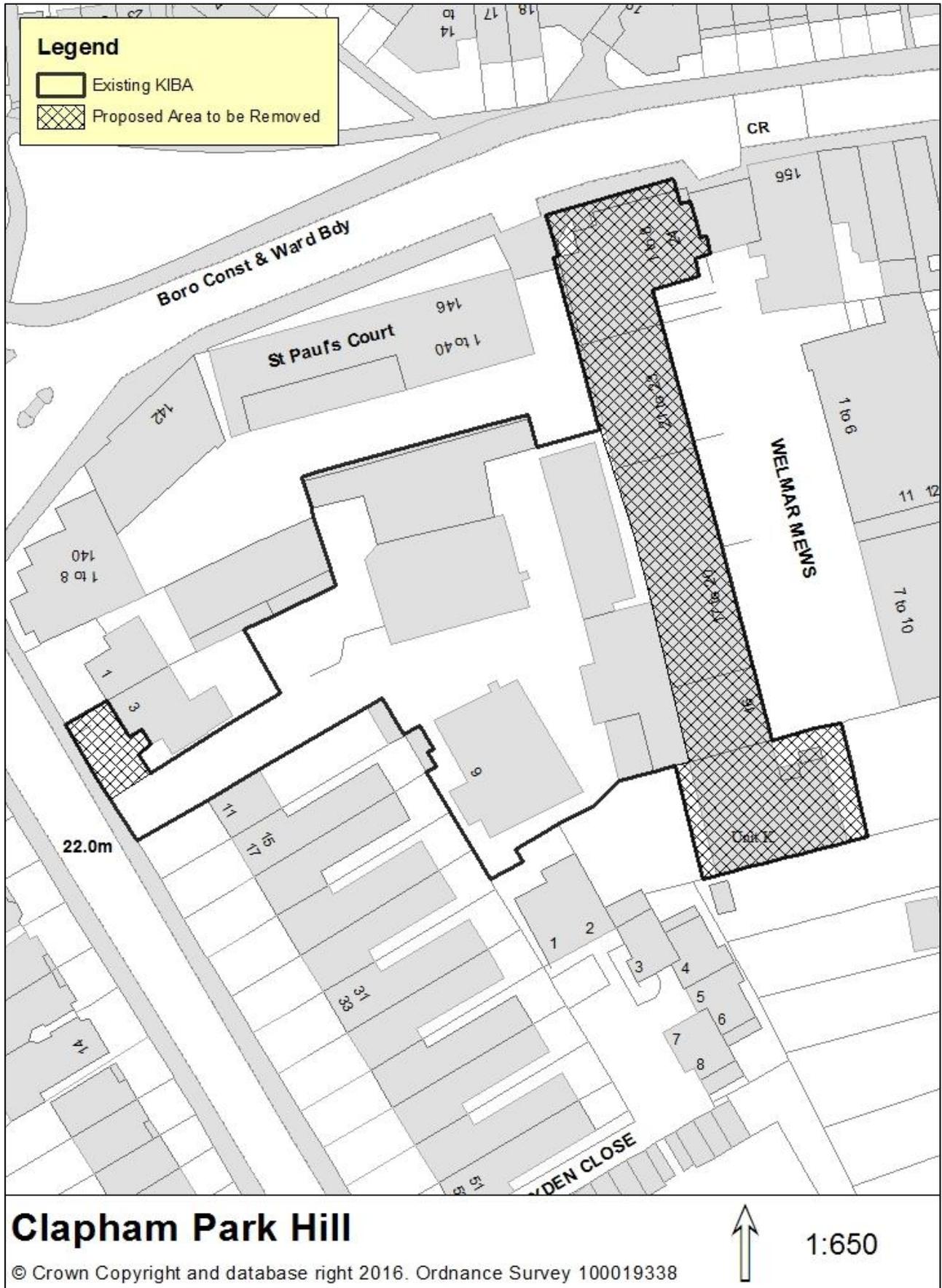
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINCs	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Private.			
<b>Quantity and proportion of B-class floorspace.</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	3,831	3,141	82
	2016	3,831	3,141	82
	2019	3,138	2,557	81
	Since 2016, 584 sqm of B1 space has been lost to residential in Welmar Mews through implementation of prior approvals. If completed, a further prior approval in Welmar Mews (currently under construction) will result in the loss of a further 450 sqm of B-class floorspace. There are two unimplemented prior approvals within 9 Park Hill.			
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	10	2	
	2010	9	3	
	2012	14	2	
	2016	9	2	
	2019	7	4	
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	<u>9 Park Hill</u>			
	97/00624/FUL: Units 1 And 2, 9 Park Hill - External alterations, including demolition of Unit 1 to facilitate the erection of a double height Class B1 studio with 3 parking bays underneath and raising the height of Unit 2 to match the proposed new studio. <b>(Granted 26/08/1996)</b>			
	05/02059/FUL: Units 6A And 6B At 9 Park Hill - Demolition of the existing buildings and erection of a 2 storey building to provide 3 new studio/office (Class B2). <b>(Granted 07/04/2006)</b>			
	15/03499/FUL: Unit 4, 9 Park Hill - Erection of a single storey in-fill extension to the front. <b>(Granted 04/09/2015 – Lapsed September 2019)</b>			
	<u>Welmar Mews</u>			
12/04552/LDCE: 19 Welmar Mews - Application for a Certificate of Lawful Development (Existing) with respect to the use of the property as a single family residential dwelling class C3. <b>(Refused 24/01/2013 - Insufficient and contradictory information has been submitted failing to demonstrate that on the balance of probability the use of 19 Welmar Mews)</b>				
13/05194/LDCE: 19 Welmar Mews - Application for a Certificate of Lawful Development (Existing) with respect to the use of the property				

	<p>as a single family residential dwelling class C3. (<b>Refused 03/01/2014</b> - insufficient information to demonstrate the residential use)</p> <p>15/01788/LDCE: 19 Welmar Mews - Application for a Certificate of Lawful Development (Existing) with respect to the existing use of the property to be used as a single dwelling house. (<b>Refused 12/06/2015</b> - insufficient information to demonstrate the residential use)</p> <p>16/00573/FUL: 17 Welmar Mews - Change of use of second floor pilates studio (Class D2) to provide two self-contained residential flats (Class C3) with the creation of a mezzanine floor and the formation of roof terraces (with access doors) to the front elevation at roof level. (<b>Granted 01/02/2016</b> – Completed November 2017)</p> <p>17/05968/FUL – 15 Welmar Mews - Erection of two ground floor extensions, and an additional storey to provide 3 additional flats. (<b>Refused 27/02/2018</b> – design, height, siting and scale concerns, substandard level of accommodation proposed)</p>
<p><b>Prior Approval status</b></p>	<p><u>9 Park Hill</u></p> <p>14/03486/P3JPA: Unit 6, 9 Park Hill - 4 residential units - Application for Prior approval for the change of use from office at unit 6 (Use Class B1) to 4 residential self contained flats (Use Class C3). (<b>Granted 22/08/2014</b> – Lapsed August 2017)</p> <p>15/00158/P3JPA: Unit 3A, 9 Park Hill - Application for prior approval for the change of use from office use class B1(a) to dwellinghouse use class C3. (<b>Refused 13/05/15</b> - insufficient information has been provided to demonstrate that the proposed development would result in an acceptable impact on transport and highways)</p> <p>15/02885/P3JPA: Unit 3A 9 Park Hill - Application for prior approval for change of use from office use (class Use B1(a)) to (Class Use C3) for dwellinghouse. (<b>Granted 03/07/2015</b> – Lapsed July 2018)</p> <p>16/04694/P3O: Unit 1 and 2, 9 Park Hill - Application for Prior Approval for the change of use from Use Class B1(A) Unit 1 and 2 to Use Class C3 for the provision of 3 (2x2bed and 1x3bed) residential units (<b>Granted 16/03/2017</b> – unimplemented as of June 2019)</p> <p>18/02665/P3O: Unit 6, 9 Park Hill - Change of use from B1(A) Office to C3 (7 Residential Units). (<b>Refused 14/09/2018</b> - failed to demonstrate that the site does not constitute contaminated land and that there are no potential risks associated with the site given its previous use)</p> <p>18/02666/PA: Units 4 and 5, 9 Park Hill - Change of use from Class B1(C) Light Industrial to Class C3 Residential (8 residential units) at Units 4 &amp; 5. (<b>Refused 11/09/2018</b> - The gross floor space of the existing buildings, measured to the outer face of external walls,</p>

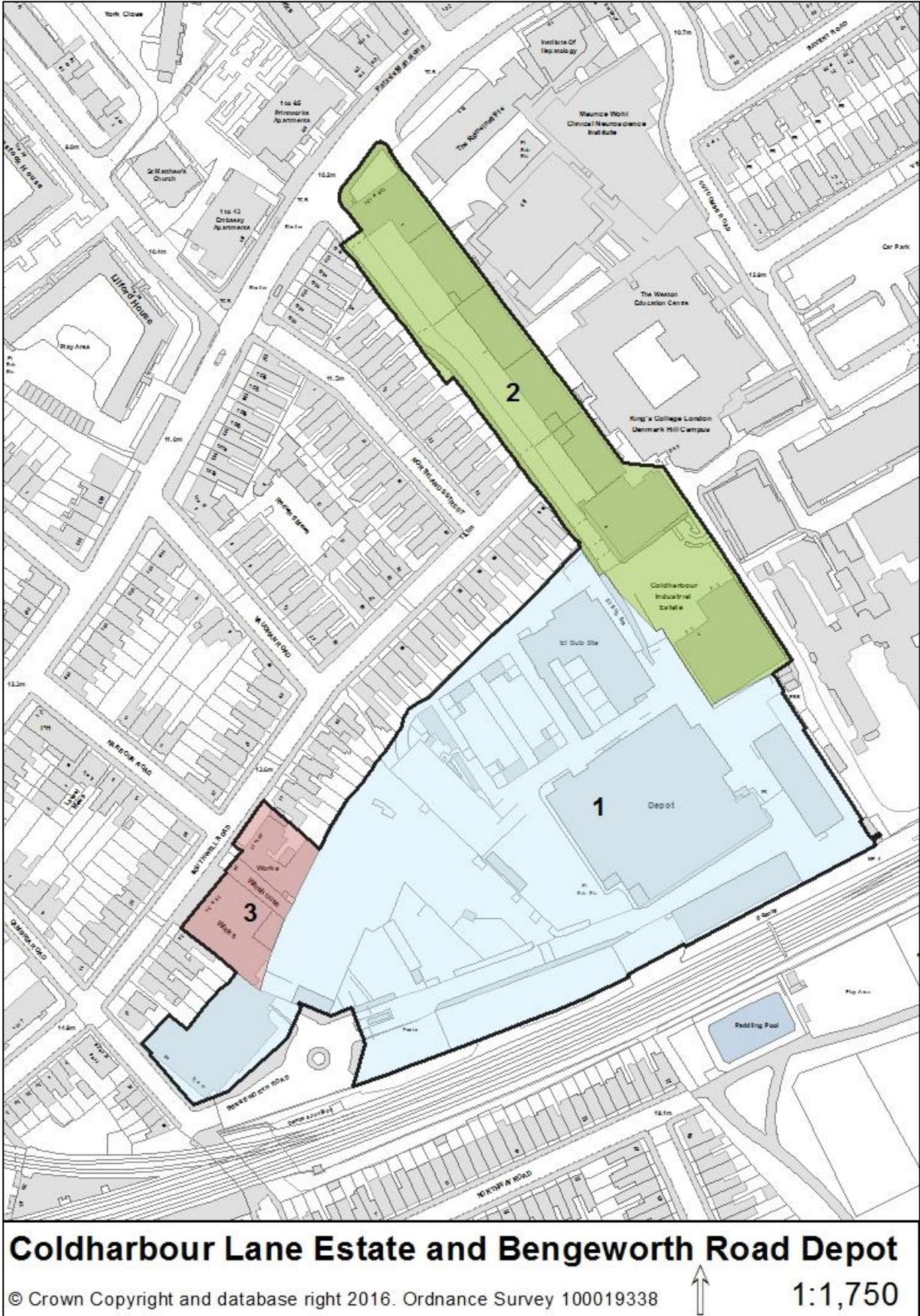
	<p>measure a total of 547.5 sqm. As such, the proposal exceeds the maximum permissible gross floor space under Class PA.1 (b) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended))</p> <p>18/05282/P3O: Unit 6, 9 Park Hill - Application for Prior Approval of the change of use of the existing offices (Use Class B1 (a) to residential unit (Use Class C3). (<b>Granted 04/06/2019</b> – unimplemented as of June 2019)</p> <p><u>Welmar Mews</u></p> <p>14/00742/P3JPA: 17 Welmar Mews - Application for Prior approval for the change of use from office at first and second floor levels (Use Class B1) to 2 residential self-contained flats (Use Class C3). (<b>Granted 13/05/2014</b> – superseded by 16/00571/P3O and 16/00573/FUL)</p> <p>14/03478/P3JPA: Unit J, 16 Welmar Mews, 3 residential units - Application for Prior approval for the change of use from existing offices at unit J (Use class B1) to 3 self contained flats (Use Class C3). (<b>Granted 03/09/2014</b> – completed November 2017)</p> <p>16/00571/P3O: 17B Welmar Mews - Prior Approval for change of use from Class B1(A) Office to Class C3 Residential (2 units) (to First Floor, 17B Welmar Mews). (<b>Granted 27/04/2016</b> – completed November 2017)</p> <p>17/01966/P3O: 15 Welmar Mews - Prior of approval for the change of use from Office (Use Class B1(a)) to 8 self contained flats (Use Class C3), and alterations to front elevation at ground floor level and provision of cycle and refuse storage. (<b>Granted 17/11/2017</b> - under construction as of June 2019)</p> <p><u>Clapham Park Road</u></p> <p>14/00232/P3JPA: 150 Clapham Park Road - Application for Prior approval for the change of use from existing offices at basement level (Use class B1) to one self contained flat (Use Class C3). (<b>Refused 30/05/2015</b> - B1a use has not been demonstrated and unacceptable pressure on on-street parking)</p> <p>14/03432/P3JPA: 150 Clapham Park Road - Application for Prior approval for the change of use from existing offices at basement level (Use class B1) to one self contained flat (Use Class C3). (<b>Granted 22/08/2014</b> – completed January 2018)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for</b>	Units in parcel 1 still have potential to meet the needs of small businesses in the area although the implementation of prior approvals will need to be closely monitored. There may be scope for some

<b>industrial intensification</b>	industrial intensification, particularly in parcel 1, subject to the small size of the KIBA and surrounding residential constraints.
<b>Recommendation at October 2017</b>	Monitor the situation in regard to the implementation of the prior approvals in this KIBA. Following a site visit in February 2017, it is clear that the implementation of prior approvals to residential uses in Welmar Mews will result in this part of the KIBA becoming predominantly residential. In light of this, de-designation of parcel 2 is proposed in addition to the de-designation of parcel 3, which is parking space for a property outside of the KIBA.
<b>Recommendation at October 2018</b>	Monitor the situation in regard to the implementation of the prior approvals in this KIBA. Following a site visit in June 2018, it is clear that the implementation of prior approvals to residential uses in Welmar Mews will result in this part of the KIBA becoming predominantly residential. In light of this, de-designation of parcel 2 is proposed in addition to the de-designation of parcel 3, which is parking space for a property outside of the KIBA.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	De-designation of part of KIBA lost through prior approvals for change of use to residential and correction to remove area of hard-standing.

Map of proposed changes to Clapham Hill KIBA



### 2.6 Coldharbour Lane Estate and Bengeworth Road Depot



<b>Name</b>	Coldharbour Lane Estate and Bengeworth Road Depot, SE5 9PQ, SE5 9PG, SE5 9AJ, SE5 9NY
<b>Area in hectares</b>	3.61
<b>Description of the KIBA</b>	<p>This KIBA comprises a mixture of uses on site including UK Power Networks and King's College Hospital (KCH). There is Combined Heat and Power (CHP) where waste is incinerated, as part of King's College Hospital operations. There is also a waste facility for King's College Hospital used for clinical waste storage/transfer site. VOA data recorded 60 different business in the KIBA with zero vacancies.</p> <p>UK Power Networks (UKPN) have a 139 year lease from EDF for the site (granted circa 5 years ago).</p> <p>The KIBA consists of three land parcels:</p> <ol style="list-style-type: none"> <li>1. Site accessed via Bengeworth Road - The site is owned by EDF energy and leased to UKPN and includes an electricity substation, a vacant site to the south-east at Bengeworth Road and a vacant building fronting Cambria Road. It is understood that this site includes key electricity infrastructure serving South London.</li> <li>2. Coldharbour Lane Industrial Estate comprises ancillary offices to KCH and storage areas. There is Combined Heat and Power (CHP) on site where some waste is incinerated, as part of King's College Hospital operations. There is also a waste facility for King's College Hospital used for clinical waste storage/transfer site.</li> <li>3. 26-34, 36, 38-42 Southwell Road – contains 59 different private businesses within 60 units. These have direct frontage access onto Southwell Road.</li> </ol>
<b>History of the KIBA</b>	<p>This KIBA was first designated in the UDP 2007. Part of the KIBA was also identified as MDO 35:</p> <p><u><i>MDO 35 – Bengeworth Road Depot and Adjoining Land off Bengeworth Road- Area: 1.4Ha</i></u>  <i>Mixed Use Employment Area. New series of streets with mixed uses or expansion of hospital uses. Retention of listed building.</i></p> <p>In the Core Strategy 2011, MDO 35 was removed, and no changes were made to the KIBA boundary. The KIBA was carried through into the Local Plan 2015.</p>
<b>Location and surrounding land uses</b>	<p>The KIBA is located in Camberwell, to the east of Loughborough Junction. Adjacent land uses include a railway line to the south and Kings College Hospital to the east. The remainder of the KIBA is surrounded by residential uses. There are four existing safeguarded waste sites, located within approximately 500m of the of the Coldharbour Lane Estate boundary. There is a grade II listed building, adjoining the northern boundary of the KIBA (at 56-58 Southwell Road). Ruskin Park, which is identified as a Historic Park and Gardens, is located to the south of the KIBA on the opposite side of the train line.</p>
<b>Access</b>	<p>Access to the Electricity Substation and UKPN leased land (Parcel 1) is from Bengeworth Road, via an entrance that has high security arrangements. Other access is from Coldharbour Lane. The KIBA is suitable for access by large vehicles.</p>

	Cambria Road which borders the KIBA to the south west is a potential cycle route.																				
	TfL Road Network - No London Distributor Roads - No																				
<b>PTAL</b>	Bengeworth Road: 3 – Moderate Southwell Road: 3 – Moderate Coldharbour Industrial Estate: 3 – Moderate																				
<b>Planning policy designation</b>	Heritage assets	No																			
	Tree Protection Orders	No																			
	Flood affected	No																			
	Protected Vistas	Local Views: Brixton Panoramic Norwood Park (North-north-east) Knight's Hill (North)																			
	Site allocations	No																			
	Safeguarded waste site in KIBA	No																			
	Opportunity Area	No																			
	Central Activities Zone	No																			
	Thames Policy Area	No																			
	SINCS	No																			
	Metropolitan Open Land	No																			
Town Centre	No																				
<b>Summary of land ownership</b>	Private - EDF Energy, UKPN and King's College Hospital																				
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>18,984</td> <td>17,810</td> <td>94</td> </tr> <tr> <td>2016</td> <td>18,984</td> <td>17,810</td> <td>94</td> </tr> <tr> <td>2019</td> <td>18,984</td> <td>17,810</td> <td>94</td> </tr> </tbody> </table>			Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	18,984	17,810	94	2016	18,984	17,810	94	2019	18,984	17,810	94		
Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class																		
2012	18,984	17,810	94																		
2016	18,984	17,810	94																		
2019	18,984	17,810	94																		
<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>16</td> <td>3</td> </tr> <tr> <td>2010</td> <td>16</td> <td>2</td> </tr> <tr> <td>2012</td> <td>15</td> <td>1</td> </tr> <tr> <td>2016</td> <td>26</td> <td>0</td> </tr> <tr> <td>2019</td> <td>62</td> <td>0</td> </tr> </tbody> </table>			Year	Total no. of units	No. of vacant units	2008	16	3	2010	16	2	2012	15	1	2016	26	0	2019	62	0
Year	Total no. of units	No. of vacant units																			
2008	16	3																			
2010	16	2																			
2012	15	1																			
2016	26	0																			
2019	62	0																			
<b>Long-term vacancy</b>																					
<b>Planning history</b>	<p><u>Coldharbour Lane Estate (Kings Business Park)</u> 07/02080/FUL: Unit 5 Coldharbour Industrial Estate 129 - 131 Coldharbour Lane - Change of use of the warehouse (Use Class B8) to office and training facilities (Mixed Use Class B1/D1) including the internal installation of a mezzanine floor, alterations to the front and rear elevations to include installation of new windows and doors and three parking spaces at unit 5. <b>(Granted 09/08/2007)</b></p> <p>07/03690/FUL: Coldharbour Industrial Estate 129 - 131 Coldharbour Lane - Change of use of the warehouse (Use Class B8) to offices and Logistic store (Use Class B1) including the internal installation of a mezzanine floor, alterations to the front and rear elevations to include new gate link to adjoining site and installation of new windows and doors at unit 7. <b>(Granted 19/12/2007 - completed 01/04/2012)</b></p>																				

09/04167/FUL: Unit 3 129-131 Coldharbour Lane Estate - Change of use to Use Class B1 and external works to the front and rear elevation involving the installation of new windows and doors and the removal of the existing roller shutter and replacement roofing material. (**Granted 12/02/2010**)

12/02892/FUL: Unit 4 129-131 Coldharbour Lane - Change of Use to Office (Class B1) together with external alterations comprising of new doors, windows and the installation of a condenser units on the ground floor. (**Granted 22/10/2012** - completed 01/08/2013)

#### Bengeworth Road

10/02586/OUT: 54 Bengeworth Road - Application for Outline Planning Permission (with appearance and landscaping as reserved matters) to determine the principle of the site redevelopment through the erection of a mixed used scheme provided within a range of two to three-storey dwellinghouses and four to five-storey blocks comprising: 71 residential units (16 x one-bedroom, 22 x two-bedroom, 8 x three-bedroom and 25 x four-bedroom) of which 24 units would be affordable; approx. 108m<sup>2</sup> of retail (Class A1) and approx. 7340m<sup>2</sup> of office/employment (Class B1) with 33 associated car parking spaces at street level and the provision of communal amenity space. (**Refused 10/12/2010** – contrary to safeguarding KIBAs)

14/01608/LDCP: UK Power Network 54 Bengeworth Road - Application for a certificate of lawfulness (Proposed) with respect to the creation of the yard and bunded stores, replacement of gates, extension of gatehouse security hut, creation of a yard store and a new weighbridge. (**Granted 22/05/2014**)

14/02428/FUL: UK Power Networks 54 Bengeworth Road - Erection of a two storey network operations building in southeast corner of the site to provide ancillary office, warehouse and storage facilities and associated parking, electric vehicle points, waste and storage facilities and loading bays. (**Granted 21/01/2015** – lapsed January 2018)

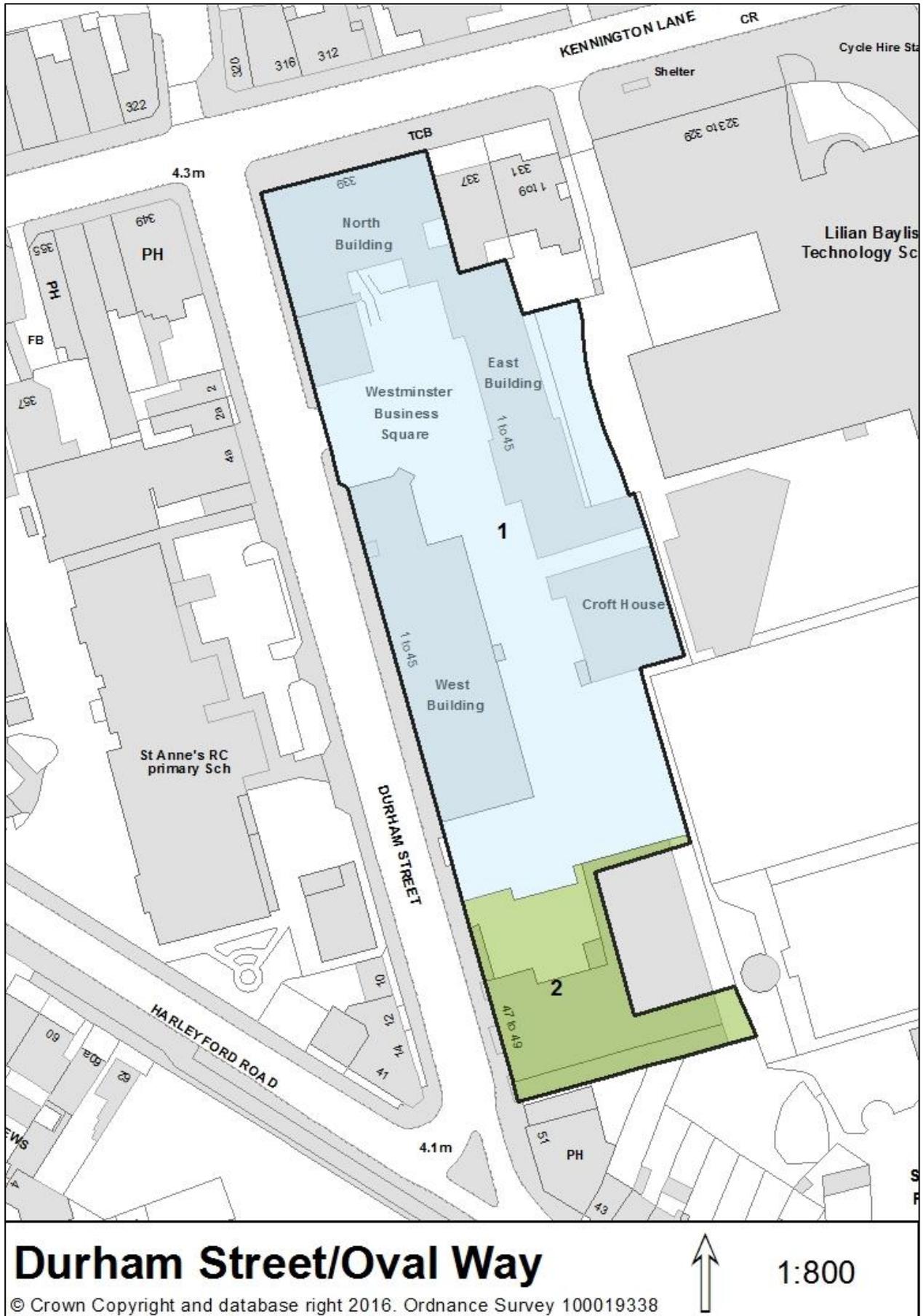
#### 26-38 Southwell Road

05/03209/FUL: 36 Southwell Road - Change of use of the first, second and third floors of the property from work/live (Sui Generis) to a residential maisonette (Use Class C3). (**Granted 22/12/2005**)

06/02726/FUL: 36 Southwell Road - Change of use of ground floor from offices/light industry (Use Class B1) to a work/live unit (Sui Generis), involving external alterations to side elevation and installation of an internal gallery/mezzanine to form additional floorspace. (**Refused 05/12/2006** - loss of employment generating floorspace. **Appeal allowed 16/08/2007**)

<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>The units in this KIBA have low vacancy levels and continue to meet the needs of local businesses.</p> <p>There is potential for intensification of industrial uses, especially in parcels 1 and 2.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form.
<b>Recommendation at December 2019</b>	As proposed in October 2018. No alteration of the KIBA boundary.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.7 Durham Street/Oval Way



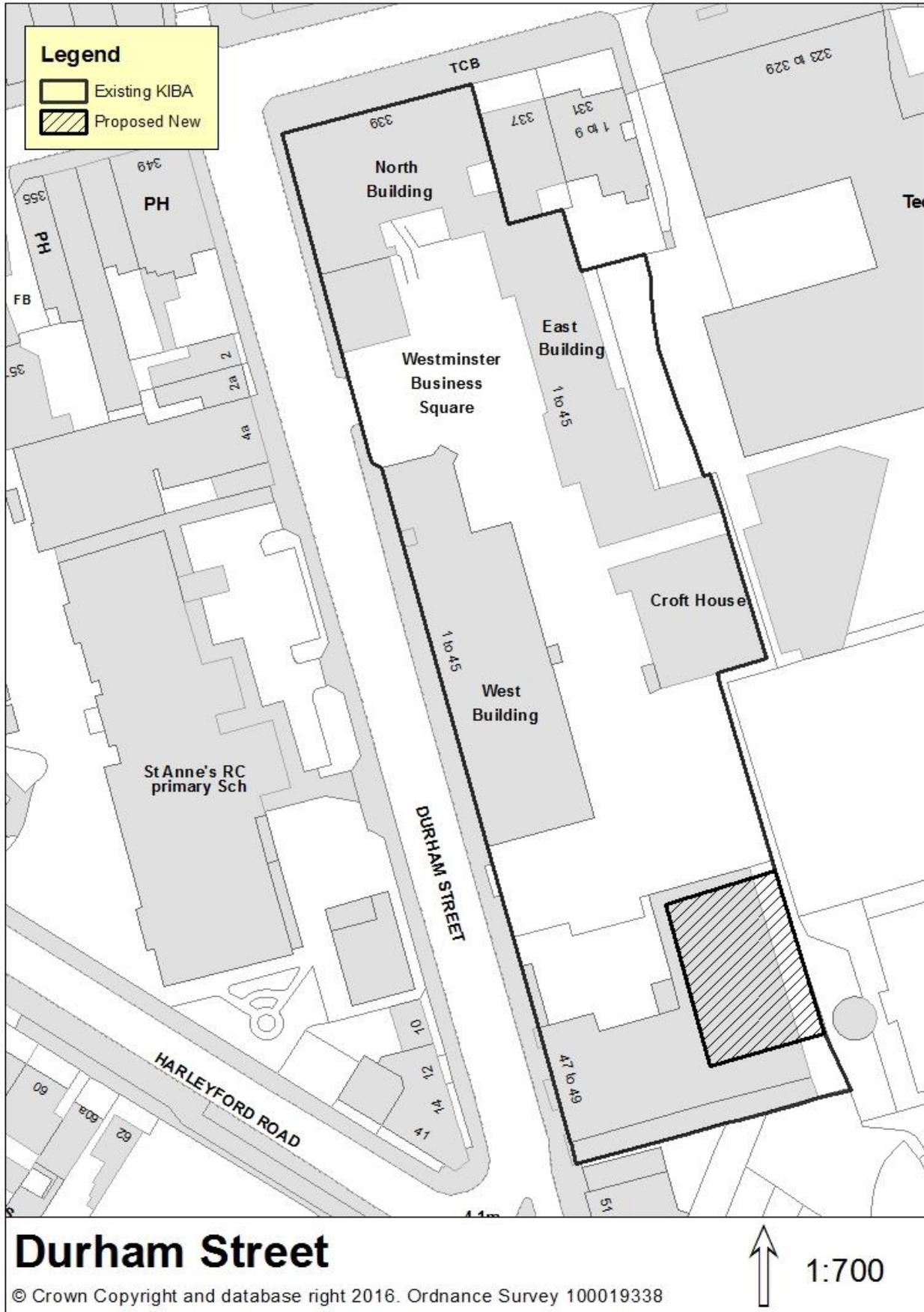
<b>Name</b>	Durham Street/Oval Way, SE11 5AP, SE11 5JA, SE11 5JH	
<b>Area in hectares</b>	0.64	
<b>Description of the KIBA</b>	<p>This KIBA covers 2 land parcels:</p> <ol style="list-style-type: none"> <li>1. Westminster Business Square (VOX Studios) is made up of 4 office blocks in B1 uses: North Building, West Building (VOX Studios), East Building &amp; Croft House. These are collectively referred to as 'Westminster Business Square' and are accessed from Durham Street. There is a ground floor café and restaurant (class A3) and approximately 152 units overall. Businesses include Energy Managers Association and Open Broadcast Systems.</li> <li>2. 47-49 Durham Street: This modern office complex is privately owned and accessed separately from Westminster Business Square. It comprises 3 businesses; Water Aid, Clear Score Ltd and Notting Hill Genesis.</li> </ol> <p>VOA recorded 114 different businesses within the 159 units in the KIBA. The data also recorded that 28 of the units were vacant. All of these vacancies are located in parcel 1 and may be associated with building works that were being undertaken at the time.</p>	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007.</p> <p>In the Core Strategy 2011 there was a minor boundary change to remove residential areas at 331 and 337 Kennington Lane.</p> <p>No changes were made in the Local Plan 2015.</p>	
<b>Location and surrounding land uses</b>	<p>The KIBA is situated to the east of Vauxhall Station and is bound by Kennington Lane to the north, and Oval Way to the west.</p> <p>There is a variety of adjacent land uses, including two schools (one to the west and one to east), local retail units/cafes and residential to the north and further employment to the west. There are two grade 2 listed buildings adjoining the KIBA at 337 Kennington Lane and 43-55 Harleyford Road.</p>	
<b>Access</b>	<p>Access to the KIBA is off Kennington Lane and Durham Street, both of which form part of the Transport for London Road Network.</p> <p>There is an existing segregated cycleway CS5 along Harleyford Road to the south of the KIBA.</p> <p>TfL Road Network – Yes, Kennington Lane, Durham Street and Harleyford Road. London Distributor Roads – No</p>	
<b>PTAL</b>	6b – Excellent	
<b>Planning policy designation</b>	Heritage assets	Grade II listed building: 337 Kennington Lane. Conservation area: Vauxhall – located over northern portion of KIBA.
	Tree Protection Orders	No
	Flood affected	Yes – zones 2 and 3
	Protected Vistas	Yes, Parliament Hill Summit to the Palace of Westminster Local Views - Brixton Panoramic, Brixton Rooftop view, Millbank
	Site allocations	No

	Safeguarded waste site in KIBA	No																			
	Opportunity Area	No																			
	Central Activities Zone	Yes																			
	Thames Policy Area	No																			
	SINCs	No																			
	Metropolitan Open Land	No																			
	Town Centre	No																			
<b>Summary of land ownership</b>	Workspace Group Plc own Parcel 1 (West Building, North Building, East Building and Croft House). Parcel 2 is owned by Notting Hill Housing Trust.																				
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>9,905</td> <td>9,784</td> <td>99</td> </tr> <tr> <td>2016</td> <td>16,854</td> <td>16,524</td> <td>98</td> </tr> <tr> <td>2019</td> <td>16,854</td> <td>16,609</td> <td>99</td> </tr> </tbody> </table>			Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	9,905	9,784	99	2016	16,854	16,524	98	2019	16,854	16,609	99		
Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class																		
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<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>43</td> <td>2</td> </tr> <tr> <td>2010</td> <td>52</td> <td>4</td> </tr> <tr> <td>2012</td> <td>52</td> <td>7</td> </tr> <tr> <td>2016</td> <td>66</td> <td>17</td> </tr> <tr> <td>2019</td> <td>159</td> <td>28</td> </tr> </tbody> </table>			Year	Total no. of units	No. of vacant units	2008	43	2	2010	52	4	2012	52	7	2016	66	17	2019	159	28
Year	Total no. of units	No. of vacant units																			
2008	43	2																			
2010	52	4																			
2012	52	7																			
2016	66	17																			
2019	159	28																			
<b>Long-term vacancy</b>	N/A																				
<b>Planning history</b>	<p><u>47-49 Durham Street</u> 00/02014/FUL: Business 47-49 Durham Street - The erection of a five storey side/rear extension, a single storey side extension, the erection of an additional floor to the existing building for the provision of 3290 m<sup>2</sup> of additional office space (B1) and the remodelling of elevations and associated works. <b>(Granted 20/04/2001)</b></p> <p>03/01070/FUL: Business 47-49 Durham Street - The erection of a five storey side / rear extension with rooftop plant, a single storey side extension, the erection of an additional floor to the existing building for the provision of 3327m<sup>2</sup> of additional office space (B1) together with the remodelling of elevations and associated works [Revised application]. <b>(Granted 11/07/2003)</b></p> <p><u>Westminster Business Square</u> 04/02792/FUL: Westminster Business Square 339 Kennington Lane - Partial demolition of existing buildings, including the complete demolition of two buildings toward the south east of the site. Redevelopment to provide an additional 5137m<sup>2</sup> of business (class B1) floorspace and 104m<sup>2</sup> of cafe / restaurant (class A3) floorspace by the erection of a five storey building to east of site, refurbishment and extension of remaining buildings including a new barrel roof enclosing an additional floor above the existing block facing Durham Street, new glazed facades to the buildings facing Kennington Lane and Durham Street. Alterations to the car parking layout to provide 39 spaces, bicycle parking and amended servicing arrangements. <b>(Granted 31/05/2005 – completed 01/08/2006)</b></p>																				

	<p>04/02793/CON: Westminster Business Square 339 Kennington Lane - Partial demolition of existing buildings, including the complete demolition of two buildings toward the south east of the site. <b>(Granted 25/11/2004)</b></p> <p>06/02081/LDCE: Westminster Business Square, Durham Street - Application for a Certificate of Lawfulness (Existing) in respect to use of Unit 3 as executive car hire company. <b>(Refused 06/11/2006</b> - absence of satisfactory evidence)</p> <p>09/00598/FUL: Westminster Business Square, Durham Street - Partial demolition of existing detached and attached buildings to the east of the site opposite Lilian Baylis School and redevelopment and remodelling of the site involving the erection of new buildings opposite School and alterations and recladding of existing buildings to provide an additional approximate 6740m<sup>2</sup> of business (Class B1(a)) floorspace and approximate 210m<sup>2</sup> of cafe / restaurant floorspace. <b>(Granted 07/05/2009</b> – completed 15/04/2016)</p> <p>09/00599/CON: Westminster Business Square Durham Street - The substantial demolition of part of the East building sited opposite the boundary with the play area of Lilian Baylis School. <b>(Granted 21/04/2009</b> - completed 15/04/2016)</p> <p>17/00973/FUL: VOX Studios, 1-45 Durham Street - Change of use of the ground floor to a flexible use for either continued Use Class A1 or alternative Use Classes A2, A3, or B1; with associated external alterations to the existing shop front, the erection of a single storey ground floor rear footbridge extension and installation of a rooftop extraction duct. <b>(Granted 12/06/2017</b> – completed 15/03/2018)</p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	Yes, entire KIBA.
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>This KIBA has very good potential to continue to meet the needs of businesses and the quantum of B-class floorspace has significantly increased since 2012. Slightly elevated vacancy levels recorded in 2016 are likely to be a result of building works being implemented (09/00598/FUL).</p> <p>The configuration of the KIBA does not provide scope for the expansion of this KIBA area. Potential for industrial intensification has largely been achieved.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. Slight alteration to the south east of the KIBA boundary to include the whole of 47-49 Durham Street (to correct a previous boundary error).
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. Slight alteration to the south east of the KIBA boundary to include the whole of 47-49 Durham Street (to correct a previous boundary error).
<b>Recommendation at December 2019</b>	As proposed in October 2018.

<b>Reason for proposed change to KIBA</b>	KIBA extension to correct a previous boundary error.
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Map of proposed changes to Durham Street KIBA



### 2.8 Ellerslie Industrial Estate



<b>Name</b>	Ellerslie Industrial Estate, SW2 5UA, SW2 5DZ	
<b>Area in hectares</b>	2.93	
<b>Description of the KIBA</b>	<p>The KIBA comprises four parcels of land:</p> <ol style="list-style-type: none"> <li>1. 159 Acre Lane - Vacant site at the corner of Acre Lane and Kings Avenue under private ownership (formerly an industrial unit, now demolished). Planning permission was granted in 2019 for a head house which would facilitate maintenance access via a shaft to underground power tunnels.</li> <li>2. Ellerslie Square Industrial Estate - 14 modern double-storey light industrial units accessed from Lyham Road, owned and managed as a single entity. The units include wholesale trade outlets and automotive services.</li> <li>3. 141-157 Acre Lane - B1 office units in private ownership, occupied by Access Self Storage.</li> <li>4. 125-139 Acre Lane - B1c Laundry facility (Berendsen UK Ltd) owned by a single entity. The frontage is a locally listed two-storey inter-war unit opposite the local centre of three-four storey residential premises with ground floor commercial units.</li> </ol> <p>There are 11 different businesses paying business rates in this KIBA. VOA recorded that one of the 14 units was vacant.</p>	
<b>History of the KIBA</b>	<p>This KIBA was first designated in the UDP 2007.</p> <p>In the Core Strategy 2011 there was a change to the KIBA boundary to remove residential areas and the public house (Sandhurst Court, Acre Land. 12, 14, 16, 18 Strathleven Road. 2, 4, 6, 8, 10 Glenelg Road. Hope and Anchor public house, 123 Acre Lane).</p> <p>This KIBA has been carried through in the Local Plan 2015.</p>	
<b>Location and surrounding land uses</b>	<p>The KIBA is situated between Brixton and Clapham. Acre Lane runs along the northern boundary of the KIBA and King's Avenue lies to the west.</p> <p>The predominant adjoining land use is residential. Acre Lane local centre lies directly north of the KIBA and comprises some local shops and employment premises, with residential above. On the east and south sides the land is bounded by the gardens of residential properties on Kildoran and Glenelg Roads. To the west, on the opposite side of Kings Avenue is an estate of two-storey residential houses, with two houses on Kings Avenue facing the industrial estate.</p> <p>The Clapham Park Road/Northbourne Road commercial area is located to the west of the KIBA, on the opposite side of Kings Avenue.</p>	
<b>Access</b>	<p>The southern part of the KIBA has road access off Kings Avenue (Local Distributor Road), via Lyham Road. The northern parts of the KIBA are accessed via Acre Lane.</p> <p>There are no existing cycle routes near the KIBA. There is a potential cycle route along Solon and Branksome Roads to the east of the KIBA.</p> <p>TfL Road Network - No London Distributor Roads - Yes, Acre Lane</p>	
<b>PTAL</b>	4 - Good	
<b>Planning policy designation</b>	Heritage assets	Yes – Locally listed building, 125 Acre Lane, situated on the north eastern corner of the KIBA.

	Tree Protection Orders	Yes – three- located in the north-centre of the KIBA.																				
	Flood affected	No																				
	Protected Vistas	No																				
	Site allocations	No																				
	Safeguarded waste site in KIBA	No																				
	Opportunity Area	No																				
	Central Activities Zone	No																				
	Thames Policy Area	No																				
	SINCs	No																				
	Metropolitan Open Land	No																				
	Town Centre	No																				
<b>Summary of land ownership</b>	Multiple private owners.																					
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>27,009</td> <td>21,910</td> <td>81</td> </tr> <tr> <td>2016</td> <td>27,009</td> <td>21,910</td> <td>81</td> </tr> <tr> <td>2019</td> <td>27,009</td> <td>21,910</td> <td>81</td> </tr> </tbody> </table>				Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	27,009	21,910	81	2016	27,009	21,910	81	2019	27,009	21,910	81		
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Year	Total no. of units	No. of vacant units																				
2008	14	3																				
2010	27	4																				
2012	19	1																				
2016	16	0																				
2019	14	1																				
<b>Long-term vacancy</b>	Parcel 1 has been vacant since 2012.																					
<b>Planning history</b>	<p><u>125 Acre Lane</u></p> <p>1979: 125 Acre Lane - Redevelopment of the land at Ellerslie Square and the rear part of the premises of the Sunlight Laundry for the erection of 14 industrial units and warehouse use with ancillary offices. <b>(Granted)</b></p> <p><u>141-157 Acre Lane</u></p> <p>06/02336/FUL: Segas House, Acre Lane - Demolition of the existing office building (Class B1) and redevelopment to provide for a mixed facility use to include self-storage (Class B8) and office (Class B1) in a 4 storey building plus 2 basement levels, together with the provision of 21 car parking spaces, loading bays, cycle store and soft and hard landscaping. <b>(Granted 26/03/2007)</b> Superseded by:</p> <p>08/01028/FUL: Segas House, Acre Lane - Construction of mixed used development to include self-storage (Use Class B8) and office (Use Class B1) in a 4 storey building plus 2 basement levels, together with the provision of 21 car parking spaces, loading bays, cycle store and soft and hard landscaping. <b>(Granted 22/10/2008 - completed 01/11/2008)</b></p> <p><u>159 Acre Lane</u></p> <p>16/00619/FUL: 159 Acre Lane - Demolition of the existing boundary walls and gates and redevelopment to provide a new building up to 8</p>																					

	<p>storeys tall (including roof level plant and a basement floor) comprising education (Class D1) use at lower ground, ground and first floor level, and 2 new attached residential blocks with a maximum height of eight storeys to provide 51 residential (Class C3) flats, provision of communal and private amenity spaces, secure cycle storage, refuse and recycling storage and 5 disabled parking spaces (<b>Refused 03/05/2016</b> - Development would result in the loss of a substantial area of land for employment, business and/or industrial uses)</p> <p>18/04939/FUL: 159 Acre Lane - Erection of a head house to the rear of the land, together with hard and soft landscaping, new boundary treatments and alterations to the permanent access from Kings Avenue including the installation of a new entrance to the rear, plus the provision of temporary access from Acre Lane to facilitate construction (<b>Granted 08/02/2019</b>)</p> <p><u>Ellerslie Square Industrial Estate</u></p> <p>96/2183/28495: Unit 11 Ellerslie Square Industrial Estate - Change of use from warehousing (B8) to (B1) business use. (<b>Granted 30/05/1996</b>)</p> <p>02/03539/LDCP: Unit 5 Ellerslie Square Industrial Estate, 11 Lyham Road - Change of use from existing storage to part office and part storage together with associated alterations. (<b>Granted 03/02/2003</b>)</p> <p>08/00214/FUL: Unit 10 Ellerslie Square Industrial Estate 11 Lyham Road - Change of use of premises to Class B8 (Storage and Distribution). (<b>Granted 09/05/2008</b> - completed 01/03/2009)</p> <p>09/03126/LDCE: Ellerslie Square Industrial Estate 11 Lyham Road - Application for a Certificate of Lawful Development (Existing) with respect to the use of the property as a car repair workshop. (<b>Granted 04/12/2009</b>)</p> <p>18/00097/FUL: Unit 13, Ellerslie Square Industrial Estate 11 Lyham Road - Change of use from light industrial/ storage warehouse (Class B1(c)/B8) to a flexible Use Class B1(c), B2, or B8. (<b>Granted 30/08/2018</b> – unimplemented June 2019)</p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	This KIBA has good potential to meet the future needs of businesses, given the relatively modern premises and good access. There is clear potential for intensification of industrial uses across the KIBA given access from a London distributor road (Acre Lane).
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.

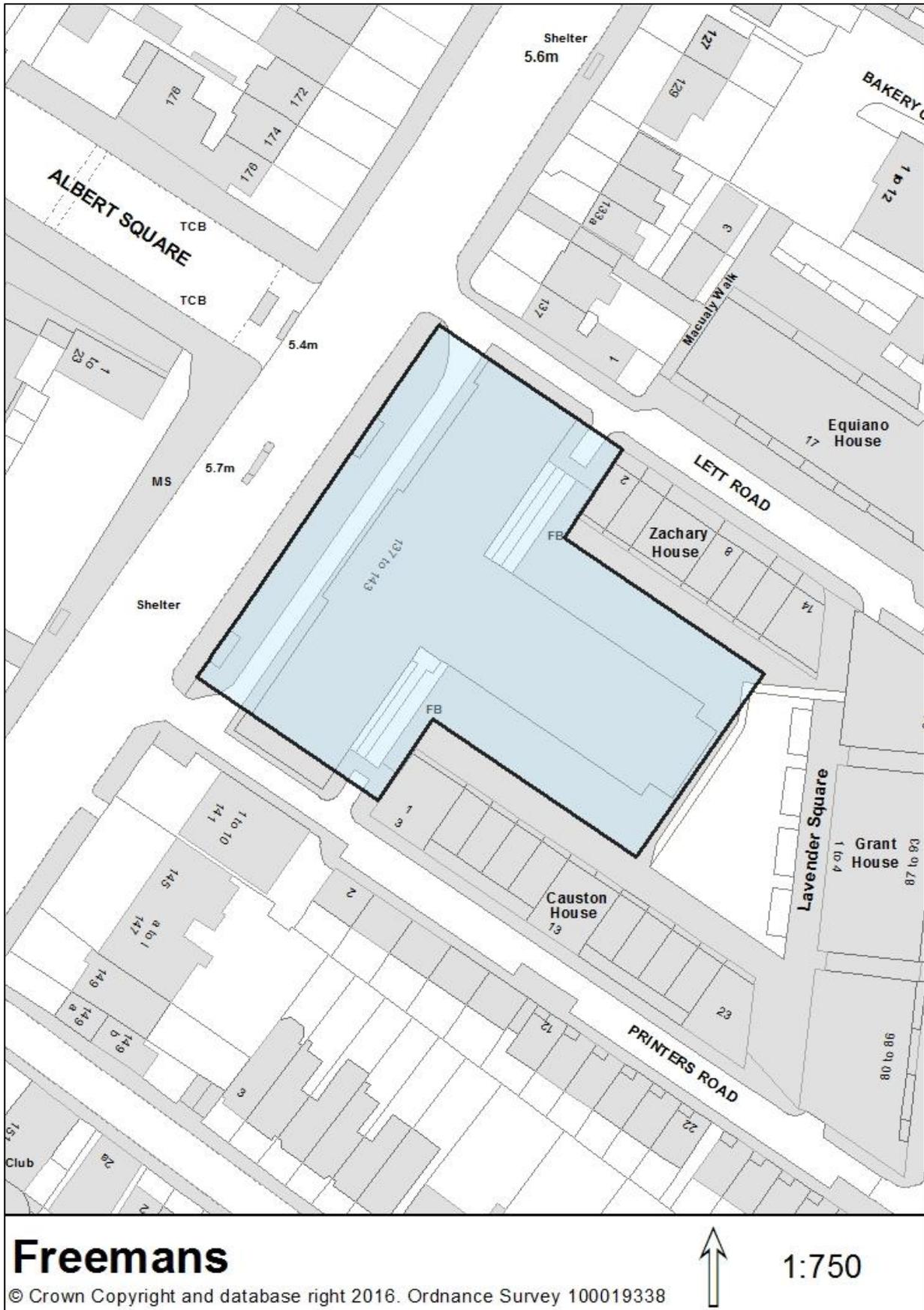
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A



<b>Name</b>	Eurolink Business Centre, SW2 1BZ																					
<b>Area in hectares</b>	0.34																					
<b>Description of the KIBA</b>	The KIBA comprises one parcel of land and is predominately in B1 use. VOA data recorded 128 different businesses across the 139 units in the KIBA. Only 3 of these units were vacant. Businesses include Adage Systems, Lightfarm Ltd and Top Talent Construction.																					
<b>History of the KIBA</b>	The KIBA was first designated in the UDP 2007.  This KIBA was reflected in the Core Strategy 2011 and in the Local Plan 2015.																					
<b>Location and surrounding land uses</b>	The KIBA is situated on Effra Road, to the south of Brixton. There is residential to the north and west of the KIBA. There is a grade II listed building, adjoining the northern boundary of the KIBA and a locally listed building located to the northwest (1840s detached villa).																					
<b>Access</b>	Access is provided from Effra Road, a London Distributor Road.  There is a potential cycle route along the northern end of Effra Road.  TfL Road Network - No London Distributor Roads - Yes, Effra Road.																					
<b>PTAL</b>	6a - Excellent																					
<b>Planning policy designation</b>	Heritage assets	Locally listed building – covering approximately 50% of the KIBA floor area to the south-east.  Approximately 3000m <sup>2</sup> of the KIBA is within the Brixton Conservation Area.																				
	Tree Protection Orders	Yes – one protection order fronting Effra Road, on the KIBA boundary.																				
	Flood Affected	No																				
	Protected Vistas	Local views Brixton Panoramic, Brixton Historic Tower – North West																				
	Site allocations	No																				
	Safeguarded waste site in KIBA	No																				
	Opportunity Area	No																				
	Central Activities Zone	No																				
	Thames Policy Area	No																				
	SINCs	No																				
	Metropolitan Open Land	No																				
	Town Centre	No																				
<b>Summary of land ownership</b>	Single private owner.																					
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>4,763</td> <td>4,763</td> <td>100</td> </tr> <tr> <td>2016</td> <td>4,763</td> <td>4,763</td> <td>100</td> </tr> <tr> <td>2019</td> <td>4,763</td> <td>4,763</td> <td>100</td> </tr> </tbody> </table>				Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	4,763	4,763	100	2016	4,763	4,763	100	2019	4,763	4,763	100		
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<b>Long-term vacancy</b>	N/A
<b>Planning history</b>	<p><u>49 Effra Road</u></p> <p>1979: In outline, redevelopment of the rear part of the Brixton synagogue 49 Effra Road and part of the rear garden at 47 Effra Road comprising the erection of light industrial units and retention and refurbishment of the front part of the synagogue for office use. <b>(Granted)</b></p> <p>88/0047/PLANAP: Erection of a 3010 sqm of new floorspace comprising part 2, part 3 storey building comprising 20 units with B1 class use. <b>(Granted 31/08/1988)</b></p> <p>89/1157/PLANAP: 49 Effra Road - Erection of a four storey, plus basement building and conversion of existing part of synagogue for use as a small business centre. <b>(Granted 10/01/1990)</b></p> <p>00/01760/FUL: 49 Effra Road - Change of use at basement level from car parking to storage with associated alterations. <b>(Granted 05/09/2000)</b></p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	Yes, entire KIBA.
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>The KIBA has strong potential to continue to meet the needs of small businesses in the area. Vacancy levels are low.</p> <p>The may be scope for expansion of the KIBA in association with the development of neighbouring land. Potential for intensification of the Eurolink business centre itself may be limited as a result of its status as a locally listed building. Good access from London distributor road (Effra Road).</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

2.10 Freemans



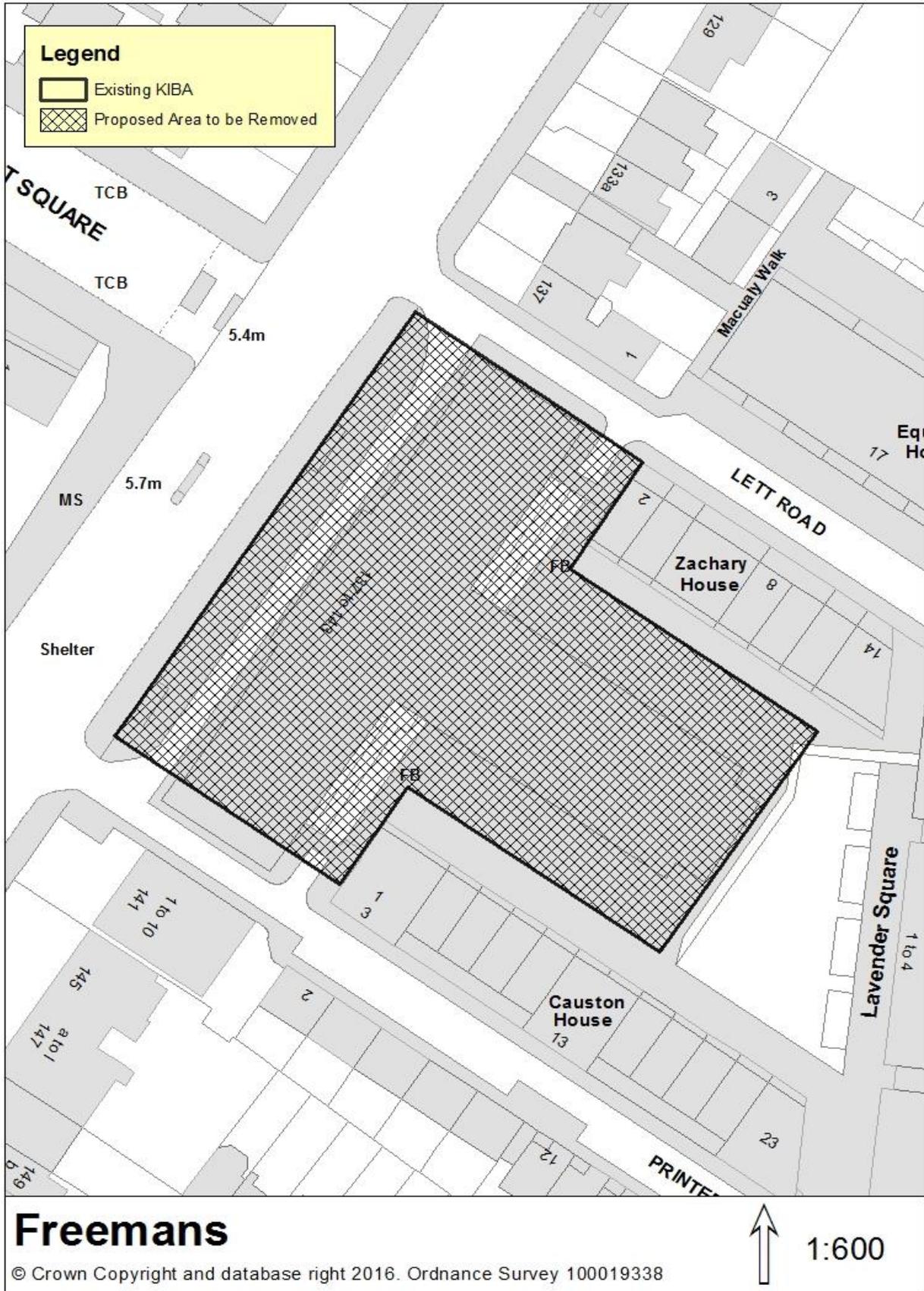
<b>Name</b>	Freemans, SW9 0HP	
<b>Area in hectares</b>	0.38	
<b>Description of the KIBA</b>	<p>The KIBA comprises one parcel of land. The former print works building was completely redeveloped in 2011 to provide a self-contained facility which offered a series of small 'loft style' offices. A number of offices remain on the ground and fourth floors, however both the second and third stories have changed use to residential. There is also a small Tesco store and a Dolcezza Cafe at ground floor level.</p> <p>VOA data records three different businesses in this KIBA, including Spitfire Network Services and Friends of the Earth.</p>	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. It was subject to MDO 52.</p> <p><i>MDO 52 – Freemans – 135 Clapham Road, was an area of 1.6ha. Mixed use employment area: Retention and restoration of listed buildings at risk to frontage of site, and development to respect setting of adjacent listed buildings. Retention and restoration of original print works building to Clapham Road frontage in Stockwell Park conservation area with complementary design, setting materials. Its later rear additions may be demolished. Creation of street frontage onto Liberty Street with development of a complementary height. Through pedestrian and cycle only links to Liberty Street. Amenity of all surrounding properties to be protected, particularly through retention of a significant buffer between new buildings and adjacent residential properties on Bakery Close and Clapham Road, and security of back gardens along Durand Gardens maintained. Now open spaces within site, with open areas not dominated by parking.</i></p> <p>In the Core Strategy 2011, MDO 52 was removed. The KIBA boundary was amended, to remove the area covered by a planning consent 06/02044/FUL completed in 2010/11. The area of the KIBA reduced from 1.6ha to 0.38ha.</p> <p>The remaining KIBA was carried forward in the Local Plan 2015.</p>	
<b>Location and surrounding land uses</b>	<p>Freemans is situated to the north east of Stockwell, fronting directly onto Clapham Road.</p> <p>The KIBA is surrounded to the north and south by residential units comprising flats and townhouses. Residential medium rise flats are located across the road from the KIBA.</p>	
<b>Access</b>	<p>The main vehicular access is off Clapham Road (A3), which is designated as part of the Transport for London Road Network.</p> <p>Segregated Cycleway CS7 runs along Clapham Road.</p> <p>TfL Road Network - Yes, Clapham Road London Distributor Roads - No</p>	
<b>PTAL</b>	6a - Excellent	
<b>Planning policy designation</b>	Heritage assets	Locally listed building: (Former Freeman's warehouse), Conservation area: Stockwell Park Archaeological Priority Areas: Roman Road.
	Tree Protection Orders	No
	Flood affected	No

	Protected Vistas	Yes, Local views																				
	Site allocations	No																				
	Safeguarded waste site in KIBA	No																				
	Opportunity Area	No																				
	Central Activities Zone	No																				
	Thames Policy Area	No																				
	SINCs	No																				
	Metropolitan Open Land	No																				
	Town Centre	No																				
<b>Summary of land ownership</b>	One parcel of land, privately owned.																					
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>13,202</td> <td>9,304</td> <td>70</td> </tr> <tr> <td>2016</td> <td>6,159</td> <td>2,261</td> <td>37</td> </tr> </tbody> </table> <p>Upon completion in 2011, the KIBA accommodated over 9300 sqm of B1a office space, however, prior approvals have significantly reduced this figure to just over 2200 sqm. In turn, overall commercial floorspace has more than halved.</p>				Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	13,202	9,304	70	2016	6,159	2,261	37						
Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class																			
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<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>2010</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>2012</td> <td>8</td> <td>5</td> </tr> <tr> <td>2016</td> <td>5</td> <td>1</td> </tr> <tr> <td>2019</td> <td>4</td> <td>0</td> </tr> </tbody> </table> <p>2019 VOA data records 3 separate businesses in the KIBA, one of which is an A3 use.</p>				Year	Total no. of units	No. of vacant units	2008	N/A	N/A	2010	N/A	N/A	2012	8	5	2016	5	1	2019	4	0
Year	Total no. of units	No. of vacant units																				
2008	N/A	N/A																				
2010	N/A	N/A																				
2012	8	5																				
2016	5	1																				
2019	4	0																				
<b>Long-term vacancy</b>	N/A																					
<b>Planning history</b>	<p><u>137-143 Clapham Road</u></p> <p>91/00540/PLANAP: Freemans, 139 Clapham Road - Demolition of outbuildings. <b>(Granted 05/09/1991)</b></p> <p>06/02044/FUL: 131-134 Clapham Road - Demolition of the existing buildings around the Victorian printworks T-block building, retention of and alterations to the listed building at 135 Clapham Road, retention of the Victorian printworks building and erection of new buildings varying in height (maximum six storeys) containing 260 residential units, retail (Class A1), financial and professional services (Class A2), restaurants and cafe's (Class A3), drinking establishments (Class A4), and business (Class B1), with provision of 140 car parking spaces, cycle parking and associated landscaping. <b>(Granted 12/01/2007 - Completed 07/02/2011)</b></p> <p>16/05658/LDCP: 139 Clapham Road - Application for a Certificate of Lawful Development (Proposed) in respect to ancillary use of one of the bedrooms of Flat 317, 139 Clapham Road as an office and consulting room for a psychology practice. <b>(Granted 14/12/2016)</b></p>																					

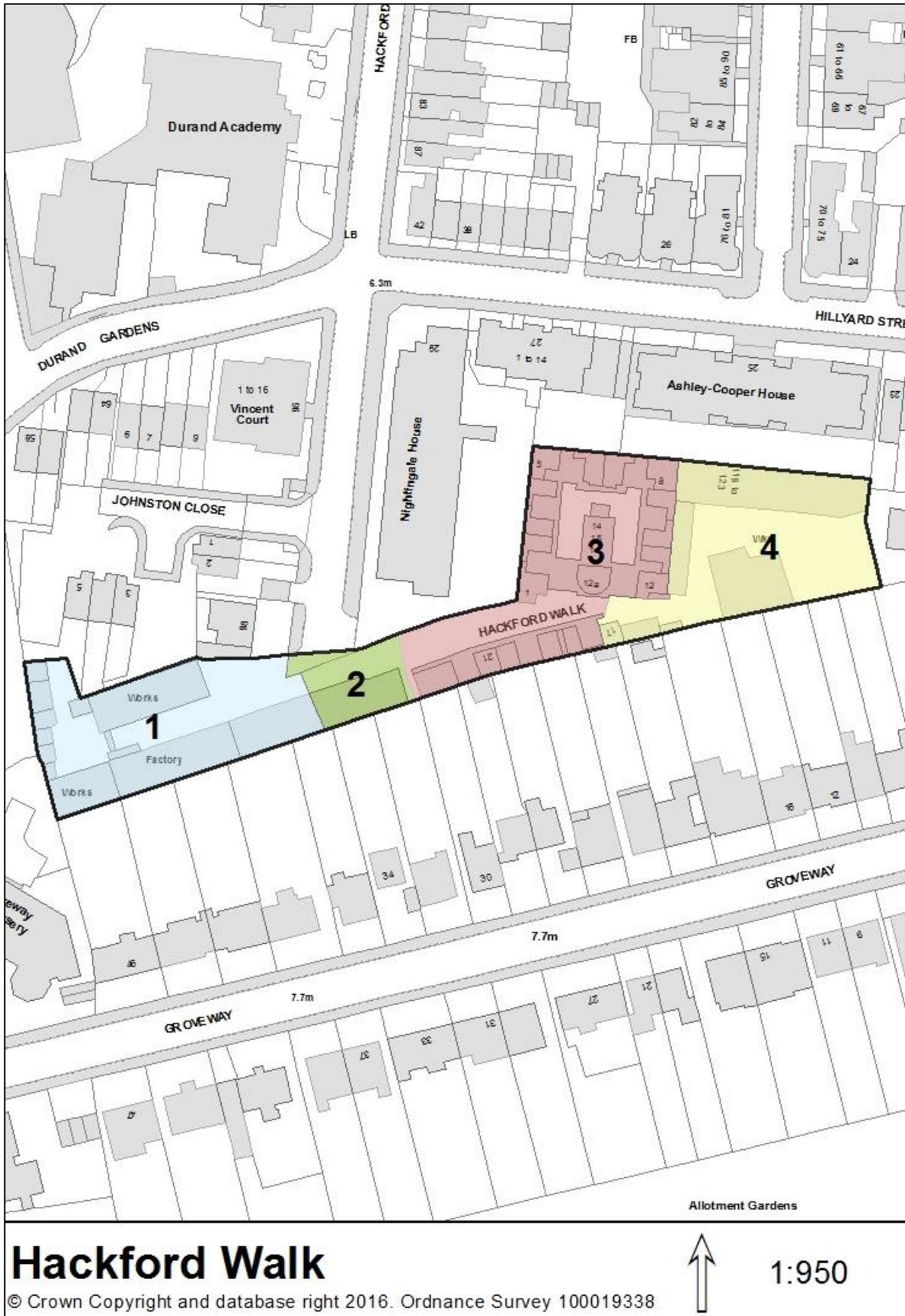
<p><b>Prior Approval status</b></p>	<p><u>137-143 Clapham Road</u>  13/05401/P3JPA: 139 Clapham Road - Prior Approval for change of use on the first, second and third floors from offices (B1(a) Use class) into nos. 91 dwelling houses (C3 Use Class), pursuant to Class J of Part 3 Schedule 2 of the Town &amp; Planning (General Permitted Development) order 1995 (as amended), at Freemans Site, 139 Clapham Road. <b>(Refused 08/01/2014</b> – travel plan would fail to contribute to the sustainable modes of transport objectives in the NPPF)</p> <p>14/01008/P3JPA: 139A Clapham Road - Application for Prior approval for the change of use of a building (Use Class B1) to 79 residential units (Use Class C3) at first, second, and third floor, pursuant to Class J of Part 3 Schedule 2 of the Town &amp; Planning (General Permitted Development) order 1995 (as amended), at Freemans Site. <b>(Granted 11/04/2014)</b></p> <p>14/01010/P3JPA: 139A Clapham Road - Application for Prior approval for the change of use of a building (Use Class B1) to 91 residential units (Use Class C3) at first, second, and third floor, pursuant to Class J of Part 3 Schedule 2 of the Town &amp; Planning (General Permitted Development) order 1995 (as amended), at Freemans Site, 139 Clapham Road. <b>(Granted 11/04/2014)</b></p> <p>14/04750/P3JPA: 139A Clapham Road - Application for Prior approval for the change of use of a building (Use Class B1) to 155 residential units (Use Class C3) at first, second, third and fourth floors, pursuant to Class J of Part 3 Schedule 2 of the Town &amp; Planning (General Permitted Development) order 1995 (as amended), at Freemans Site. <b>(Granted 28/10/2014)</b> Superseded by:</p> <p>15/04679/P3O: 139 Clapham Road - Prior approval was granted for the change of use of the building from Office (Use Class B1a) to provide 100 residential (Use Class C3) at first, second and third floors. <b>(Granted 12/10/2015</b> - completed 10/09/2016)</p> <p>16/05642/P3O: 139 Clapham Road - Prior approval for the Change of Use from Office (Use Class B1a) to a Residential (Use Class C3) on the ground floor to provide 10 residential units. <b>(Refused 24/11/2016</b> - absence of evidence demonstrating that the building was lawfully used for a use falling within class B1a)</p> <p>16/05658/LDCP: 139 Clapham Road - Application for a Certificate of Lawful Development (Proposed) in respect to ancillary use of one of the bedrooms of Flat 317, 139 Clapham Road as an office and consulting room for a psychology practice. <b>(Granted 14/12/2016)</b></p> <p>17/02512/P3O: 139 Clapham Road - Prior approval for the change of use at basement floor level from office use (Use Class B1(a)) to dwellings (Use Class C3) to provide 10 self-contained residential units.</p>
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	<p><b>(Refused 08/08/2017</b> - absence of evidence demonstrating that the building was lawfully used for a use falling within class B1a)</p> <p>17/02617/P3O: 139 Clapham Road - Prior approval for the change of use at basement floor level from office use (Use Class B1(a)) to dwellings (Use Class C3) to provide 4 self-contained residential units.</p> <p><b>(Refused 08/08/2017</b> - absence of evidence demonstrating that the building was lawfully used for a use falling within class B1a)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>Floors 1, 2 and 3 have changed use to become residential units through prior approvals and therefore a significant proportion of the commercial space of site has been lost. In addition to the remaining ground floor A1, A2, A3 and A4 uses, the fourth floor contains B1 space. These are the only commercial floorspace remaining in the KIBA.</p> <p>As a result, this KIBA is a mixed use area with limited potential for B-class only development.</p>
<b>Recommendation at October 2017</b>	It is recommended that the Freemans KIBA is de-designated.
<b>Recommendation at October 2018</b>	It is recommended that the Freemans KIBA is de-designated.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	Remaining KIBA lost through implemented prior approvals for change of use to residential.

Map of proposed changes to Freemans KIBA



2.11 Hackford Walk



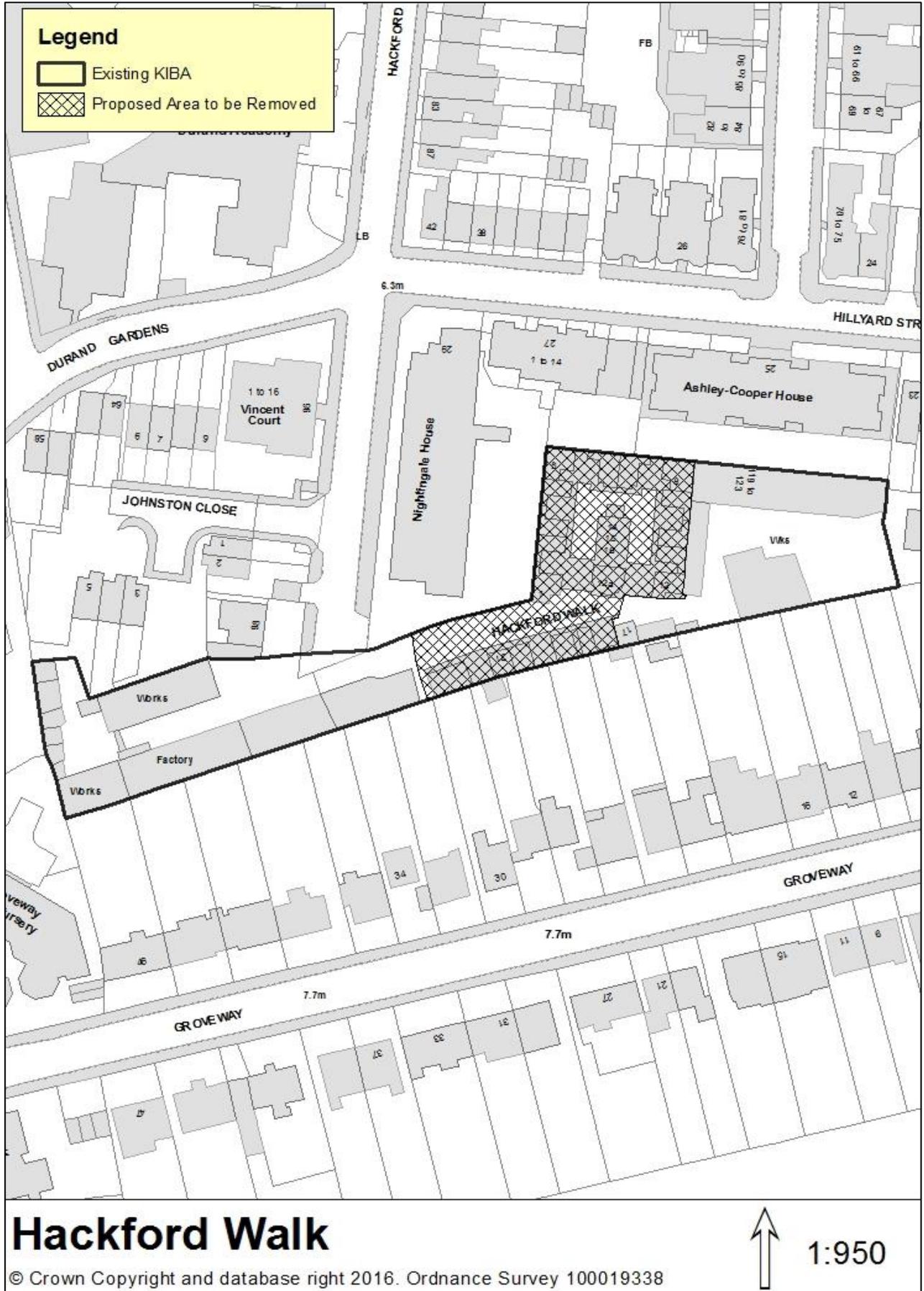
<b>Name</b>	Hackford Walk, SW9 0QT, SW9 0QU	
<b>Area in hectares</b>	0.44	
<b>Description of the KIBA</b>	<p>The KIBA comprises four parcels:</p> <ol style="list-style-type: none"> <li>1. 100 Hackford Road – Industrial building housings the Type Archive museum (D1 use) under private ownership.</li> <li>2. 100A Hackford Road – Modern 2 storey building in private ownership.</li> <li>3. 119-123 Hackford Road (Hackford Walk) – Four storey block, formerly comprised office units however these have changed use to residential.</li> <li>4. 119-123 Hackford Road (Vincent's Yard) – Three storey complex comprising commercial tenants (Euro Label Printers - commercial printing firm).</li> </ol> <p>VOA data recorded two businesses paying business rates, one at 121-123 Hackford Walk and one at 100 Hackford Road.</p>	
<b>History of the KIBA</b>	This KIBA was first designated in the Local Plan 2015.	
<b>Location and surrounding land uses</b>	<p>This KIBA is situated to the north of Stockwell between Clapham Road and Brixton Road at the southern end of Hackford Road.</p> <p>This KIBA is surrounded by residential uses and adjoins several listed buildings to the south. The KIBA adjoins the Stockwell Park conservation area to the South and West.</p>	
<b>Access</b>	<p>Parcel 1 is accessed from Hackford Road. Parcels 2-4 are accessed from Hackford Walk which lies to the south of Hackford Road. The nearest TfL Network Road is Brixton Road, which is accessed via Hillyard Street. Hackford Walk is narrow and not suitable for large vehicles. Hackford Road is a local road.</p> <p>Hillyard Street and Brixton Road to the north and east of the KIBA are potential cycle routes.</p> <p>TfL Road Network - No London Distributor Roads - No</p>	
<b>PTAL</b>	3 - Moderate	
<b>Planning policy designation</b>	Heritage Assets	No
	Tree Protection Orders	No
	Flood affected	No
	Protected Vista	Yes, protected vista - Parliament Hill oak tree to Palace Westminster. Local views – Brixton Panoramic
	Site allocations	No
	Safeguarded waste site in KIBA	No
	Opportunity Area	No
	Central Activities Zone	No
	Thames Policy Area	No
	SINCs	No
	Metropolitan Open Land	No
Town Centre	No	
<b>Summary of land ownership</b>	Mixed private and public.	
<b>Quantity and proportion of B-class floorspace</b>	Since designation in September 2015, 1,768 sqm of B1a floorspace has been lost through the implementation of a prior approval (15/02007/P3JPA).	

<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>33</td> <td>22</td> </tr> <tr> <td>2019</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	Year	Total no. of units	No. of vacant units	2016	33	22	2019	2	0
Year	Total no. of units	No. of vacant units								
2016	33	22								
2019	2	0								
<b>Long-term vacancy</b>	N/A									
<b>Planning history</b>	<p><u>100 Hackford Road</u></p> <p>96/01622/PLANAP: 100 Hackford Road - Change of use from Printing Works to type museum - B2 to D2. (<b>Granted 18/08/1997</b> - this includes a restrictive condition (2) that states that the premises shall be used as a 'museum of type and comm only and for no other use' and so it is due to revert back to its former B2 once the museum use ceases)</p> <p>05/00476/FUL: 100 Hackford Road - Change of use of the first floor level of both main buildings from industrial use (Class B2) to provide eight 2-bedroom maisonettes, including the installation of new mezzanine floor within both buildings, installation of new windows, doors, balconies and rooflights, erection of four dormer windows within the northern roofslope of Block A, demolition of existing single-storey outbuildings and provision of 8 car-parking spaces and 12 cycle-parking spaces. (<b>Refused 11/05/2005</b> – the proposal would result in the loss of existing employment-generating floorspace)</p> <p>06/00220/FUL: 100 Hackford Road - Change of use at first floor on both buildings from industrial B2 use to provide 8 two bedroom maisonettes. (<b>Granted 04/06/2006</b>– marketing evidence and support from museum. <b>Lapsed 04/07/2009</b>)</p> <p>09/03748/FUL: 100 Hackford Road - Change of use of first and second floors to provide 8 self contained residential units (Use class C3). (<b>Refused 30/05/2013</b> – would result in the loss of the existing floorspace)</p> <p><u>100A Hackford Road</u></p> <p>05/03281/FUL: 100A Hackford Road - Demolition of existing roof and erection of an additional storey at first floor level with roof terraces to create a workshop and offices (Class B2 use) with internal mezzanine level together with alterations to front and rear elevations and associated works. (<b>Granted 29/12/2005</b>)</p> <p>08/03994/FUL: 100A Hackford Road - Retention of two-storey with roof accommodation building, with the ground floor being used as a corporate catering kitchen facility with offices above, with the retention of roof level</p>									

	<p>air handling and air condensing equipment. (<b>Refused 09/02/2009</b> – the roof plant results in an unacceptable intrusion of the quiet enjoyment of the neighbouring residential properties. <b>Appeal Allowed 27/11/2009</b>)</p> <p>15/05671/FUL: 100A Hackford Road - Change of use from catering/food preparation facility and ancillary offices (Class B2) to two 3-bedroom houses (Use Class C3), together with associated external alterations. (<b>Refused 11/01/2016</b> – would result in the loss of existing employment space. <b>Appeal Dismissed 06/07/2016</b> - only business, industrial and related ancillary uses will be permitted in KIBA)</p> <p>16/05953/LDCE: 100A Hackford Road - Application for a Certificate of Lawful Development (Existing) with respect to use of the first and second floors as offices (Use Class B1a). (<b>Refused 18/01/2017</b> - failed to demonstrate that the upper floors have been used for Class B1a office purposes, and that this use has been exercised continuously and without significant interruption for a period of at least ten years prior to the submission of this application)</p> <p><u>115 Hackford Road</u></p> <p>98/01645/FUL: 115 Hackford Road (top floor) - Change of use from B1 unit to live work unit. (<b>Granted 22/12/1998</b>)</p> <p><u>119-123 Hackford Road</u></p> <p>93/01539/PLANAP: Unit 12, 12A, 15 &amp; 16 Hackford Walk, 119-123 Hackford Road - Change of use to an employment agency/job centre with administrative offices, for the Employment Services. (<b>Granted 25/02/1994</b>)</p>
<b>Prior Approval status</b>	<p><u>119 - 123 Hackford Road</u></p> <p>15/00427/P3JPA: 119 - 123 Hackford Road - Application for Prior approval for the change of use from office (Use Class B1) to provide 24 residential units (Use class C3) January 2015. (<b>Refused 30/05/2013</b> - couldn't prove B1a use)</p> <p>15/02007/P3JPA: 119-123 Hackford Road - Application for determination as to whether the prior approval from the local planning authority is required for the change of use of the buildings and land within their curtilage to a use falling within Class C3 (dwelling houses) from a use falling within Class B1(a) (offices), to provide 24 residential units April 2015. (<b>Granted 18/05/2015</b> – completed August 2016)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for</b>	The Type museum at 100 Hackford Walk (parcel 1) is the subject of a restrictive condition meaning the use would revert back to B2 if the

<b>industrial intensification</b>	<p>museum use changes. Parcel 3 has changed use to residential following the implementation of a prior approval.</p> <p>The configuration of the existing KIBA does not provide scope for the expansion of the KIBA area. Surrounding land uses and heritage assets limit the scope for industrial intensification.</p>
<b>Recommendation at October 2017</b>	Propose partial de-designation of the KIBA to remove area where prior approval for change of use to residential has been implemented (parcel 3).
<b>Recommendation at October 2018</b>	Propose partial de-designation of the KIBA to remove area where prior approval for change of use to residential has been implemented (parcel 3).
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	Part of KIBA lost through implemented prior approval for change of use to residential.

Map of proposed changes to Hackford Walk KIBA



2.12 Hamilton Road Industrial Estate



<b>Name</b>	Hamilton Road Industrial Estate, SE27 9SF			
<b>Area in hectares</b>	0.48			
<b>Description of the KIBA</b>	The KIBA is one parcel of land that contains single storey, light industrial units all managed by Workspace Group Plc. VOA data recorded 10 units in the KIBA, accommodating four different business, including The Chelsea Brewing Company, The Ingredients Factory Ltd and The Gipsy Hill Brewing Company. VOA recorded no vacancies.			
<b>History of the KIBA</b>	The KIBA was first designated in the UDP 2007. The KIBA has been carried through in the following Plans: <ul style="list-style-type: none"> <li>• The Core Strategy 2011.</li> <li>• The Local Plan 2015.</li> </ul>			
<b>Location and surrounding land uses</b>	The KIBA is situated to the south east of the borough between Hamilton Road and Rommany Road. The KIBA is surrounded entirely by residential properties.			
<b>Access</b>	Access to the KIBA is from Hamilton Road which is a local residential road with speed bumps and unsuitable for large vehicles. The KIBA is about 300m away from a London Distributor Road (South Croxted Road), via Gipsy Road.  Hamilton Road is an existing/confirmed cycle route.  TfL Road Network - No London Distributor Roads - No			
<b>PTAL</b>	3 - Moderate			
<b>Planning policy designation</b>	Flood affected	No		
	Heritage assets	No		
	Protected Vistas	Local Views – Norwood Park - North East (Norwood Park to the City).		
	Tree Protection Orders	No		
	Site allocations	No		
	Safeguarded waste site in KIBA	No		
	Opportunity Area	No		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINCs	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Private – Workspace Group Plc.			
<b>Quantity and proportion of B-class floorspace</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	2,253	2,253	100
	2016	2,253	2,253	100
	2019	2,253	2,253	100
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	10	0	
	2010	11	0	
	2012	10	2	
	2016	10	1	
	2019	10	0	
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	1980: 160 Hamilton Road: planning permission was granted for the creation of industrial units on site and the formation of an access road and 44 parking spaces. <b>(Granted)</b>			

<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>These units continue to meet business needs and have a low level of vacancy.</p> <p>The configuration of the existing KIBA does not provide scope for expansion but there may be potential for some industrial intensification.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A



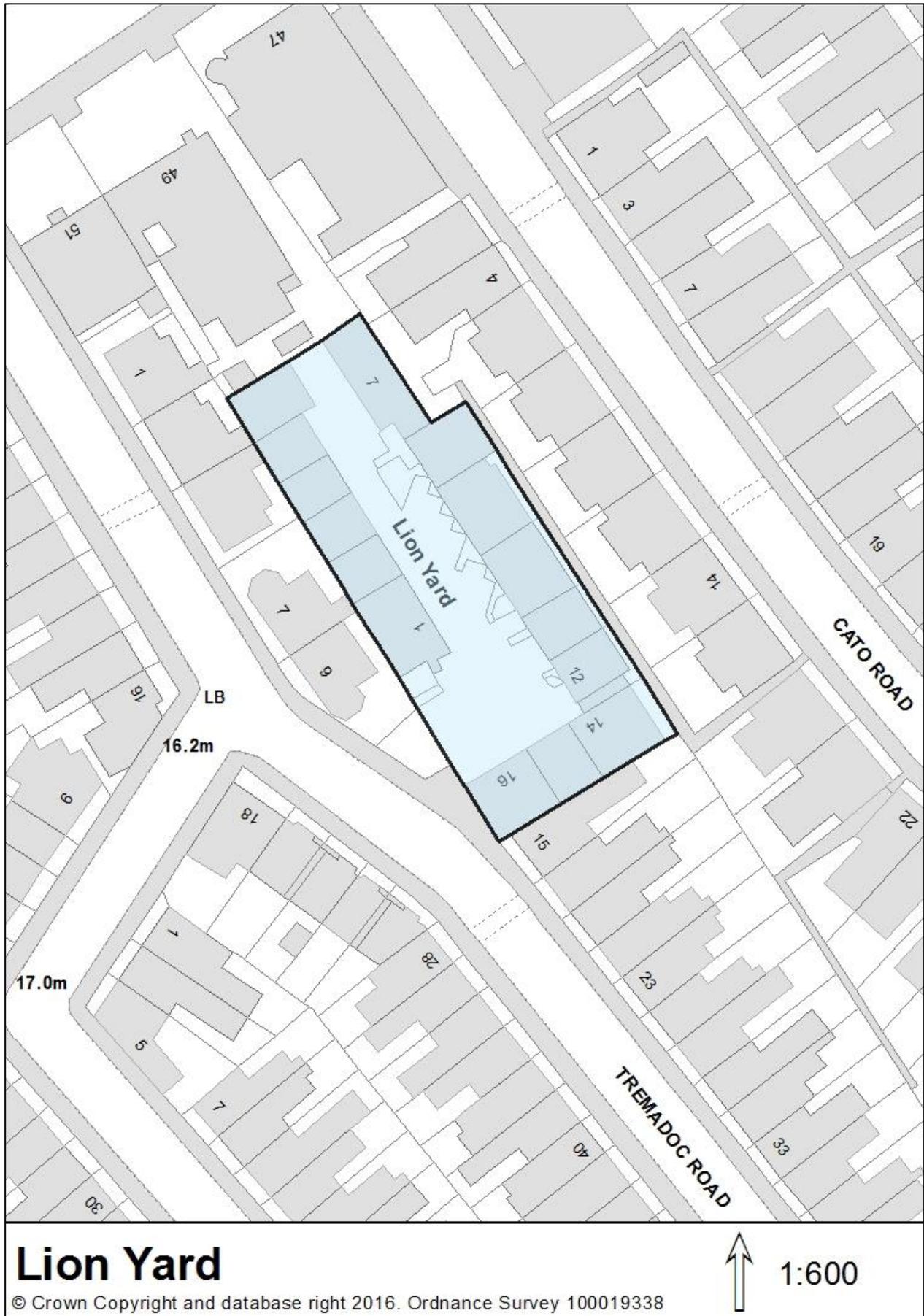
<b>Name</b>	Kennington Business Park, 1-3 Brixton Road, SW9 6EJ, SW9 6DE, SE5 0TA			
<b>Area in hectares</b>	2.49			
<b>Description of the KIBA</b>	This KIBA contains 11 buildings housing a variety of principally B1 uses, along with B8, B2, a gym, and café. The Workspace Group Plc HQ is located here. VOA data recorded 152 businesses in the Business Park including The Voice Republic Ltd, Environ Audio Ltd and the Royal National Theatre costumes storage. VOA data showed that overall, there are 187 units, 14 of which were vacant.			
<b>History of the KIBA</b>	The KIBA was first designated in the UDP 2007, and this description was carried forward unchanged into the Core Strategy 2011 and Local Plan 2015.			
<b>Location and surrounding land uses</b>	<p>The KIBA is situated immediately south of Kennington Park, and is bound by Camberwell New Road to the north, Brixton Road to the west, Foxley Road to the East and Crammer Road to the south.</p> <p>Surrounding land uses to the KIBA include Kennington Park, retail uses (within the Brixton Road/Oval Local Centre) to the west and residential properties.</p>			
<b>Access</b>	<p>Access is off Camberwell New Road and Brixton Road, both of which form part of the TfL Road Network. There is also two access points off Cramer Road which is a local road with traffic calming measures.</p> <p>There are potential cycle routes along Brixton Road, Camberwell New Road and Foxley Road, which border the KIBA.</p> <p>TfL Road Network – Camberwell New Road and Brixton Road London Distributor Roads – No</p>			
<b>PTAL</b>	6a – Excellent			
	Heritage assets	Yes – corridor of land on west side of KIBA in archaeological priority area. Entire KIBA identified as a locally listed building		
	Tree Protection Orders	No		
	Flood affected	Yes – Flood Risk Zone 2		
	Protected vistas	Yes, Protected Vistas to Primrose Hill summit to the Palace of Westminster.		
	Site allocations	No		
	Safeguarded waste site in KIBA	No		
	Opportunity Area	No		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINCS	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Private - Workspace Group Plc.			
<b>Quantity and proportion of B-class floorspace.</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	37,801	33,877	90
	2016	37,801	33,877	90
	2019	37,801	33,877	90
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	65	8	
	2010	64	3	

	2012	147	11
	2016	184	24
	2019	187	14
<b>Long-term vacancy</b>	N/A		
<b>Planning history</b>	<p><u>Canterbury Court</u> 03/03470/FUL: Units 2a 3a 4a And 5a Canterbury Court, 6 Camberwell New Road - Use for B1 (Light Industrial), B2 (General Industrial) or B8 (Storage and Distribution) purposes (existing use B8). (<b>Granted 25/05/2004</b>)</p> <p>06/00275/FUL: Canterbury House - Erection of additional storey to provide additional B1a use. (<b>Granted 14/08/2006</b> - completed 20/04/2007)</p> <p>07/01377/FUL: Canterbury Court, 6 Camberwell New Road – Change of use of unit 3 from Business (Class B1) to Sui Generis (Rehearsal Space). (<b>Granted 08/06/2007</b>)</p> <p>09/01728/FUL: Canterbury Court, 1-3 Brixton Road- Change of use of unit 2.08 at second floor level to provide an office (Use Class B1). (<b>Granted 01/09/2009</b>)</p> <p><u>Chester and Chichester House</u></p> <p>03/03556/FUL: Ground Floor Unit, Chichester House, 37 Brixton Road - Use for B1 (Light Industrial), B2 (General Industrial) or B8 (Storage &amp; Distribution) purposes (existing use B8). (<b>Granted 28/05/2004</b>)</p> <p>03/03557/FUL: Second Floors Of Chester House And Chichester House, Brixton Road - Use for B1 (Light Industrial), B2 (General Industrial) or B8 (Storage &amp; Distribution) purposes (existing use as Rehearsal Rooms - Sui Generis use). (<b>Refused 08/04/2004</b> – loss of the rehearsal room use would result in the loss of an arts, cultural, creative and entertainment facility/industry)</p> <p>07/04126/FUL: Second floors of Chester and Chichester House - Change of use from rehearsal space (sui generis) to Office (Use Class B1). (<b>Granted 17/01/2008</b> – applicant relocated rehearsal space to Canterbury House)</p> <p>10/02689/FUL: Chichester House And Chester House 1-3 Brixton - Demolition of existing entrance block and the erection of a new 4 storey entrance extension, provision of an external metal staircase, alterations and enlargement of existing fenestration along with alterations to existing car parking spaces involving the loss of 13 spaces, provision of hard landscaping and associated alterations. (<b>Granted 29/10/2010</b>)</p> <p><u>Canterbury Court, Chichester House And Chester House</u></p> <p>10/04188/FUL: Canterbury Court, Chichester House And Chester House – (i) Change of use to the ground floor of Canterbury Court to provide</p>		

	<p>2,085sqm (GIA) either Retail, Financial Services and Restaurant floorspace (either use classes A1/A2/A3), 2,015 sqm (GIA) leisure floorspace (use class D2) and 365sqm (GIA) commercial (use class B1) floorspace with associated external alterations to include the installation of shop fronts to the Camberwell New Road frontage and associated elevational changes, change of use to the first floor of Canterbury Court to provide 2,382sqm (GIA) commercial (use class B1) floorspace and alterations to the main entrance to Canterbury Court from the existing courtyard.</p> <p>- (ii) Change of use to the ground floor of Chester House to provide 115sqm (GIA) of either Retail, Financial Services and Restaurant floorspace (either use classes A1/A2/A3) and the erection of a new single storey extension to Chester House to provide 47sqm (GIA) Retail, Financial Services and Restaurant floorspace (either use classes A1/A2/A3) and third floor roof extension to Chichester House to provide 866sqm (GIA) commercial (use class B1) floorspace and associated alterations. Demolition of existing entrance block to Chichester House and Chester House and the erection of a new 4 storey entrance extension, provision of an external metal staircase, alterations and enlargement of existing fenestration. Provision of a new landscaped public realm accessed from Brixton Road, new boundary treatment and reduction of 56 car parking spaces and provision of cycle parking. <b>(Granted 21/04/2011 - completed 01/04/2012)</b></p> <p><u>Winchester House</u></p> <p>04/03200/FUL: Winchester House 9 - 13 Cranmer Road - Change of use from General Industrial (Class B2) to Storage &amp; Distribution (Class B8). <b>(Granted 09/11/2005 – completed 16/01/2006)</b></p> <p>09/03485/FUL: Winchester House, 9-13 Cranmer Road - Change of use at first floor to D1 use (from B1). Conditional approval for employment training services only, if this use ceases then it must revert to B1. <b>(Granted 10/03/2010)</b></p> <p>10/00381/FUL: Winchester House, 9-13 Cranmer Road - Change of use of the ground floor to Vocational training centre (Use Class D1) or Business/General Industrial/Storage &amp; Distribution (Use Classes B1/B2/B8). <b>(Granted 08/04/2010 - completed 07/07/2010)</b></p> <p><u>Worcester House</u></p> <p>No relevant land use planning history.</p> <p><u>Salisbury House</u></p> <p>03/03555/FUL: Salisbury House, 5 Cranmer Road - Use for B1 (Light Industrial), B2 (General Industrial) or B8 (Storage &amp; Distribution) purposes (existing use B8). <b>(Granted 28/05/2004)</b></p>
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	<p>09/01704/FUL: Polar House (Salisbury House), 5 Cranmer Road - Retrospective change of use of unit 1 of Salisbury House at first floor level to provide a Non-Residential institution (Use Class D1). (<b>Granted 01/09/2009</b>)</p> <p><u>Hereford House</u></p> <p>03/03454/FUL: Hereford House, 15 Cranmer Road - Use for B1 (Light Industrial), B2 (General Industrial) or B8 (Storage and Distribution) purposes (existing use B1). (<b>Refused 08/04/2004</b> – build-up of B8 uses may pose threat to highways)</p> <p><u>Lincoln House</u></p> <p>03/03451/FUL: Lincoln House, 1-3 Brixton Road - Use of part basement and lower ground floor for B1 (Light Industrial), B2 (General Industrial) or B8 (Storage &amp; Distribution) purposes (existing use B1). (<b>Granted 02/02/2004</b>)</p> <p><u>Gloucester House</u></p> <p>No relevant land use planning history.</p> <p><u>Cranmer House</u></p> <p>No relevant land use planning history.</p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	Yes, entire KIBA.
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	This KIBA continues to be well occupied and to provide a significant quantity of space for small businesses. The configuration of the KIBA does not provide scope for expansion but there is potential for intensification of industrial uses in parts of the KIBA, particularly the blocks fronting onto Cranmer Road and Foxley Road.
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

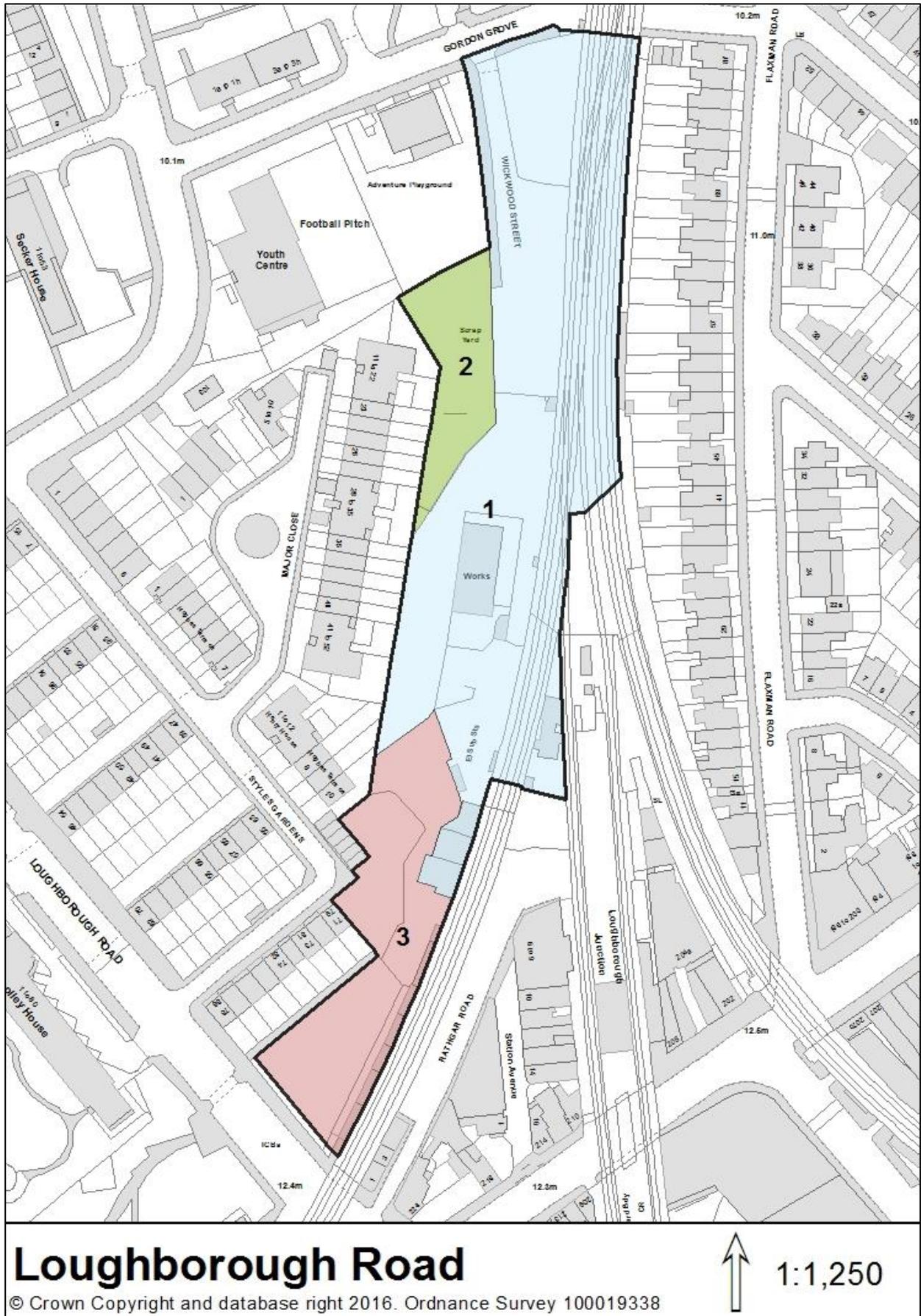
2.14 Lion Yard



<b>Name</b>	Lion Yard, 10 Tremadoc Road, SW4 7NQ			
<b>Area in hectares</b>	0.17			
<b>Description of the KIBA</b>	The KIBA is a self-contained, three storey B1 terrace consisting of 16 units that are occupied by a mix of 13 different businesses including Scala Arts and Heritage, Swallow Technology and Elite Imports.			
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007.</p> <p>This KIBA was carried forward into the Core Strategy 2011. The boundary of this KIBA was amended to exclude residential properties: 1, 3, 5, 7, 9 Tremadoc Road.</p> <p>In the Local Plan 2015 the KIBA boundary was expanded to the East to include Lion Yard premises: 7, 8, 9, 10, 11, 12, 14, 15, and 16 Lion Yard (correction to include Lion Yard Premises).</p>			
<b>Location and surrounding land uses</b>	The KIBA is located off Tremadoc Road, to the south of Clapham High Street. The KIBA abuts a Grade II listed building in the Clapham High Street Conservation Area. Clapham District Centre lies immediately to the north-west.			
<b>Access</b>	<p>Access is off Tremadoc Road. Clapham High Street (TfL Road Network) is 60m away.</p> <p>Clapham High Street to the north of the KIBA is an existing/confirmed cycle route.</p> <p>TfL Road Network – Clapham High Street London Distributor Roads - No</p>			
<b>PTAL</b>	6a - Excellent			
<b>Planning policy designation</b>	Heritage assets	Yes – Roman Road Archaeological Area		
	Tree Protection Orders	No		
	Flood affected	No		
	Protected Vistas	No		
	Site allocations	No		
	Safeguarded waste site in KIBA	No		
	Opportunity Area	No		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINCs	No		
	Metropolitan Open Land	No		
Town Centre	No			
<b>Summary of land ownership</b>	Multiple private owners.			
<b>Quantity and proportion of B-class floorspace</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	1,551	1,551	100
	2016	1,551	1,551	100
	2019	1,551	1,551	100
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2016	16	2	
	2019	19	1	
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	82/0323/22555/1: Use of the front two storey buildings at 11 Tremadoc Road as a wholesale warehouse. <b>(Granted)</b>			

	<p>85/1374/22353: Alterations to the elevation of 4, 3, 2 storey buildings on the North east and South east sides of the site in connection with their use for 8 workshops/warehousing units and independent offices. <b>(Granted)</b></p> <p>86/0270/22353: Erection of a 2 storey building on part of the site comprising 7 units of workshops/warehouses with ancillary office. <b>(Granted)</b></p> <p>16/00985/FUL: 15 - 16 Lion Yard - Erection of a roof extension to units 15 &amp; 16 Lion Yard to create a second floor to unit 16. <b>(Granted 21/06/2016)</b></p>
<b>Prior Approval status</b>	<p>17/03063/P3O: 11 - 12 Lion Yard - Change of use from office (Use Class B1 (a)) to provide 3 self-contained 2-bed/4 person residential units (Use class C3) along with provision of associated cycle store and refuse and recycling store and retention of 2 off-street car parking spaces <b>(Refused 24/08/2017</b> - failed to demonstrate that the impacts of noise from surrounding commercial and industrial premises, including those within the Lion Yard KIBA, would not cause undue harm to the intended occupiers of the development. <b>Appeal dismissed 21/08/2018</b> – article 4 direction in place on date of determination)</p> <p>17/04129/P3O: 11 - 12 Lion Yard - Prior approval for the change of use from office (Use Class B1 (a)) to provide 6 self-contained flats (Use class C3). <b>(Refused 17/10/2017</b> – article 4 direction. <b>Appeal dismissed 21/08/2018</b> – article 4 direction in place on date of determination)</p> <p>17/04370/P3O: 11 - 12 Lion Yard - Prior approval for the change of Use of ground floor from Office (Use Class B1a) to 3 self-contained flats (Use Class C3). <b>(Refused 03/11/2017</b> – article 4 direction. <b>Appeal dismissed 21/08/2018</b> – article 4 direction in place on date of determination)</p>
<b>B1a – C3 Article 4 Area</b>	Yes, entire KIBA.
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>The KIBA continues to have a low level of vacancy and to meet the needs of local businesses.</p> <p>The size and configuration of the existing KIBA, and relationship with surrounding land uses, does not provide scope for the expansion of this KIBA area. Potential for intensification may be limited.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.15 Loughborough Road



<b>Name</b>	Loughborough Road, SE5 9DU, SE5 9DW, SW9 7EP	
<b>Area in hectares</b>	1.19	
<b>Description of the KIBA</b>	<p>There are three parcels of land which are predominantly made up of a mix of B1c, B2, B8 uses and <i>sui generis</i> waste uses. Network Rail infrastructure is located in this KIBA. Most of the uses relate to vehicle repair or end of life.</p> <ol style="list-style-type: none"> <li>1. Wickwood Street and Railway Arches (433-487) - 25 units house 16 different businesses. VOA recorded that three of these units were vacant. The whole parcel is owned by Network Rail. Land is used for automotive services and scrapyards.</li> <li>2. Scrapyard - Accessed via Wickwood Street, this parcel encompasses a safeguarded waste site. It is in private ownership.</li> <li>3. Council owned land, east of Styles Gardens - Formerly used as a community garden and site of the new 'LJ Works' project which will provide a mix of B1 spaces.</li> </ol>	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007.</p> <p>The KIBA was carried forward into the Core Strategy 2011.</p> <p>In the Local Plan 2015, boundaries of the KIBA were amended to include Railway Arches: 431-432, 433, 434-435, 437-438, 439, 440 Gordon Grove; Arches 442, 446, 448 &amp; 482, 449-483, 485, 487, 487A, 489, 490, 492, 493, 494, 495, 496, 494B, 496A, 496C Rathgar Road; Arches 439, 441, 442, 443, 444, 445 (correction to include railway arches in KIBA).</p>	
<b>Location and surrounding land uses</b>	<p>The KIBA is situated to the north-west of Loughborough Junction local centre and is bound by a railway line to the east. Loughborough Junction Station, which is raised above ground level, lies to the south east of the KIBA. The area to the west of the KIBA is predominately residential housing with gardens backing to the site. Elam Gardens Open Space is found to the north. Westwards along Gordon Grove is an adventure playground, playing pitch and youth club.</p>	
<b>Access</b>	<p>The north of the KIBA is accessed from Gordon Grove via Wickwood Street, a small local road. This access point is very constricted. The southern part of the KIBA is accessed via Rathgar Street.</p> <p>The Styles Gardens end of the KIBA is about 60m from the nearest London Distributor Road, Coldharbour Lane.</p> <p>Gordon Grove to the north and Loughborough Road to the south are potential cycle routes.</p> <p>TfL Road network - No London Distributor Road - No</p>	
<b>PTAL</b>	<p>Wickwood Street: 3 - Moderate Rathgar Road: 4 - Good</p>	
<b>Planning policy designation</b>	Heritage assets	No
	Tree Protection Orders	No
	Flood affected	No
	Protected Vistas	Local Views – Norwood Park & Brixton Panoramic
	Site allocations	No
	Safeguarded waste site in KIBA	Yes – Arch 439, Gordon Grove/Wickwood St.
	Opportunity area	No

	Central Activities Zone	No																		
	Thames Policy Area	No																		
	SINC's	No																		
	Metropolitan Open Land	No																		
	Town Centre Hierarchy	No																		
<b>Summary of land ownership</b>	Mixed: Lambeth Council, Network Rail and private.																			
<b>Quantity and proportion of B-class floorspace</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>4,894</td> <td>3,553</td> <td>73</td> </tr> <tr> <td>2016</td> <td>4,894</td> <td>3,553</td> <td>73</td> </tr> <tr> <td>2019</td> <td>4,894</td> <td>3,553</td> <td>73</td> </tr> </tbody> </table>		Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	4,894	3,553	73	2016	4,894	3,553	73	2019	4,894	3,553	73		
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<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>46</td> <td>3</td> </tr> <tr> <td>2010</td> <td>46</td> <td>5</td> </tr> <tr> <td>2012</td> <td>28</td> <td>4</td> </tr> <tr> <td>2016</td> <td>18</td> <td>3</td> </tr> <tr> <td>2019</td> <td>25</td> <td>3</td> </tr> </tbody> </table>		Year	Total no. of units	No. of vacant units	2008	46	3	2010	46	5	2012	28	4	2016	18	3	2019	25	3
Year	Total no. of units	No. of vacant units																		
2008	46	3																		
2010	46	5																		
2012	28	4																		
2016	18	3																		
2019	25	3																		
<b>Long-term vacancy</b>	N/A																			
<b>Planning history</b>	<p><u>Wickwood Street</u></p> <p>99/00480/OUT: Land between Wickwood Street and Loughborough Road - Outline permission for the erection of 1800m<sup>2</sup> B1+B8 industrial floorspace and the formation of vehicular access onto Loughborough Road. (<b>Granted 08/07/1999</b>)</p> <p>07/03160/FUL: Car Breakers, Wickwood Street - Erection of a single storey with mezzanine building for use as a workshop and recycling of vehicles. (<b>Granted 15/10/2007</b>)</p> <p><u>Loughborough Road</u></p> <p>17/00527/RG3: Loughborough Farm, Loughborough Road - In outline, a phased redevelopment of the site comprising the erection of buildings and containers to provide no more than 1800 sqm of B1 uses (offices, research and development, and light industry), with associated productive landscaping and ancillary facilities. (<b>Granted 12/05/2017</b> – under construction June 2019)</p>																			
<b>Prior Approval status</b>	N/A																			
<b>B1a – C3 Article 4 Area</b>	No																			
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>Loughborough Farm Regeneration Scheme:</p> <p>The 'LJ Works' scheme (17/00527/RG3) will provide affordable employment space on the land currently known as Styles Garden (parcel 3). Two buildings will be constructed to provide office and light industrial space, as well as studio spaces, workshops, food business incubator</p>																			

	<p>and co-working office space, with associated productive landscaping and ancillary facilities.</p> <p>This is expected to be a 10-20 year project and the capital outlay is entirely funded by the GLA through the London Regeneration Fund. The total grant is £1.6m.</p> <p>Overall the KIBA has very good potential to provide space for businesses. Once the LJ Works project is fully implemented, there may be some scope for further intensification of industrial uses in this KIBA.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.16 Milkwood Road Estates



## Milkwood Road Estates

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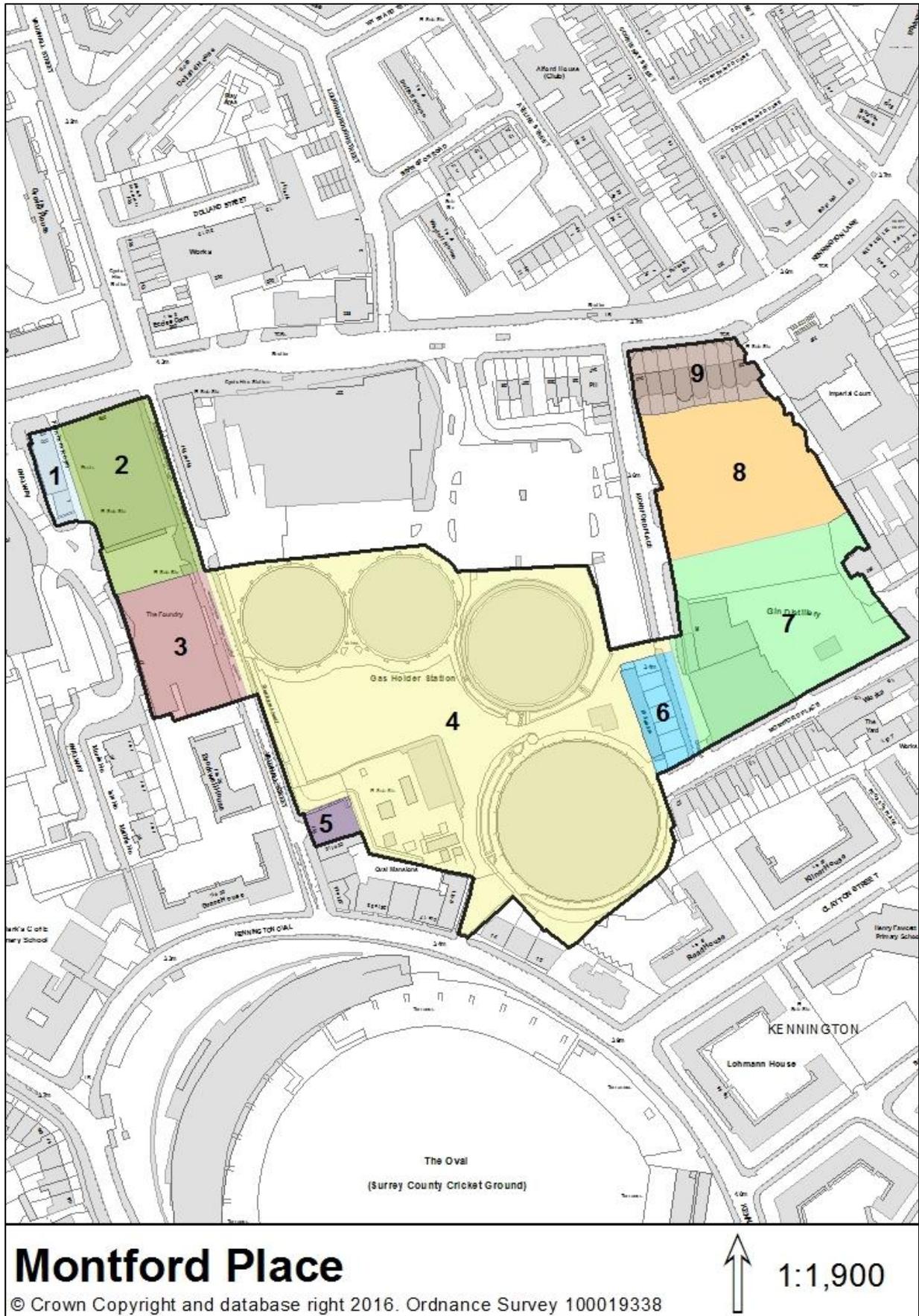
1:2,750

<b>Name</b>	Milkwood Road Estates, SE24 0HG, SE24 0HL, SE24 0JF	
<b>Area in hectares</b>	3.18	
<b>Description of the KIBA</b>	<p>The KIBA comprises four separate land parcels and is made up of a mix of B1c, B2, B8 and <i>sui generis</i> uses:</p> <ol style="list-style-type: none"> <li>1. Mahatma Gandhi Estate – Units 1-24 are council owned, purpose built, small industrial units. The site has temporary permission for a council vehicle depot, with units 1-5 along the southern edge as workshops for fleet/street cleansing vehicles and school vehicles, units 7-10 as offices, units 19 as a salt store, units 20 and 21 as storage areas</li> <li>2. Stone Trading Estate - 17 privately owned industrial units housing businesses such as Meatailer Ltd and Purezza Foods Ltd.</li> <li>3. Dylan Road – The parcel contains three privately owned warehouses, including Brixton Brewery Ltd.</li> <li>4. Bessemer Park Industrial Estate – 25 privately owned business units including Wine Box Company Ltd and Thomas Benacci Ltd. Accessed towards the south of the KIBA.</li> </ol> <p>VOA data recorded 35 businesses within the 46 KIBA units. Only one unit was vacant.</p>	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. This KIBA was carried forward unchanged into the Core Strategy 2011 and Local Plan 2015.</p>	
<b>Location and surrounding land uses</b>	<p>The Milkwood Road KIBA is located south of Loughborough Junction and runs parallel to Milkwood Road.</p> <p>The KIBA is bound to the west by a rail line. To the east, on the opposite side of Milkwood Road, is terraced housing, Michael Tippett School, and Milkwood Community Park. Jessop Primary School is located behind the row of terraced housing opposite the south end of the site.</p> <p>There is a safeguarded waste site located to the south-west of this KIBA, on the western side of the railway line (Shakespeare Road Site).</p>	
<b>Access</b>	<p>Access to each KIBA parcel is from Milkwood Road, which is classified as a Local Distributor Road. Each land parcel has a separate entrance point off Milkwood Road. Access is suitable for large vehicles.</p> <p>Milkwood Road is a potential cycle route.</p> <p>TfL Road network - No London Distributor Road - No</p>	
<b>PTAL</b>	<p>Mahatma Gandhi Estate: 3 - Moderate Stone Trading Estate: 2 - Poor Dylan Road: 2 - Poor Bessemer Park: 3 - Moderate</p>	
<b>Planning policy designation</b>	Heritage assets	No
	Tree Protection Orders	Yes - three
	Flood Affected	No
	Protected Vistas	Yes, Local views - Norwood Park, Brixton Panoramic
	Site allocations	No
	Safeguarded waste site in KIBA	No
	Opportunity area	No
	Central Activities Zone	No

	Thames Policy Area	No																		
	SINC's	No																		
	Metropolitan Open Land	No																		
	Town Centre Hierarchy	No																		
<b>Summary of land ownership</b>	Mixed – Lambeth Council and private.																			
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2019	46	1																		
<b>Long-term vacancy</b>	Not applicable																			
<b>Planning history</b>	<p><u>Mahatma Gandhi Industrial Estate</u></p> <p>06/03624/RG3: Units 1-24 Mahatma Gandhi Industrial Estate - Partial redevelopment of the site including change of use to a council vehicle depot for a temporary period of 3 years. Change of use of units 1-6 into garages for bus parking, units 7-10 into offices and units 19-21 into workshops, washdown and store area. <b>(Granted 25/04/2007 – completed 03/12/2007)</b></p> <p>09/01443/RG3: Units 1-24 Mahatma Gandhi Industrial Estate - Continued use of the site as council vehicle depot for the Transport and Street Cleaning fleets, including use of units 1-6 as garages for social services bus parking, units 7-10 as offices, units 19-21 as workshops, retention of 90 vehicle parking spaces, washdown and storage area, and associated boundary and landscape treatment, for a period of 4 years. <b>(Granted 04/09/2009)</b></p> <p>11/03575/RG4: Units 1-24 Mahatma Gandhi Industrial Estate - Continued use of the site as a council vehicle depot, with offices and 90 car parking spaces including elevation changes to units 19-20 to facilitate their use as a salt store. <b>(Granted 26/04/2012)</b></p> <p>12/03143/FUL: Units 25 To 26 Mahatma Gandhi Industrial Estate - Change of use from storage and distribution (B8) to General Industrial (B2). <b>(Granted 12/10/2012 – completed 31/03/2013)</b></p> <p>14/04709/FUL: Mahatma Gandhi Industrial Estate - Continued use of the site as a council vehicle depot, with units 1-5 as workshops for fleet/street cleansing vehicles and school vehicles, units 7-10 as offices, units 19 as a salt store, units 20 and 21 as storage areas, together with retention of 54 vehicle parking spaces. <b>(Granted 12/10/2012)</b></p> <p><u>Dylan Road</u></p>																			

	<p>98/00030/FUL: Plot opposite 131-147 Milkwood Road, Dylan Road - Steel portal frame building, 6 roller shutter doors to service bays, with associated offices on first floor for coach repairs. <b>(Granted 2/04/1998)</b></p> <p>99/01036/FUL: 10 Dylan Road - Use of land as a parking base for Coach Hire Fleet, incorporating existing use for coach repairs and servicing. <b>(Granted 07/10/1999)</b></p> <p>18/01018/FUL: 10 Dylan Road - Demolition of the existing buildings and the redevelopment of the site to provide self-storage (Use Class B8) with associated parking and landscaping. <b>(Granted 03/08/2018 – under construction June 2019)</b></p> <p><u>250 Milkwood Road</u></p> <p>99/02486/FUL: 250 Milkwood Road - Change of use to A3 (first floor only). <b>(Granted 23/03/2000)</b></p> <p>03/03110/FUL: 250 Milkwood Road - Change of use from a call centre to a gas fitting training centre (D1). <b>(Granted 19/01/2004)</b></p> <p>05/02428/FUL: 250 Milkwood Road - Change of use from light industrial (B1c) to an ambulance station with ancillary B1 office use. <b>(Granted 03/02/2006)</b></p>
<b>Prior Approval status</b>	Not applicable
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>This KIBA has a high level of occupancy and continues to provide space to meet business needs in the area.</p> <p>The configuration of the existing KIBA does not provide scope for expansion but there is potential for industrial intensification across the KIBA, especially in parcels 1 and 3.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration of the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

2.17 Montford Place – Beefeater/Oval Gasworks



<b>Name</b>	Montford Place – Beefeater/Oval Gasworks, SE11 5LH, SE11 5RR, SE11 5SG, SE11 5QU, SE11 5RH, SE11 5DE
<b>Area in hectares</b>	3.81
<b>Description of the KIBA</b>	<p>The KIBA comprises nine parcels of land:</p> <ol style="list-style-type: none"> <li>301-303 Kennington Lane and 4 Farnham Royal - commercial space occupied by Eurasia systems.</li> <li>289 Kennington Lane - Big Yellow Self Storage (B8 use) with B1.</li> <li>17 Oval Way - The Foundry - 35 B1 units containing 28 different businesses including the Fund for Global Human Rights.</li> <li>Oval Gas works - Industrial site (B2).</li> <li>155 Vauxhall Street – Gasworks gallery (D1).</li> <li>Montford Place Electrical Substation - <i>sui generis</i>.</li> <li>Beefeater Gin Distillery – Gin distillery (B2) and associated visitor centre (D1).</li> <li>TFL Site - vacant B2 industrial land to be held for tunnelling and storage purposes in relation to the Northern Line extension.</li> <li>231-245 Kennington Lane - C3 residential and B1a offices, Grade II listed terrace.</li> </ol> <p>VOA data recorded 34 different businesses paying business rates within the 42 KIBA units. Only two units were vacant.</p>
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. This KIBA was subject to two MDO mixed use employment areas:</p> <p><u><i>MDO 56 (Beefeater Distillery area 0.9 Ha)</i></u>  <i>Mixed use employment area. Original distillery building fronting Montford Place (West) should be retained. Completion of street pattern character with Gregorian terrace on Montford Street (south) and facing Kennington Green.</i></p> <p><u><i>MDO 57 Oval Gasometers (area 2.1 Ha)</i></u>  <i>Contaminated Site. Mixed use employment area. Development should create street frontage to Vauxhall Street. Should retain a view from Oval Cricket ground to Houses of Parliament and create a new public space within the site. Oldest gasholder should be retained and may be listable.</i></p> <p>In the Core Strategy 2011 both MDOs 56 and 57 were removed. The KIBA boundary remained the same.</p> <p>The KIBA was carried forward into the Local Plan 2015.</p>
<b>Location and surrounding land uses</b>	<p>The KIBA is situated in the north of the Oval cricket ground.</p> <p>There is a variety of adjacent land uses, including Lilian Baylis Technology School adjoining the site to the west, retail uses (Tesco store) and offices (145-149 Kennington Lane) to the north, the Oval cricket ground to the south and residential uses on other boundaries.</p>
<b>Access</b>	<p>The KIBA has good access to the primary TfL road network (Kennington Lane).</p> <p>Vauxhall Street which runs through the KIBA is an existing/confirmed cycle route. Kennington Oval which borders the KIBA to the south is also an existing cycle route.</p> <p>TfL Road network - Yes, Kennington Lane.  London Distributor Road – No</p>
<b>PTAL</b>	Majority of KIBA: 6a - Excellent

Gin Distillery: 6b - Excellent																				
<b>Planning policy designation</b>	Heritage assets	Yes – West part of KIBA lies within the Kennington conservation area. Three of the gasholders are locally listed, gas holder no. 1 is Grade II listed. There are also Grade II listed buildings at 231-245 Kennington Lane.																		
	Tree Protection Orders	Yes – 3																		
	Flood affected	Yes – zone 2																		
	Protected Vistas	Protected Vistas: Parliament Hill summit to Palace of Westminster, Primrose Hill to Palace of Westminster, and Parliament Hill Oak Tree to Palace of Westminster.  Local Views: Millbank, Norwood Park, Brixton Panoramic.																		
	Site allocations	No																		
	Safeguarded waste site in KIBA	No																		
	Opportunity area	No																		
	Central Activities Zone	No																		
	Thames Policy Area	No																		
	SINC's	No																		
	Metropolitan Open Land	No																		
	Town Centre	No																		
	<b>Summary of land ownership</b>	Mixed private and public ownership.																		
<b>Quantity and proportion of B-class floorspace</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>43,355</td> <td>40,474</td> <td>93</td> </tr> <tr> <td>2016</td> <td>44,179</td> <td>41,298</td> <td>93</td> </tr> <tr> <td>2019</td> <td>44,179</td> <td>41,298</td> <td>93</td> </tr> </tbody> </table>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	43,355	40,474	93	2016	44,179	41,298	93	2019	44,179	41,298	93			
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	2016	44	3																	
2019	42	2																		
35 units are located within the Foundry (17 Oval Way)																				
<b>Long-term vacancy</b>	Parcel 4: The gasholders are no longer in use and are scheduled to be fully decommissioned, including the grade II listed gasholder 1. The gasholders themselves will therefore become redundant structures. The gasholder station retains some limited use as a depot. Nearly 70% of the gas works site is occupied by the gasholders. Below ground contamination is present on the site.																			
	Parcel 8: This parcel is vacant but actively used by TfL for operational purposes related to the construction of the Northern Line extension.																			
<b>Planning history</b>	<u>231 Kennington Lane</u>																			
	05/01220/FUL: 231 Kennington Lane - Change of use from office (Class B1) to a single family dwelling house (Class C3), along with associated internal alterations. ( <b>Granted 21/01/2005</b> )																			

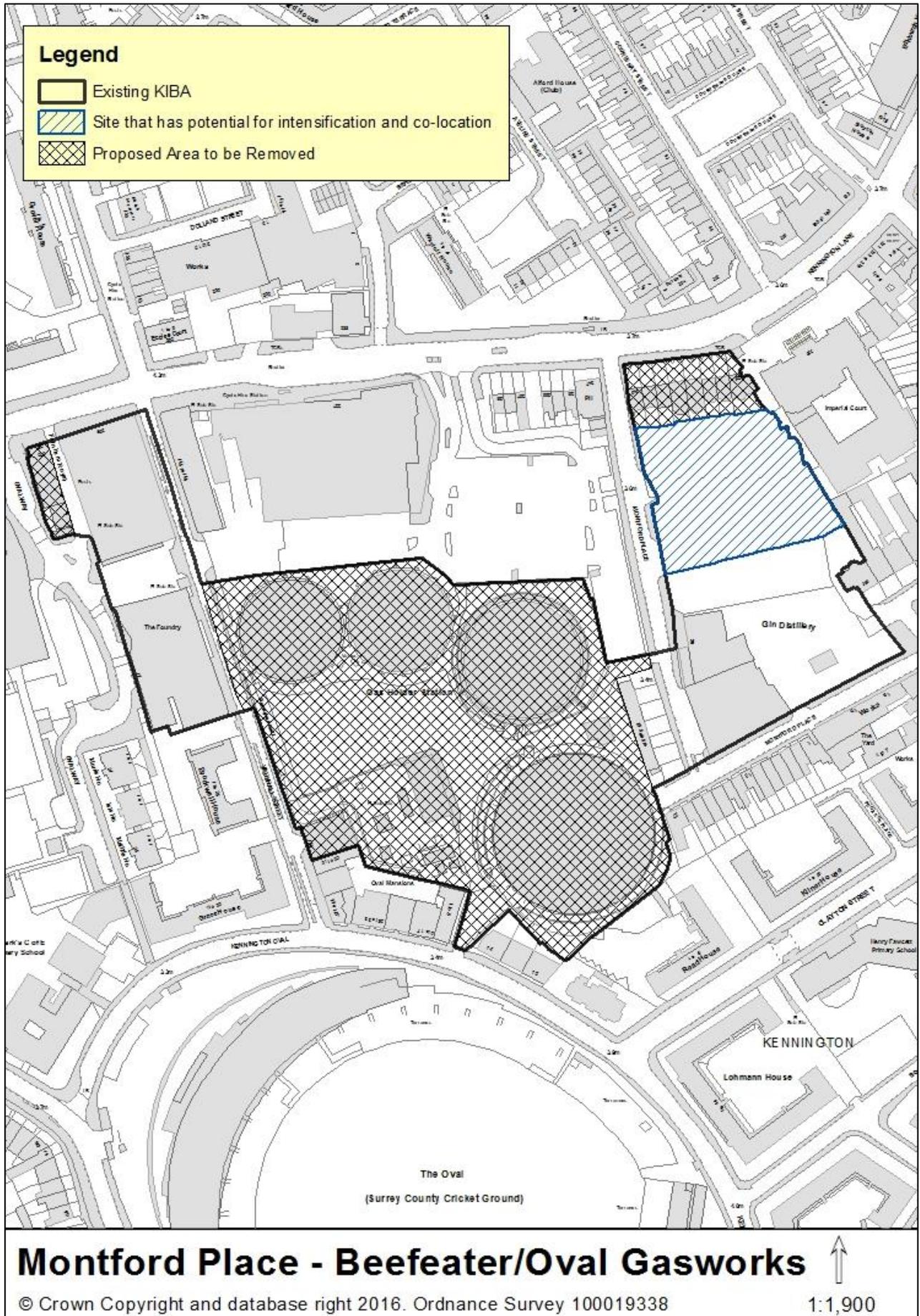
	<p><u>239-241 Kennington Lane</u></p> <p>14/03017/FUL: 239-241 Kennington Lane - Refurbishment for continued B1 business use to include erection of 2 rear roof dormers to 241; replacement of modern casement windows to existing dormers with traditional sashes; alterations to internal partitions; re-opening of historic fanlight to 239; and reinstatement of fireplaces. (<b>Granted 15/08/2014</b>)</p> <p><u>243-245 Kennington Lane</u></p> <p>17/00382/FUL: 243-245 Kennington Lane - Change of use from office (Use Class B1) to residential (Use Class C3) to provide 5 self contained flats including lowering of basement level, with associated external alterations to fenestration and boundary treatment plus provision of cycle stands, refuse store, communal amenity area and 3 car parking spaces. (Planning Permission and Listed Building consent). (<b>Refused 29/09/2017</b> – loss of employment land within a KIBA)</p> <p><u>289-299 Kennington Lane</u></p> <p>98/02019/FUL: Businesses 289-299 Kennington Lane - Construction of a vehicle storage facility with workshop extension and used vehicle showroom. (<b>Granted 31/03/1999</b>)</p> <p>00/02923/FUL: Business 289-299 Kennington Lane - Demolition of existing buildings and the redevelopment of the site to provide a new motor vehicle dealership involving the erection of part two, part three and part four storey buildings incorporating showrooms, offices, sales areas. (<b>Granted 31/08/2001</b>)</p> <p>06/02732/FUL: 289-299 Kennington Lane - Demolition of existing buildings and erection of a 3 storey warehouse building with 2 storey basement and 3 internal demountable mezzanine floors for self storage use (Use Class B8) and 'flexi offices' (Use Class B1), together with 9 car parking spaces, cycle stands, boundary treatment, landscaping, lighting and a CCTV camera (<b>Granted 22/12/2006</b> – completed 01/10/2007)</p> <p><u>Montford Place</u></p> <p>0082/88/15338: Beefeater House Montford Place - Erection of an extension at first and second floor levels to provide additional offices. (<b>Granted 15/03/1988</b>)</p> <p>92/1466/18600: 20 Montford Place - Demolition of offices to facilitate the formation of a car park. (<b>Granted 17/02/1993</b>)</p> <p>95/01362/PLANAP: Land at Montford Place, 263-275 Kennington lane, and 151 Vauxhall Street, SE11 - In outline, redevelopment by the erection of a Class A1 foodstore of 3,268m<sup>2</sup> gross external floorspace, service yard, car parking for 204 cars, ancillary plant and equipment with new and altered vehicular &amp; pedestrian accesses including the closure of Gasholder Place. (<b>Granted 07/11/1997</b>)</p>
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	<p>96/01095/15338: Land at west side of Montford Place - Demolition of existing vacant industrial buildings and erection go 30 dwellings (<b>Refused 12/06/1996</b> - loss of employment generating land and floorspace)</p> <p>99/01902/FUL: Beefeater Gin Distillery 20 Montford Place - Demolition and alterations to buildings to form a new site layout including changes to the boundary and access from Kennington Green. (<b>Granted 05/10/2000</b>)</p> <p>11/01009/FUL: Chivas Distillery 20 Montford Place - Partial change of use at ground and second floor level to a visitor centre together with the erection of 4 storey extension. (<b>Granted 31/05/2012</b> – completed 01/02/2014)</p> <p>13/03451/FUL: Chivas Distillery, 20 Montford Place - The use of the vacant land to the north of the existing service yard for use as part of an extended service yard for the Chivas distillery. In addition, the reconfiguration of the service yard layout involving the demolition of the existing tanker filling station and boundary treatments, and replacement with a new tanker filling station approximately 28 m to the north of the existing structure; erection of a new circular water tank and new pump house; construction of new access from Montford Place; and associated boundary, highways and engineering works. (<b>Granted 20/09/2013</b>)</p> <p>13/03037/FUL: Land East Of Montford Place - Temporary change of use (until no later than 1 July 2014) from a former distillery (use class B2) to a site for storage of construction and electrical infrastructure equipment. (<b>Granted 25/09/2013</b>)</p> <p>13/05217/FUL: Land East Of Montford Place London: Temporary use of the land for a construction support site, Including site offices, welfare facilities, storage of construction materials, visitor car parking. Along with the erection of site hoardings, site security, including CCTV and lighting and temporary access arrangements. (<b>Granted 27/03/2014</b>)</p> <p><u>Gasholder Station</u></p> <p>17/05772/EIAFUL: Gasholder Station Kennington Oval: Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide 738 residential units (Class C3), 10,160 sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800 sqm for waste management use, 148 sqm of D1 community space, the provision of a new publically accessible open space, new pedestrian and vehicle routes, accesses and amenity areas, basement level car park with integral servicing areas, provision of new gas governor and substation, and other associated works of de-contamination. The proposed</p>
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	<p>development is a departure from Policy ED1 of the Lambeth Local Plan (2015). This application is accompanied by an Environmental Statement (ES) which is available for inspection with the planning application documents. There is a related Listed Building Consent application under ref: 17/05773/LB. (<b>Granted 23/08/2018</b> – unimplemented May 2019)</p> <p><u>155 Vauxhall Street</u></p> <p>13/05809/FUL: 155 Vauxhall Street - Refurbishment of existing art gallery and artists' studios building, including replacement of windows and roof, new external signage, and creation of roof terrace on existing flat roof. (<b>Granted 10/03/2014</b>)</p> <p><u>168 Vauxhall Street</u></p> <p>05/01063/FUL: 168 And 170 Vauxhall St And 17 And 19 Oval Way And Disused Rd To Rear Of Morris, Isis&amp; Matilda Houses - Refurbishment of existing building occupied for office / light industrial and storage and warehousing purposes (B1 and B8 classes), including demolition of part of existing single storey infill building to create new courtyard, erection of a 3-storey staircase tower and 2-storey building for office use (B1 class) on north-west corner of site, installation of new roof to retained single storey building on west side of site, and associated alterations. Together with erection of a single storey work/live unit on derelict land at the rear of Brockwell House. (<b>Granted 29/05/2007</b> – completed 31/03/2008)</p> <p>12/04623/FUL: 168 And 170 Vauxhall St And 17 And 19 Oval Way And Disused Rd To Rear Of Morris, Isis &amp; Mat - Refurbishment of existing 3 storey building on 142-170 Vauxhall Way, demolition of single storey existing buildings on 17-19 Oval Way, and the erection of a 3-4 storey extension to west of existing building facing 17-19 Oval Way for B1 and auxiliary facilities. Addition of 2 storey addition to northern corner of existing building. (<b>Granted 29/05/2013</b> – completed 20/01/2016)</p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>Parcel 4: The anticipated decommissioning of the gas holders presents an opportunity for redevelopment of this site, potentially for mixed use development including new business space and new housing. Planning consent has been granted for a mixed use scheme, which requires de-designation of this parcel of land from the KIBA. The consented development recognises and responds to the site's industrial heritage, and the significance of the listed gas holder and addresses all other policy requirements.</p> <p>Parcel 5: This is a D1 gallery use, which is not normally appropriate in a KIBA. This site is bounded by the gasworks site (parcel 4) so is also recommended for de-designation.</p>

	<p>Parcel 8: This parcel is considered appropriate for industrial intensification and co-location with other uses including residential, so long as the criteria in Draft London Plan policy E7 sections C and E are adequately addressed. This potential arises from the significant changes in the surrounding area already anticipated through the proposed redevelopment of the Oval gasworks and associated proposed KIBA de-designation of that site; and the proposed de-designation of adjacent parcel 9 (see below).</p> <p>Parcel 9: these buildings include existing residential uses and have limited potential for additional industrial use, given the constraints of their listed status and location within a conservation area.</p>
<b>Recommendation at October 2017</b>	Partial de-designation of KIBA (parcels 4, 5 and 9).
<b>Recommendation at October 2018</b>	Continue to de-designation parcels 4, 5 and 9 and also de-designate parcel 1 (301-303 Kennington Lane). Designate parcel 8 as an area that has potential for industrial intensification and co-location under Draft London Plan policy E7.
<b>Recommendations at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	<p>Parcel 1: To enable mixed use redevelopment</p> <p>Parcel 4: To enable redevelopment of the Oval Gasworks site (following de-commissioning of the gasholders) for mixed use, including new business space and new housing.</p> <p>Parcel 5: To remove non-KIBA compliant D1 use at 155 Vauxhall Street.</p> <p>Parcel 8: To allow for potential industrial intensification and co-location with residential and/or social infrastructure (under Draft London Plan policy E7 sections C and E)</p> <p>Parcel 9: To remove the listed terrace along Kennington Lane: these buildings include existing residential uses and have limited potential for additional industrial uses, given the constraints of their listed status and location within a conservation area.</p>

Map of proposed changes to Montford Place KIBA



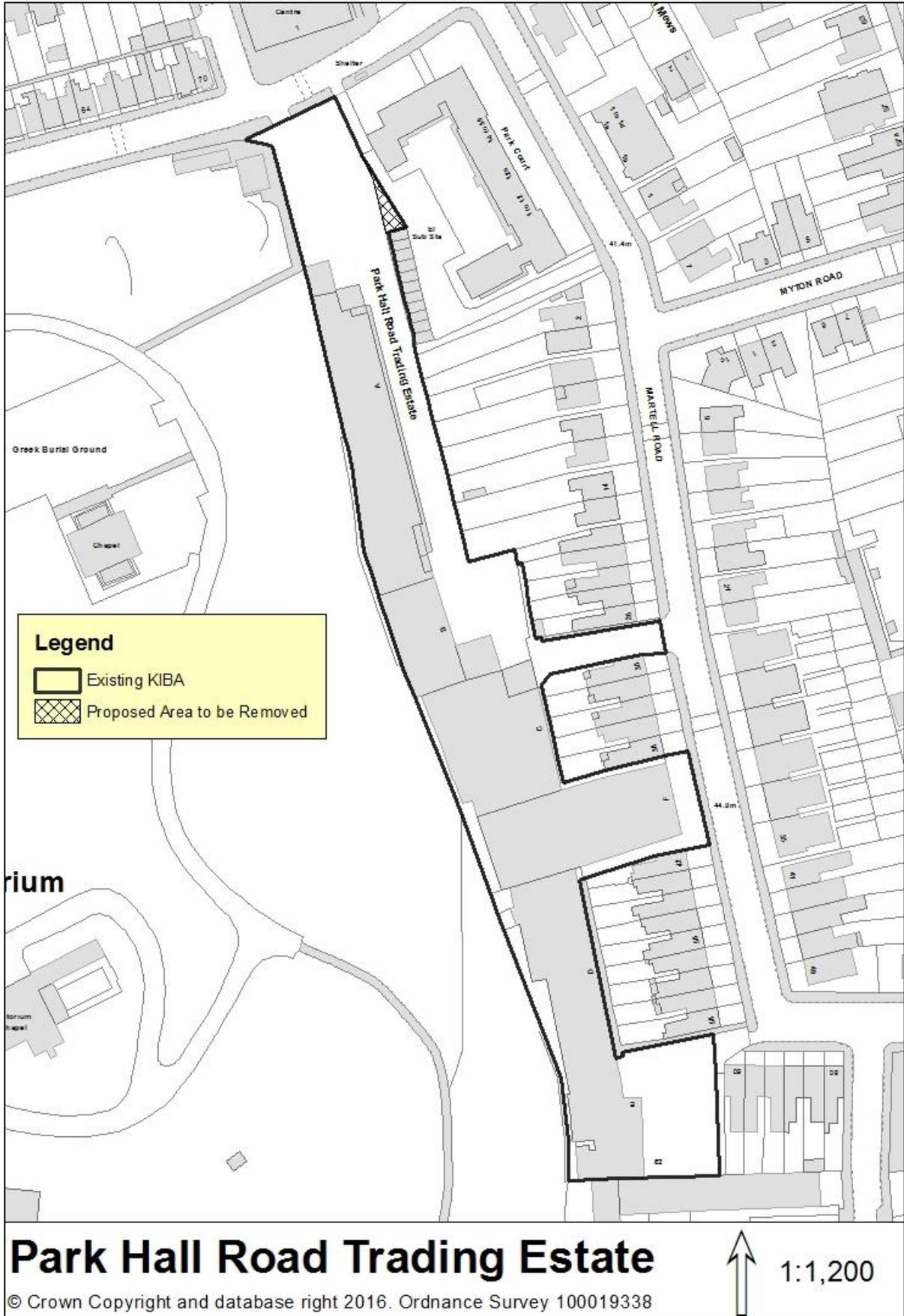
### 2.18 Park Hall Road Trading Estate



<b>Name</b>	Park Hall Road Trading Estate, SE21 8EN, SE21 8DE	
<b>Area in hectares</b>	0.9	
<b>Description of the KIBA</b>	The KIBA is one parcel of land comprising 6 different buildings predominately in B1 uses managed by Workspace Group Plc. VOA data recorded 132 businesses paying business rates including companies such as Avalon Bars and Events, The Empathy Museum and The Agency of Design. VOA data record six vacancies within the 151 units.	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. MDO 49 was established over a parcel at the southern edge of the KIBA, adjoining the Depot (and surrounding area outside of the KIBA).</p> <p><i><u>MDO 49 – Vale Street Depot (including land formerly in depot use) Area: 1.0Ha</u></i>  <i>MDO to be considered comprehensively, retaining a civic amenity/recycling facility. The site is also identified as an Affordable Housing Priority site with appropriate community and recreational uses. Support for zero energy development.</i></p> <p>MDO 49 was removed in the Core Strategy 2011.</p> <p>In the Local Plan 2015 the boundary of the KIBA was adjusted to remove buildings at the north end of Vale Street Depot that are not in the Park Hall Trading Estate (the southernmost part of the KIBA).</p>	
<b>Location and surrounding land uses</b>	To the west of the KIBA lies West Norwood Cemetery and Crematorium, a designated Site of Borough Importance for Nature Conservation. The KIBA runs parallel to Martell Road to the east. Other adjacent land uses include residential to the east. To the south is a reuse and recycling centre, which is a safeguarded waste site.	
<b>Access</b>	<p>The KIBA is served by two vehicle and pedestrian entrances, to the North, on Park Hall Road, and to the South on Martell Road. The nearest designated London Distributor Road (Norwood High Street) is approximately 400m away.</p> <p>There is an existing cycle route along Rosendale Road to the east of the KIBA and a potential cycle route along Park Hall Road which provides access to the KIBA.</p> <p>TFL Road network - No  London Distributor Road - No</p>	
<b>PTAL</b>	Park Hall Road Entrance: 4 - Good Martell Road: 1b - Very Poor	
<b>Planning policy designation</b>	Heritage assets	Yes – part of the KIBA, to the north, fronting Park Hall Road is located within the West Norwood conservation area. There is one locally listed building towards the south of the KIBA (40 Martell Street).
	Tree Protection Orders	No
	Flood affected	No
	Protected Vistas	Local views – Norwood Park
	Site allocations	No
	Safeguarded waste site in KIBA	No
	Opportunity area	No
	Central Activities Zone	No
	Thames Policy Area	No
SINC's	No	

	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Private – Workspace Group Plc.			
<b>Quantity and proportion of B-class floorspace. Which B use classes?*</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	11,067	10,964	99
	2016	11,067	10,964	99
	2019	11,067	10,964	99
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	86	1	
	2010	90	7	
	2012	106	7	
	2016	141	18	
	2019	152	6	
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	<p>1948: The erection of the site of no. 2 Park Hall Road of a concrete canteen and welfare building and alterations to and use of the existing air raid shelters as store, boiler house, vegetable preparation room and garages. <b>(Granted)</b></p> <p>1966: Telephone Manufacturing company Hollingsworth Works Martell Road, erection of a two storey extension and rearrangement of the traffic circulatory system including 28 car parking places. <b>(Granted)</b></p> <p>1979: Reconstruction of front elevation of building E in Park Hall Trading Estate. <b>(Granted)</b></p>			
<b>Prior Approval status</b>	N/A			
<b>B1a – C3 Article 4 Area</b>	Yes, entire KIBA			
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	The KIBA provides a significant number of business units in B1 use, with a low level of vacancy. The scope for industrial intensification may be limited by constraints associated with neighbouring heritage assets.			
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. A slight alteration to the KIBA boundary along the north east edge is recommended to follow the boundary of the trading estate.			
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. A slight alteration to the KIBA boundary along the north east edge is recommended to follow the boundary of the trading estate.			
<b>Recommendation at December 2019</b>	As proposed in October 2018.			
<b>Reason for proposed change to KIBA</b>	Slight de-designation to remove area from KIBA and ensure the KIBA boundary follows the boundary of the trading estate.			

Map of proposed changes to Park Hall Road Trading Estate KIBA



### 2.19 Shakespeare Road Business Centre

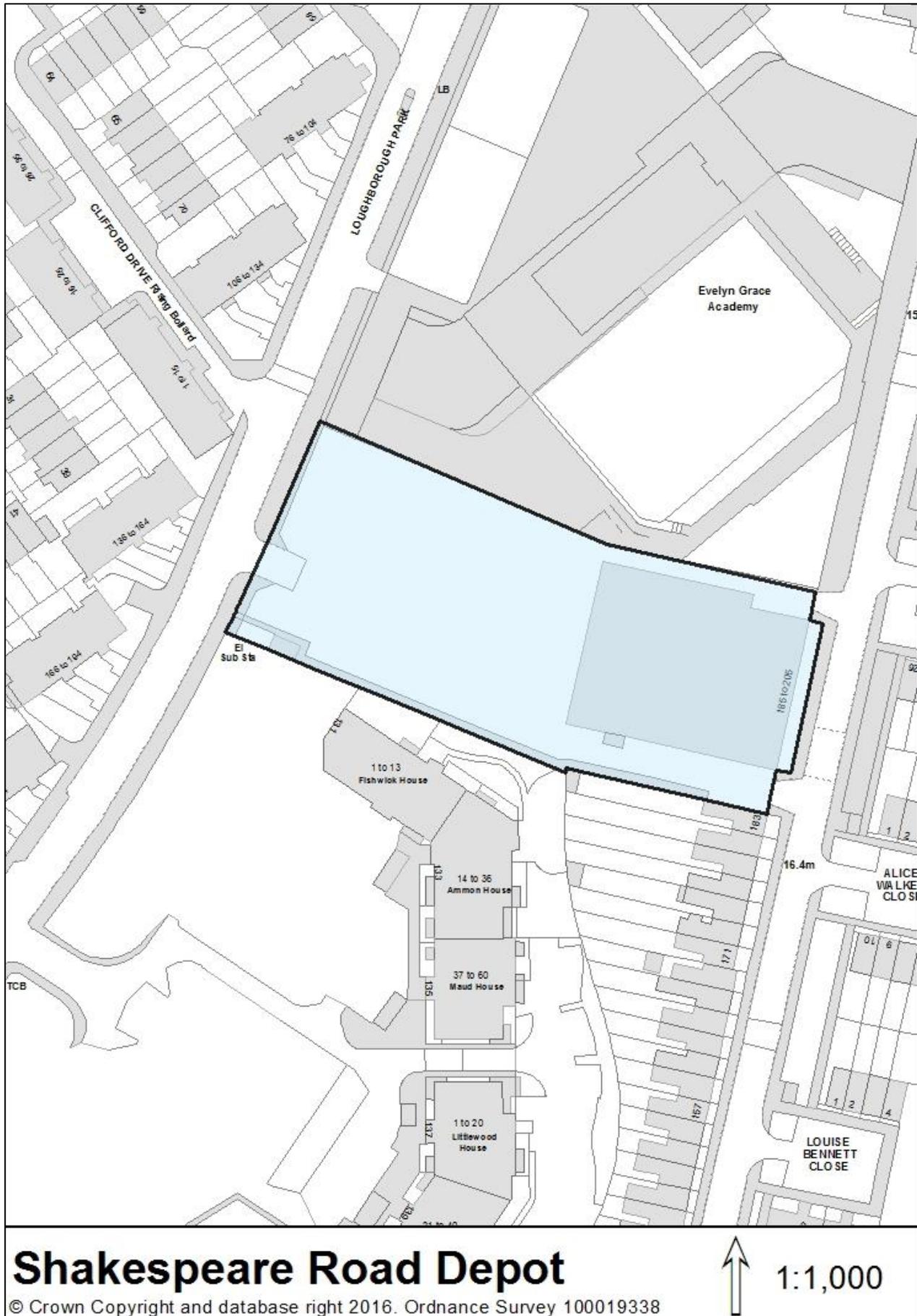


<b>Name</b>	Shakespeare Road Business Centre, SW9 8RR, SE24 0QQ, SE24 0HJ
<b>Area in hectares</b>	0.28
<b>Description of the KIBA</b>	<p>This KIBA is predominantly in B1 use and contains 76 units. VOA data recorded that nine of these were vacant. VOA recorded 53 different business within the KIBA.</p> <p>Two parcels of land that make up the KIBA:</p> <ol style="list-style-type: none"> <li>1. 26-28 Hinton Road - Mayflower Garage, a car repair business.</li> <li>2. 245 Coldharbour Lane (Shakespeare Road Business Centre) – is a converted three-storey Victorian warehouse. The East Wing and West Wing surround a small external courtyard. These contain 75 commercial units. Businesses in occupation include Lionheart in the Community (a nonprofit organisation) and Bizspace Ltd.</li> </ol>
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. This KIBA was carried forward in the Core Strategy 2011 though the boundary was amended to remove residential properties located at: 86, 88, 90, 92, 94, 96, 98, 100, and 102 Shakespeare Road.</p> <p>No changes were made in the Local Plan 2015.</p>
<b>Location and surrounding land uses</b>	<p><u>Parcel 1 - 26-28 Hinton Road</u> This site is located in between two railway lines. The rear boundary is the Shakespeare Road Business Centre, and is bounded on all other sides by the elevated railway. There are no other neighbouring uses.</p> <p><u>Parcel 2 - 245 Coldharbour Lane</u> The Shakespeare Road Business Centre is located to the south of Loughborough Junction. It is tightly bounded by Coldharbour Lane to the west and Shakespeare Road to the south. Two heavy rail lines pass the site to the north (Brixton to Denmark Hill line) and east (Loughborough Junction to Herne Hill line).</p> <p>Adjacent land uses are residential properties to the south. The Loughborough Junction local centre lies to the north. Further local retail and employment uses are found to the east and west.</p> <p>The eastern side of the KIBA abuts a parcel of vacant land that is not within the KIBA. This parcel extends north up along the railway line. Network Rail own this land.</p> <p>There are two safeguarded waste sites in close proximity to the KIBA on both sides of Belinda Road.</p>
<b>Access</b>	<p>Access to Parcel 1 is off Hinton Road.</p> <p>Road access to the KIBA parcel 2 is off Shakespeare Road, a local distributor road, with Coldharbour Lane, a London Distributor Road about 100m away. The nearest TfL Road Network is at least 1km away. Parcel 1 is accessed directly off Hinton Road.</p> <p>The surrounding roads of Shakespeare Road, Hinton Road and Coldharbour Lane are all potential cycle routes.</p> <p>TfL Road network - No London Distributor Road - Yes, Coldharbour Lane.</p>
<b>PTAL</b>	<p>Shakespeare Road: 5 - Very Good Hinton Road: 3 - Moderate</p>

<b>Planning policy designation</b>	Heritage assets	Yes – 245 Coldharbour Lane is a locally listed building		
	Tree Protection Orders	No		
	Flood affected	No		
	Protected Vistas	Local view: Norwood Park, Brixton Panoramic		
	Site allocations	No		
	Safeguarded waste site in KIBA	No		
	Opportunity area	No		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINC's	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Bizspace and private landowners.			
<b>Quantity and proportion of B-class floorspace</b>	<b>Year</b>	<b>Commercial FS (m<sup>2</sup>)</b>	<b>B-class FS (m<sup>2</sup>)</b>	<b>% B-class</b>
	2012	3,272	3,272	100
	2016	3,272	3,272	100
	2019	3,272	3,272	100
	<b>History of premises and occupation</b>	<b>Year</b>	<b>Total no. of units</b>	<b>No. of vacant units</b>
	2008	74	0	
	2010	77	0	
	2012	76	12	
	2016	75	9	
	2019	76	9	
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	<p>1968: Use of 26 Hinton Road as a warehouse with ancillary offices and workshop (Assumption this is the Mayfair garages which is 26-28 Hinton Road). <b>(Granted)</b></p> <p><u>245 Coldharbour Lane</u></p> <p>84/01471/PLANAP: 245 Coldharbour Lane: Change of use of part of the first floor and the gallery level above at Coldharbour Works from industry to studio/offices and conference room. <b>(Granted 28/09/1984)</b></p> <p>91/0292/PLANAP: Unit 13, Shakespeare Business Centre 245A Coldharbour Lane: Continuation of use of unit 13 on the second floor as a radio controlled mini cab service for women. <b>(Granted 15/07/1991)</b></p> <p>02/03230/FUL: 245 Coldharbour Lane: Change of use of first floor and ground floors from existing B1 (office) to D1 (Counselling services). <b>(Granted 14/02/2003)</b></p> <p>12/01727/FUL: Shakespeare Business Centre 245A Coldharbour Lane: Change of use of unit M6 from B1 to sui generis. <b>(Granted 29/06/2012 – Lapsed 29/06/2015)</b></p>			
<b>Prior Approval status</b>	N/A			
<b>B1a – C3 Article 4 Area</b>	Yes, partial inclusion (Land Parcel 2)			

<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	This KIBA continues to provide business space for small businesses, with a low level of vacancy.  There may be scope to expand the KIBA area to the south east. There may be some scope for industrial intensification of parcel 1.
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form with no boundary changes.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form with no boundary changes.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.20 Shakespeare Road Depot

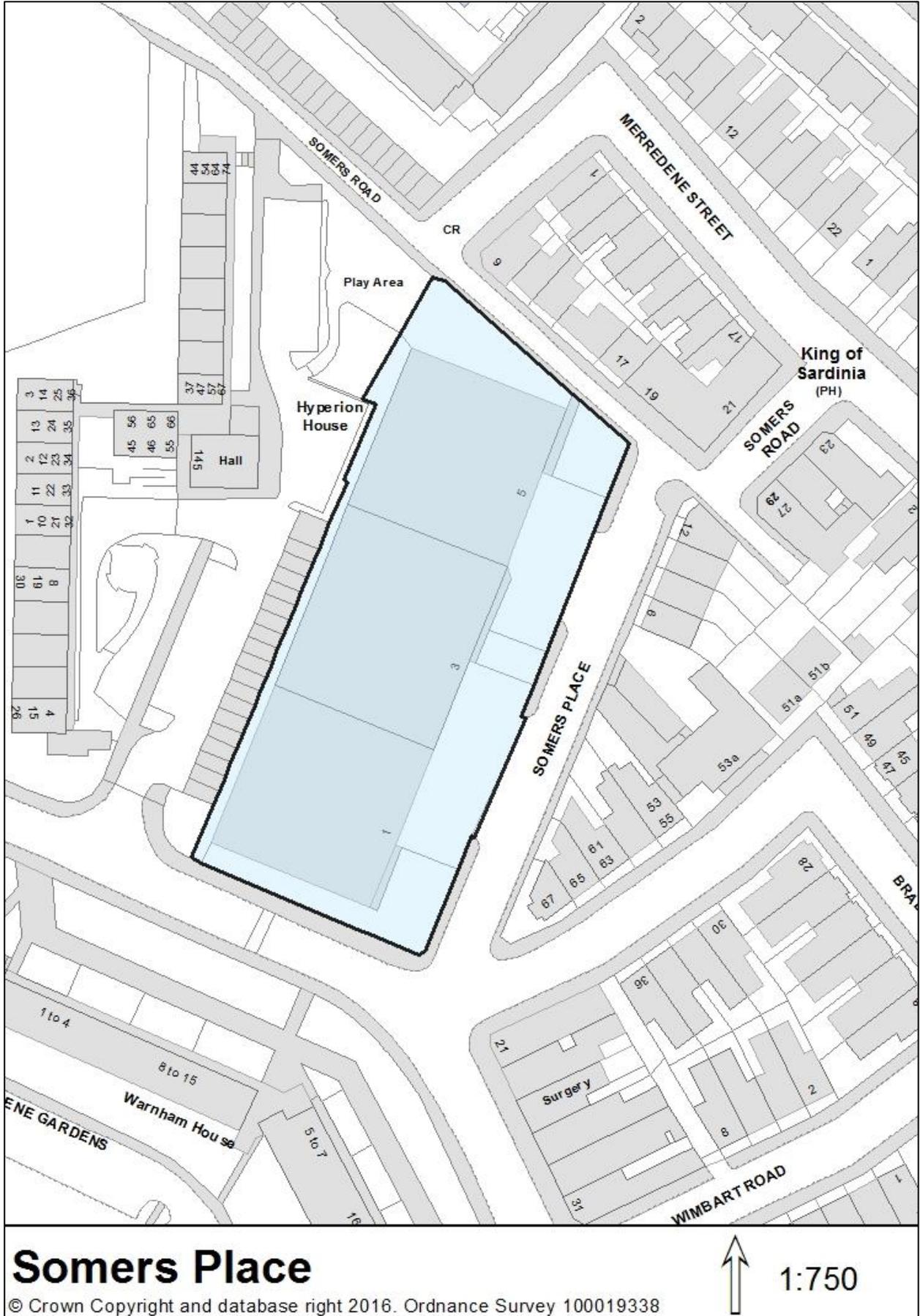


<b>Name</b>	Shakespeare Road Depot, 185-205 Shakespeare Road, SE24 0PZ																		
<b>Area in hectares</b>	0.59																		
<b>Description of the KIBA</b>	The KIBA comprises a range of buildings and land that are used by the council and its waste contractor Veolia Environmental Services. No waste management or transfer takes place on the site. Instead the site is in operational use for the Veolia waste fleet, used for vehicle servicing, repairs, storage and associated uses, therefore it is in <i>sui generis</i> use.																		
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007.</p> <p>In the Core Strategy 2011, the KIBA boundary was amended to remove the majority of the KIBA designation including residential areas and the new Evelyn Grace Academy secondary school, located at 257-263 Shakespeare Road.</p> <p>No further changes were made in the Local Plan 2015.</p>																		
<b>Location and surrounding land uses</b>	<p>The KIBA is bound by Shakespeare Road to the east and Loughborough Park Road to the west. A heavy rail line runs further to the east of the KIBA. There is a safeguarded waste site (Shakespeare Wharf) within 200m to the south of the KIBA.</p> <p>Adjacent land use is predominately residential to the south, with a row of two storey terraced houses, and a school (Evelyn Grace Academy) on the adjoining northern boundary. Opposite the Shakespeare Road entrance is an estate of two storey houses, but these do not face the site and are separated from Shakespeare Road by foliage and fencing.</p>																		
<b>Access</b>	<p>Access to the KIBA is via a single entrance off Shakespeare Road which is classified as a Local Distributor Road and Loughborough Park.</p> <p>Shakespeare Road is a potential cycle route.</p> <p>TFL Road network - No London Distributor Road - No</p>																		
<b>PTAL</b>	4 - Good																		
<b>Planning policy designation</b>	Heritage assets	No																	
	Tree Protection Orders	No																	
	Flood affected	No																	
	Protected Views	Local views: Norwood Park, Brixton Panoramic																	
	Site allocations	No																	
	Safeguarded waste site in KIBA	No																	
	Opportunity area	No																	
	Central Activities Zone	No																	
	Thames Policy Area	No																	
	SINC's	No																	
	Metropolitan Open Land	No																	
Town Centre	No																		
<b>Summary of land ownership</b>	Lambeth Council.																		
<b>Quantity and proportion of B-class floorspace.</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>5,698</td> <td>0</td> <td>0</td> </tr> <tr> <td>2016</td> <td>5,698</td> <td>0</td> <td>0</td> </tr> <tr> <td>2019</td> <td>5,698</td> <td>0</td> <td>0</td> </tr> </tbody> </table>			Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	5,698	0	0	2016	5,698	0	0	2019	5,698	0	0
	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class															
	2012	5,698	0	0															
	2016	5,698	0	0															
2019	5,698	0	0																

	There is no B-class floor space in this KIBA - all of the floorspace is in <i>sui generis</i> use.		
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units
	2008	4	0
	2010	4	0
	2012	1	0
	2016	1	0
	No VOA data available for 2016 and 2019. The premises remain fully occupied.		
<b>Long-term vacancy</b>	N/A		
<b>Planning history</b>	<p><u>185-205 Shakespeare Road</u></p> <p>98/00286/FUL: 185-205 Shakespeare Road - The change of use of the existing BT depot to a depot for vehicles, ancillary offices, canteen, maintenance, workshops, light vehicle storage, vehicle wash facilities, etc. solely in association with the provision. (<b>Granted 30/04/1998</b>)</p> <p>06/03621/RG3: 185-205 Shakespeare Road - Partial redevelopment of the site including continued use as a council vehicle depot for a temporary period of three years, extension of depot onto grass verge fronting Loughborough Park, demolition of existing buildings at rear, external and internal alterations to council offices at ground floor level, and provision of parking spaces for 44 refuse collection vehicles and 16 parking spaces for other vehicles, new vehicle entrance for exit to Loughborough Park, together with boundary and landscaping treatments. (<b>Granted 11/10/2007</b> – completed 12/10/2007)</p> <p>09/01367/LDCE: 185-205 Shakespeare Road - Application for a Certificate of Lawful Development (Existing) with respect to continued use of property as a depot. (<b>Granted 04/08/2009</b>)</p> <p>11/03579/RG4: 185-205 Shakespeare Road - Continued use of the site as a depot for the storage/servicing of vehicles and waste management operations; alterations to the boundary fence; creation of additional hardstanding (parking) and alterations to lighting, fencing and gates to facilitate security improvements. (<b>Granted 26/04/2012</b>)</p> <p>14/04744/RG3: 185-205 Shakespeare Road - Continued use of the site for the storage of vehicles and waste management operations for an indefinite period; partial demolition of the single storey building and alterations to the existing buildings; new plant and machinery and solar panels to the roof and formation of new hardstanding to accommodate 33 car parking spaces. (<b>Granted 05/12/2014</b>)</p>		
<b>Prior Approval status</b>	N/A		
<b>B1a – C3 Article 4 Area</b>	No		
<b>Potential to meet future demand for industrial floorspace and for</b>	<p>This KIBA continues to meet an operational need.</p> <p>The configuration of the existing KIBA does not provide scope for the expansion of this KIBA area given the neighbouring school. However</p>		

<b>industrial intensification</b>	there may be scope for intensification of industrial capacity, subject to maintaining the current operational use.
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No boundary alteration recommended.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No boundary alteration recommended.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

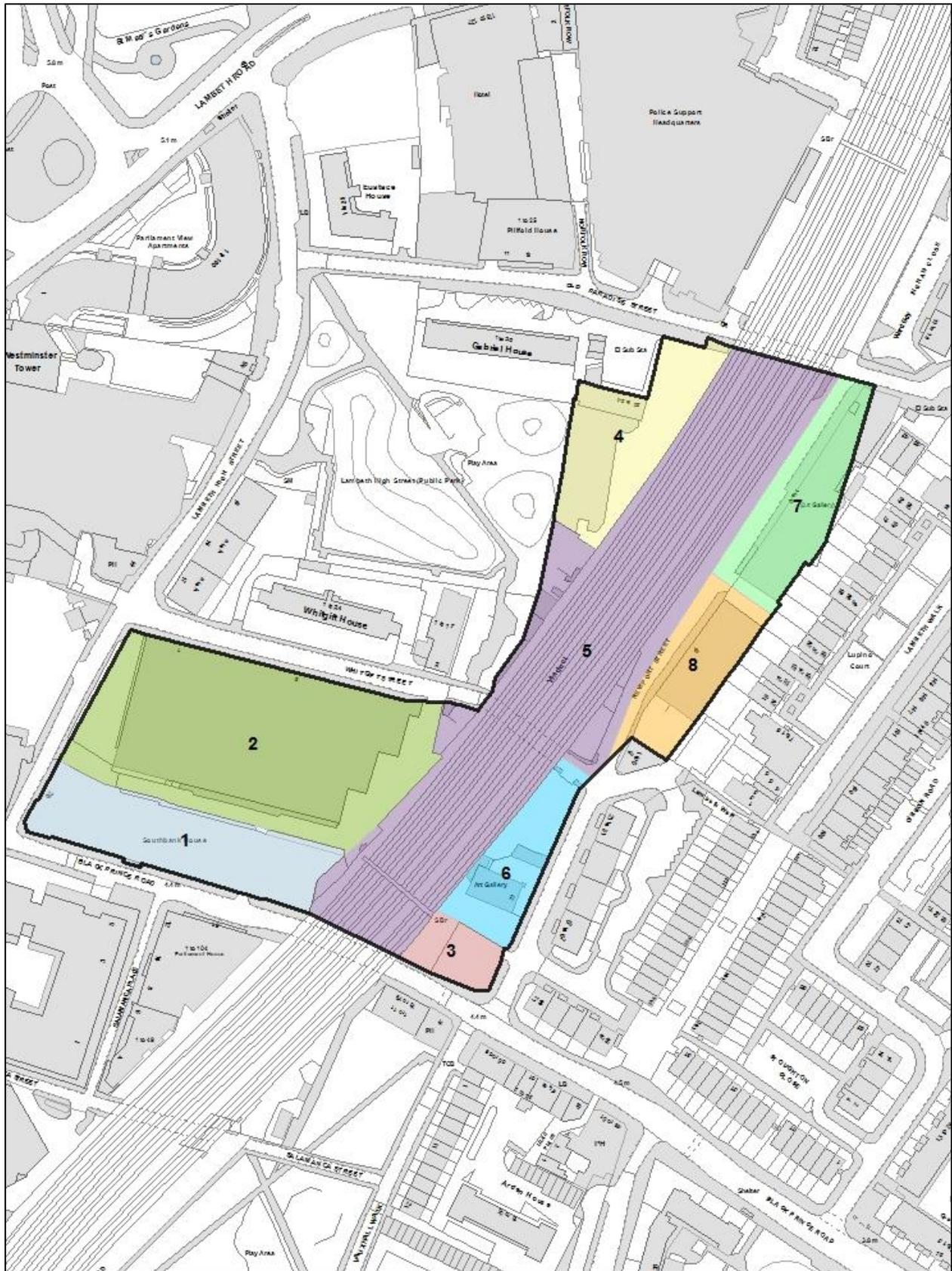
### 2.21 Somers Place



<b>Name</b>	Somers Place, SW2 2AL			
<b>Area in hectares</b>	0.39			
<b>Description of the KIBA</b>	The KIBA contains three light industrial units in B1c and B8 use. The three businesses found in the KIBA are Equip Event Services, Flokk Ltd and Capital Industrial Properties. It benefits from a planning permission to change use to storage and supply of building products.			
<b>History of the KIBA</b>	The KIBA was first designated in the UDP 2007. It has been carried through in all subsequent development plans.			
<b>Location and surrounding land uses</b>	The KIBA is situated to the south of Brixton, in close proximity to Brixton Hill. It is surrounded by residential uses with a handful of commercial units to the south east on Upper Tulse Hill within the Upper Tulse Hill/Brading Road local town centre. The Rush Common & Brixton Hill conservation area lies directly to the north.			
<b>Access</b>	Somers Place is accessed off of Somers Road, which is accessed from Brixton Hill, a London Distributor Road (A23). Access is suitable for large vehicles.  There are no existing cycle routes near the KIBA. There is a potential cycle route along Brixton Hill.  TFL Road network - No London Distributor Road - No			
<b>PTAL</b>	4 - Good			
<b>Planning policy designation</b>	Heritage assets	No		
	Tree Protection Orders	No		
	Flood affected	No		
	Protected Views	No		
	Site allocations	No		
	Safeguarded waste site in KIBA	No		
	Opportunity area	No		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINC's	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Private			
<b>Quantity and proportion of B-class floorspace</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	2,478	2,478	100
	2016	2,478	2,478	100
	2019	2,478	2,478	100
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	3	0	
	2010	3	0	
	2012	3	0	
	2016	3	0	
2019	3	1		
<b>Long-term vacancy</b>	N/A			

<b>Planning history</b>	<p>1975: Redevelopment of the sites 3-5 Somers Place, 11-19 Upper Tulse Hill and 2-12 Somers Road - Erection of 3 factory units for light industrial purposes. <b>(Granted)</b></p> <p>91/00326/11695: Unit A 1 Somers Place - Change of use from light industrial to light industrial and storage and distribution. <b>(Granted 08/01/1992)</b></p> <p>17/03272/FUL: 1, 3 And 5 Somers Place - Change of use from B1/B2/B8 to B8 for use as a trade only building supplies warehouse with external alterations and refurbishment including amended access and parking arrangements, alterations to elevations and increased ridge and eaves height to northern section of building. <b>(Granted 31/08/2017 – unimplemented June 2019)</b></p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	The KIBA continues to have a low level of vacancy and to meet the needs of local businesses. There may be some scope for intensification of industrial capacity.
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration to the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration to the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.22 Southbank House and Newport Street



## Southbank House and Newport Street

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1:1,600

<b>Name</b>	Southbank House and Newport Street, SE11 6AT, SE11 6AQ, SE11 6AY, SE11 6AJ, SE11 6AX, SE1 7SJ
<b>Area in hectares</b>	2.36
<b>Description of the KIBA</b>	<p>This is one of the largest KIBAs in the borough. VOA data recorded 166 units in this KIBA, 20 of which were vacant, and 117 businesses in occupation paying business rates. The KIBA is made up of eight distinct parcels of land:</p> <ol style="list-style-type: none"> <li>1. Southbank House - Directly accessed from Black Prince Road, this building is owned and managed by Workspace Group Plc. 107 different businesses occupy 150 units including United World Schools and European Leadership Network.</li> <li>2. Part of the former Fire Brigade Headquarters located on Lambeth High Street.</li> <li>3. Vacant parcel of land owned by Fire Brigade, accessed from Newport Street.</li> <li>4. Light industrial units and Costa Coffee roasting facility, accessed from Old Paradise Street.</li> <li>5. Railway arches along Newport Street – These are owned by Network Rail. Tenants include the Arch Company and Pimlico Plumbers.</li> <li>6. 22 Newport Street - Beaconsfield Gallery (Exhibition Space and Art Gallery, including café and car park). The upper floors are vacant. Owned by Network Rail.</li> <li>7. 1-9 Newport Street - 1-7 comprises The Newport Street Gallery and No. 9 consist of offices associated with the gallery. Owned by Damien Hirst.</li> <li>8. 15 Newport Street – Two storey red brick building housing Spiralis (Commercial Interior Design) and Promotion Hire (Professional filming equipment hire). Private ownership.</li> </ol>
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. MDO 4 was located over part of the KIBA, to the west of the railway line.</p> <p><u>MDO 4 – London Fire Brigade Headquarters, 8 Albert Embankment - Area: 1 Ha.</u></p> <p><i>Site likely to become vacant. Retention of grade II listed original frontage building and house-drying tower in Albert Embankment Conservation Area. The brigade workshops building to the east of Lambeth High Street makes a neutral contribution to the character of the conservation area. Redevelopment of the 1970s control room to rear is encouraged. Wider use of pier. Re-creation of Lambeth High Street as a street with active frontage uses.</i></p> <p>In the Core Strategy 2011 both the KIBA and MDO 4 boundaries remained the same.</p> <p>There was no change to the KIBA in the Local Plan 2015 but MDO 4 was replaced by Site Allocation 10, which covers part of the KIBA and also includes the London Fire Brigade HQ at 8 Albert Embankment. The preferred use was for: <i>Retention/provision of an operational fire station. Mix of uses including residential and employment. Exceptionally, configuration of the site to include some residential within the KIBA boundary may be considered, if it can be demonstrated that this is necessary to achieve an acceptable scheme in all other respects. The</i></p>

	<i>amount of replacement employment should be maximised and should include space for small and medium enterprises.</i>			
<b>Location and surrounding land uses</b>	The KIBA is situated close to Albert Embankment in the north of the borough. The London Fire Brigade HQ lies adjacent to the KIBA at 8 Albert Embankment. The majority of the KIBA is within the Albert Embankment conservation area. Adjacent land use is predominately residential to the east, with open space to the north of Whitgift Street. Black Prince Road local centre lies to the south.			
<b>Access</b>	Access to the KIBA is from Albert Embankment (part of TfL Road Network) via Black Prince Road. Alternatively the KIBA can be accessed from the north via Lambeth High Street.  Black Prince Road, Newport Street and Old Paradise Street which border the KIBA are existing/confirmed cycle routes. There are proposed new cycle routes along nearby Albert Embankment, Lambeth Walk and Juxon Street.  TFL Road network - No London Distributor Road - No			
<b>PTAL</b>	Newport Street: 2 - Poor Old Paradise Street: 3 - Moderate Damien Hirst: 4 - Good Black Prince Road: 6a - Excellent			
<b>Planning policy designation</b>	Heritage assets	Yes - two Grade II listed buildings within KIBA (Southbank House and 1-7 Newport Street). KIBA partly within Albert Embankment conservation area and within the North Lambeth archaeological priority area.		
	Tree Protection Orders	No		
	Flood affected	Yes - zone 3		
	Protected Vistas	Yes - Protected Vista Parliament Hill summit to Palace of Westminster, Protected Vista Parliament Square to Palace of Westminster, Protected Vista Parliament Hill Oak Tree to Palace of Westminster, Protected Vista Primrose Hill to Palace of Westminster Local view – Norwood Park, Brixton Panoramic, Millbank		
	Site Allocation	Yes - partly within Site Allocation 10		
	Safeguarded waste site in KIBA	No		
	Opportunity area	Yes - Vauxhall, Nine Elms and Battersea Opportunity Area.		
	Central Activities Zone	Yes - partially, west of the railway line.		
	Thames Policy Area	Yes		
	SINC's	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Mixed – includes London Fire Brigade/Emergency Planning Authority, Network Rail, Workspace Group Plc.			
<b>Quantity and proportion of B-class floorspace</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	28,052	24,732	88
	2016	28,052	24,732	88

	2019	28,052	24,732	88
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	18	1	
	2010	19	3	
	2012	22	8	
	2016	167	41	
	2019	164	20	
	The increase in units in 2016 can be explained by the fact that the 150 units in Southbank House were not previously recorded.			
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	<p><u>Black Prince Road</u></p> <p>89/00372/PLANAP: Railway Arches nos. 125/128 Black Prince Road - Change of use from mixed offices/workshops/retail and car parking to use as studio/offices (Class B1 light industry/workshop and retail) including car showroom. (<b>Granted 05/03/1990</b>)</p> <p>03/01614/LDCE: Southbank House, Black Prince Road - CoL (existing) for use of unit 135 as an office within use class (B1) for a chauffeur and minicab service with no customer visiting the site and no vehicles associated with the business or parking or drop off. (<b>Granted 21/08/2003</b>)</p> <p>04/03565/LB: Southbank House, Black Prince Road - Alterations, repairs and refurbishment of the external fabric and roofs of listed building, including the installation of ventilators to 1st floor rear elevation, and internal refurbishment and alterations at ground floor, 1st floor, 2nd floor, 4th floor and 5th floor to create individual offices, refurbishment of WC's, along with associate (<b>Granted 04/03/2005</b>)</p> <p><u>1-7 Newport Street</u></p> <p>90/01265/PLANAP: 1-7 Newport Street - Partial redevelopment and extension to provide 2250m<sup>2</sup> of B1 (business) floorspace. (<b>Granted 27/01/1992</b>)</p> <p>97/00965/FUL: 1-7 Newport Street - Renewal of previous planning permission 90/1265 for partial redevelopment and extension to provide 2250 of B1 floorspace. (<b>Granted 18/09/1997</b>)</p> <p>98/00875/FUL: 1-7 Newport Street - Change of use and conversion of No.7 Newport Street to 8 residential flats together with the addition of 2 new internal floors, new windows to front and rear and new roof lights. (<b>Refused 05/08/1999</b> – would result in the loss of employment)</p> <p>03/02233/FUL: 1-7 Newport Street - Partial demolition of buildings for creation of basement storage, erection of new building to create an artist's studio (class B1) with ancillary residential accommodation. (<b>Granted 14/04/2004</b>)</p>			

	<p>05/01367/FUL: 1-7 Newport Street - Demolition of existing building (No 1 Newport Street) and erection of 3 storey building plus basement, together with refurbishment of No 3- 7 Newport street with internal and external works including installation of roof lights, an enclosed rear fire escape, a bridge at upper floor level (to connect No 7 and 3 Newport Street) and associated alterations to provide a private art gallery with ancillary offices and restaurant (Class A3) facilities. (<b>Granted 18/07/2006</b>)</p> <p><u>9 Newport Street</u></p> <p>01/01861/FUL: 9 Newport Street - Change of use of existing industrial premises for use as a gallery (with associated storage facilities) one live/work unit and 1 self contained flat. (<b>Granted 15/11/2002</b>)</p> <p>10/02534/FUL: 9 Newport Street - Demolition of existing building and redevelopment of the site with the erection of a four storey building to provide retail unit (Use Class A1) at ground floor level and offices (Use Class B1) on the upper floors. (<b>Granted 05/10/2010</b>)</p> <p><u>15 Newport Street</u></p> <p>97/00083/FUL: 15 Newport Street - Extension to provide additional industrial floorspace at ground level. (<b>Granted 08/04/1997</b>)</p> <p><u>Other addresses on Newport Street</u></p> <p>93/01477/PLANAP: Railway Arches 130-138, The Ragged School and Land Newport Street - Change of use from general industrial (B2) to Assembly and Leisure use (D2) (<b>Refused 25/02/1994</b>; contrary to policy resisting loss of industrial buildings still suitable for such use)</p> <p>94/01614/PLANAP: The Ragged School, Newport Street (now Beaconsfield Art Gallery) - Change of use from Storage to an arts centre. (<b>Granted 04/04/1995</b>)</p> <p>01/00319/FUL: Arch 134 Newport Street - Use of Arch in association with the adjoining former Ragged School arts centre as exhibition space. (<b>Granted 23/05/2001</b>)</p> <p><u>Old Paradise Street</u></p> <p>86/01203/PLANAP: 28 Old Paradise Street (previous Costa Coffee address) - Erection of a 2 storey industrial building. (<b>Granted 22/09/1986</b>)</p> <p>12/03015/FUL: 30-34 Old Paradise Street - The erection of a two-storey infill extension at ground and first floor levels to create a new entrance and enlarge the 'roastery building', alongside the erection of a new metal clad coffee roasting hopper including associated chimneys and a feeder pipe as well as the replacement of existing security fencing. (<b>Granted 05/10/2012</b>)</p>
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	<p><u>8 Albert Embankment &amp; land to rear bounded by Lambeth High Street, Whitgift Street, The Railway Viaduct, Southbank House together with land at the corner of Black Prince Road and Newport Street</u></p> <p>19/01304/FUL: Phased mixed use development including up to 443 residential units and comprising: part redevelopment and restoration, conversion and extension of former Fire Brigade Headquarters building and demolition of the existing extension and re-provision of obelisk to provide a new fire station (Sui Generis), a new London Fire Brigade museum (Class D1), residential units (Class C3), a ten storey hotel (Class C1) with up to 200 bedrooms and a flexible retail/lobby space (Classes A1/A2/A3/A4/C1), and a rooftop restaurant with ancillary bar (Class A3); demolition and redevelopment of the central workshop building to provide buildings of up to twenty-six storeys plus basements, comprising business floorspace (Use Class B1), a gym (Class D2), retail units (Classes A1/A2/A3/A4) and residential units (Class C3); development of land to the rear to provide a eleven storey building plus basement, comprising a flexible commercial unit (Classes A1/A2/A3/A4/D1/D2/B1) and residential units (Class C3); all together with associated areas of new public realm, hard and soft landscaping, basement and surface parking, servicing, means of access and plant and equipment. This application is a DEPARTURE APPLICATION: The proposed development is a departure from site allocation "Site 10 - 8 Albert Embankment and land to the rear bounded by Lambeth High Street, Whitgift Street, the railway viaduct and Southbank House SE1" of the Lambeth Local Plan (2015). <b>(Granted 03/12/2019 - subject to S106)</b></p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	Partial inclusion (Land Parcel 1)
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>Parcels 2 and 3 fall within site allocation 10 in the Lambeth local plan 2015. This is land owned by The London Fire and Emergency planning authority. The site allocation also includes other non-KIBA land in the same ownership. The preferred use of site 10 as set out in the policy is "Retention/provision of an operational fire station. Mix of uses including residential and employment. Exceptionally, configuration of the site to include some residential within the KIBA boundary may be considered, if it can be demonstrated that this is necessary to achieve an acceptable scheme in all other respects. The amount of replacement employment should be maximised and should include space for small and medium enterprises."</p> <p>Parcels 2 and 3 now have planning permission for mixed use redevelopment subject to S106.</p> <p>Parcel 1 is owned and managed by Workspace Group Plc and provides small business space to a range of businesses with very low levels of vacancy. It has no scope for intensification given its listed status.</p> <p>Parcels 4 and 6 have some scope for industrial intensification.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alterations to the KIBA boundary.

<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alterations to the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.23 Stannary Street



<b>Name</b>	Stannary Street, SE11 4PT, SE11 4AG, SE11 4AE, SE11 4AA, SE11 4AB, SE11 4BT
<b>Area in hectares</b>	1.35
<b>Description of the KIBA</b>	<p>The KIBA is made up of numerous different land parcels which are accessed from either Kennington Park Road, Kennington Road, Stannary Street or Milverton Street:</p> <ol style="list-style-type: none"> <li>1. 405-407 Kennington Road and 2 Stannary Street - the former has an active frontage (Costcutters) at ground floor level with offices and residential above. The latter comprises residential units.</li> <li>2. 409 Kennington Road - This corner parcel has frontages onto Kennington Road and Kennington Park Road. It comprises Government offices and includes the Department for Work &amp; Pensions alongside a Jobcentre Plus.</li> <li>3. 202-204 Kennington Park Road - M.P. Moran &amp; Sons: Plumbing Merchants (retail and showroom) with residential above.</li> <li>4. 198-200a Kennington Park Road – M.P. Moran – Plumbing and Heating Merchants (retail) at the front, Wholesale trade and timber merchants to the rear.</li> <li>5. 6 Stannary Street - The Bacon Factory, Imogen Paine Ltd (Sculpture and art restoration).</li> <li>6. 14 Stannary Street - Two storey Kurdish Cultural Centre.</li> <li>7. 16 Stannary Street - Commercial uses at ground floor level, including Flint Wines (wholesaler), with residential above.</li> <li>8. 18 Stannary Street and 188 Kennington Park Road - this parcel is accessed from Stannary Street and Kennington Park Road. The former contains businesses including Stephen Congdon Restaurant Ltd, and associated offices, the latter contains residential units.</li> <li>9. Whitfield House and 20, 22-26 Stannary Street – office units.</li> <li>10. 28-32 Stannary Street and Whiteacre Mews – the former is made up of B1a uses. Whiteacre Mews is a mix of residential and office uses including Austin Winkley Associates.</li> <li>11. Stannary Place - located off of Stannary Street, this mews contains 14 residential units (1-14 Stannary Place) and 10 commercial studios. Tenants include Stephen Conroy Food photography (Photography studio), and the Health Professionals Council.</li> <li>12. 379 and 381 Kennington Road, 19 and 19a Stannary Place – Accessed off of Kennington Road, this parcel comprises Shurgard Self Storage and an associated retail unit.</li> <li>13. 377 and 379a Kennington Road - Aircon House - office use with residential above.</li> <li>14. 373 Kennington Road – Industrial space housing an Art Gallery (Space Station 65) and Spectrecom film studios. Also comprises industrial Biscuiteers.</li> <li>15. 21-22 Aulton Place is residential.</li> <li>16. Gateway House, Milverton Street – B1a office units housing Sporting Index Holdings Ltd.</li> </ol> <p>VOA data recorded 23 different businesses within the 37 KIBA units. Only two were recorded as vacant.</p>
<b>History of the KIBA</b>	The KIBA was first identified in the UDP 2007. It was also a mixed use employment area, MDO 54.

	<p><b><u>MDO 54 – Stannary Street (Carious Commercial Sites between Milverton Street and Stannary Street – Area 1.5Ha)</u></b>  <i>Mixed use employment area. Street in conservation area, development should address Stannary Street as an additional front not a back. No additional floors to buildings onto Stannary Street.</i></p> <p>In the Core Strategy 2011, MDO 54 was removed, and there was a boundary change to the KIBA to remove a residential property at 1 Stannary Street.</p> <p>This KIBA was reflected in the Local Plan 2015.</p>	
<b>Location and surrounding land uses</b>	<p>The KIBA lies to the north east of the Oval cricket ground and is bounded by Kennington Park Road to the east, Kennington Road to the west and Ravensdon Street to the north. It has direct transport links to the TfL Road Network.</p> <p>Adjacent land uses include open spaces (Kennington Park and Kennington Green), retail uses to the north and south, and residential uses on the other boundaries. Listed buildings about the KIBA to the east (along K. P. Road) and west (The Lycee and The Old Town Hall). Kennington Park (a site of local nature conservation importance) is located to the south-east, on the opposite side of K. P. Road.</p>	
<b>Access</b>	<p>Access is available via Kennington Park Road and Kennington Road both of which are part of TfL Road Network.</p> <p>Segregated Cycleway CS7 runs along Kennington Park Road to the east of the KIBA. Kennington Road running to the south west of the KIBA is a proposed new cycle route.</p> <p>TFL Road network - Yes, Kennington Road &amp; Kennington Park Road.  London Distributor Road - No</p>	
<b>PTAL</b>	<p>Milverton Street: 6b - Excellent  Stannary Street: 6a - Excellent</p>	
<b>Planning policy designation</b>	Heritage assets	Yes – 1 locally listed building to the western edge of the KIBA and 3 locally listed bollards at the Aulton Place/Stannary Street junction. Part within the Kennington conservation area, part within the Roman Road archaeological priority area.
	Tree Protection Orders	No
	Flood affected	Yes – zone 2 & 3
	Tunnel Safeguarding Lines	Yes
	Protected Vistas	Protected vista Primrose Hill to Palace of Westminster. Local Views: Norwood Park, Brixton Panoramic & Millbank.
	Site Allocation	No
	Safeguarded waste site in KIBA	No
	Opportunity area	No
	Central Activities Zone	No
	Thames Policy Area	No
	SINC's	No
Metropolitan Open Land	No	

	Town Centre	Yes – 405-407 Kennington Road, 188, 198-204 Kennington Park Road, and 2, 4 and 6 Stannary Street are situated within the Kennington Park Road/ Kennington Road Local Centre.																				
<b>Summary of land ownership</b>	Mixed ownership.																					
<b>Quantity and proportion of B-class floorspace</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>19,997</td> <td>19,354</td> <td>97</td> </tr> <tr> <td>2016</td> <td>19,997</td> <td>19,354</td> <td>97</td> </tr> <tr> <td>2019</td> <td>18,477</td> <td>17,834</td> <td>97</td> </tr> </tbody> </table>				Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	19,997	19,354	97	2016	19,997	19,354	97	2019	18,477	17,834	97		
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<b>Long-term vacancy</b>	N/A																					
<b>Planning history</b>	<p><u>Gateway House</u></p> <p>07/04131/FUL: 8 Milverton Street - Change of use of the ground floor and part of the first floor from employment agency (Use class A2) to office use (Use Class B1). <b>(Granted 12/12/2007)</b></p> <p>18/01427/FUL: 8 Milverton Street - Refurbishment of existing building including replacement of existing front entrance door, basement rear and side windows; WC louvres; ground floor north elevation railings; installation of mechanical unit at ground floor level and associated works. <b>(Granted 15/06/2018)</b></p> <p><u>373 Kennington Road</u></p> <p>05/00321/FUL: 373 Kennington Road - Demolition of existing building and the erection of a mixed use development of up to 5 storeys, comprising of 4 use class B1 units, 6 work/live units and 14 self contained flats of 4 x 1 Bed and 10 x 2 Beds with private and shared amenity spaces. The introduction of 29 secure cycle parking spaces, 7 Car Parking Spaces (1 disabled) on site loading/unloading area and opening of pedestrian entrance to Aulton Place. <b>(Granted 18/04/2008 – Completed 01/03/2009)</b></p> <p><u>377 Kennington Road</u></p> <p>06/03005/FUL: 377 Kennington Road: Change of use of first floor rear studio/office (Use Class B1) to residential use (Use Class C3) incorporating it as part of the upper level maisonette, change of use of rear part of ground floor warehouse use (Use Class B8) to residential storage for the unit above and change of use of the remainder of the ground floor level from warehouse use (Use Class B8) to office (Use Class B1). <b>(Granted 07/12/2006)</b></p>																					

	<p>07/04526/FUL: 377 Kennington Road - Change of use of the rear part of the ground floor from office (Use class B1) to ancillary residential accommodation (Use class C3) in association with existing residential unit at upper level and the installation of a window at ground floor level of the rear elevation. (<b>Refused 12/02/2008</b> - loss of employment space. <b>Appeal Allowed 12/02/2009</b>)</p> <p><u>379 Kennington Road</u></p> <p>04/02313/FUL: 379 Kennington Road - Change of use to retail (A1). (<b>Granted 24/09/2004</b>)</p> <p>10/02539/CON: 379A Kennington Road - Demolition of existing dwelling. (<b>Refused 06/01/2011</b> - would have significant impact on the Kennington Conservation Area)</p> <p>12/01732/FUL: 379a Kennington Road - Erection of a mansard roof extension to the existing three storey residential dwelling together with a single storey ground floor front extension. (<b>Granted 17/07/2012</b>)</p> <p><u>381 Kennington Road</u></p> <p>04/00606/LDC: 381 Kennington Road - Application for a Certificate of Lawful Use [existing] in respect of a storage facility for domestic and commercial users within use class B8. (<b>Granted 21/04/2004</b>)</p> <p><u>405 Kennington Road</u></p> <p>03/02562/FUL: 405 Kennington Road - Change of use of ground floor from offices to retail, erection of fifth and sixth storeys for residential use and recladding of elevations, together with the erection of a six storey side extension comprising ground floor access, service and storage with residential above giving a total of fourteen new self contained flats. Provision of five residential parking spaces and 2 office spaces to rear, cycle parking and associated landscaping and access works. (<b>Granted 23/03/2004</b>)</p> <p>09/04261/FUL: 405 Kennington Road - Erection of a new storey at sixth floor level to provide 1 self contained flat with terrace area to the front. (<b>Granted 12/02/2010</b> – Completed 15/04/2011)</p> <p>10/02153/FUL: 405 Kennington Road - Erection of extensions at fifth and sixth floor levels (flat 14). (<b>Granted 06/09/2011</b>)</p> <p><u>16 Stannary Street</u></p> <p>07/03805/FUL: 16 Stannary Street - Redevelopment of existing office/workshop building (Class B1) to provide a four storey building with office use (Class B1) on the ground floor with 3 x 2 bedroom self-contained flats (Class C3) located over first, second and third floor levels. (<b>Refused 21/12/2007</b> – net loss of employment space and fail to provide 50%+ new employment space)</p>
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07/05042/FUL: 16A Stannary Street - Redevelopment of site to provide a new building comprising ground and three upper floors with ground and first floor office/workshops and 2 x 2 bed apartments on second and third floor level, provision of four cycle parking stands. (**Granted 13/02/2008** – Completed 03/03/2012)

09/01655/FUL: 16 Stannary Street - Redevelopment of site to provide a new four storey building with office use at ground floor level and three self contained apartments at first second and third floor levels with the provision of cycle parking stands. (**Refused 25/08/2009** - net loss of employment land. **Appeal Dismissed 04/03/2010**)

10/02681/FUL: 16 Stannary Street - Redevelopment of site to provide a new four storey building with office/workshop use at ground and part first floor levels and three self contained apartments at part first, second and third floor levels at unit A. (**Refused 12/11/2010** - loss of employment floorspace)

#### 22-26 Stannary Street

05/00840/LDCE: 22-26 Stannary Street - CoL for continuous use of a printing and design works with associated office accommodation. (**Granted 26/05/2005**)

07/00693/FUL: 22-26 Stannary Street: Erection of single-storey infill roof extension to create additional office space at second floor level, with a front roof terrace, sedum roof covering, lift shaft and plant area. (**Granted 12/04/2007**)

#### 26-34 Stannary Street (includes Whiteacre Mews)

00/01275/FUL: 26-34 Stannary Street - Conversion extension and partial rebuilding of existing buildings to form 6 x 1 bedroom flats, 7 live/work units and 503 sq. m of B1 office floorspace together with 12 car parking spaces and associated alterations. (**Granted 23/05/2001**)

00/01276/CON: 26-34 Stannary Street - Demolition of part/whole of existing rear warehouse buildings to facilitate the conversion, extension, and partial rebuilding of existing buildings to form 6 x 1 bedroom flats, 7 x live/work units and 503 sq. m of B1 office floorspace. (**Granted 23/05/2001**)

03/01319/FUL: 26-34 Stannary Street - Amendment to approved plans (Ref. 02/01275/FUL for development of the site for residential, live work and office purposes) by a change from three roof lights to two dormers with associated alterations. (**Granted 28/08/2003**)

#### 33 Stannary Street

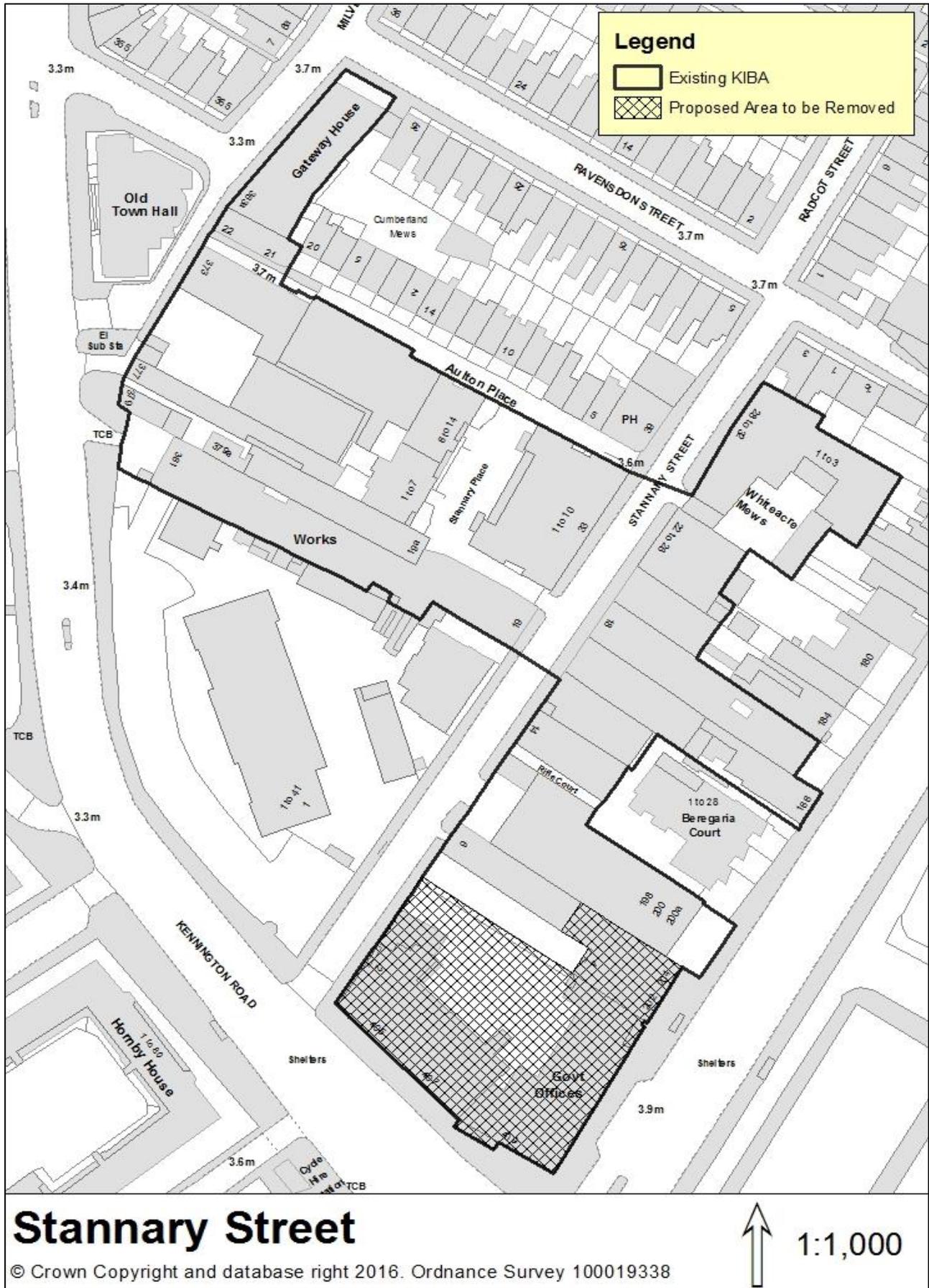
03/01530/FUL: 33 Stannary Street - Redevelopment of site involving the demolition of the steel framed warehouse buildings to rear and erection of a three storey rear extension to the remaining building with conversion to form four work-live units and six commercial units (Use Class B1),

	<p>together with the erection of a part three / part four storey building to the rear of the site, comprising fourteen self contained flats, together with a central courtyard with eight on site parking spaces and associated landscaping. (<b>Granted 18/06/2004</b>)</p> <p><u>186 Kennington Park Road</u></p> <p>00/00526/FUL: 186 Kennington Park Road And 18 Stannary Street - Erection of 4th storey on Kennington Park Road frontage, erection of single storey extension to building immediately behind 18 Stannary Street, installation of roof lights at front elevation of 18 Stannary Street together with associated (<b>Granted 24/01/2001</b>)</p> <p>14/03889/FUL: 184-186 Kennington Park Road and 20 Stannary Street - Demolition of the existing buildings at 186 Kennington Park Road and part demolition of 18A Stannary Street, and erection of a new part single, three and four storey building to provide new offices and alterations to 184 Kennington Park Road and 18 - 20 Stannary Street. (<b>Granted 30/01/2015</b> – under construction as of June 2019)</p> <p><u>188 Kennington Park Road</u></p> <p>98/02271/FUL: Nat West Plc - 188 Kennington Park Road - The change of use and conversion of the ground floor rear, first, second and third floors to provide 3 self contained residential units, the ground floor front remaining in A2 use, and alterations. (<b>Granted 10/05/1999</b>)</p> <p><u>202-204 Kennington Park Road</u></p> <p>02/01454/FUL: 202-204 Kennington Park Road - Demolition of existing building and the erection of a 4 storey building to include an A1 (retail) unit, a live/work unit and 7 self contained flats. (<b>Granted 28/01/2002</b>)</p> <p>05/02365/FUL: 202-204 Kennington Park Road: Revised application - Demolition of existing building and the erection of a 4 storey building to provide an A1 (retail) unit, a live/work unit and 7 self contained flats) granted on the 28/05/2003 with respect to the reduction of stairwell projection at rear. (<b>Granted 13/12/2005</b>)</p> <p>06/00632/FUL: 202-204 Kennington Park Road - Demolition of the existing two-storey retail unit (Class A1) and the redevelopment of the site through the erection of a five-storey building to provide a ground floor retail unit (Class A1) with 7 x two bedroom and 1 x 3 bedroom self-contained flats above. (<b>Granted 31/05/2006</b>)</p> <p>18/00835/FUL: 202-204 Kennington Park Road - Erection of a fifth floor to provide an additional 3 bed penthouse apartment (Use Class C3). (<b>Refused 25/04/2018</b> - fails to demonstrate that it would not be possible to make an appropriate contribution towards off site affordable housing provision. <b>Allowed at Appeal 24/05/2018</b>)</p>
<b>Prior Approval status</b>	<u>377 Kennington Road</u>

	<p>13/02649/P3JPA: 377 Kennington Road - Application for determination as to whether the prior approval of the local planning authority is required for the change of use of property from offices (Use Class B1a) to residential unit ancillary to existing dwellings (Use Class C3), under Part 3 of the Town and Country Planning (General Permitted Development Order) 1995 (as amended). (<b>Refused 19/08/2013</b> - does not comply with Schedule 2, Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995; the site is or forms part of a safety hazard area)</p> <p><u>405 Kennington Road</u></p> <p>14/01981/P3JPA: 405 Kennington Road - Application for Prior approval for the change of use of the first, second and third floors from Offices (Use Class B1) to 20 self contained units (<b>Granted 22/05/2014</b>)</p> <p>14/04513/P3JPA: 405 Kennington Road - Application for Prior approval for the change of use of the first, second and third floors from Offices (Use Class B1) to 20 residential units (Use Class C3). (<b>Granted 02/10/2014</b> – Completed 15/01/2017)</p> <p><u>409 Kennington Road</u></p> <p>16/05759/P3O: 409 Kennington Road And 206 - 210 Kennington Park Road - Prior Approval for the change of use of Office (Use Class B1(a)) to 61 residential units. (<b>Refused 01/12/2016</b> - the proposal would result in unacceptable pressure on on-street parking in the area and could result in a detrimental impact in the safe operation of the adjacent pedestrian areas and highway)</p> <p>16/06939/P3O: 409 Kennington Road And 206 - 210 Kennington Park Road - Change of use from Class B1(a) offices to Class C3 residential use at 409 (inc. 206-210 Kennington Park Road) Kennington Road, London, to include 65 dwellings, comprising a mix of studio and one bedroom flats. (<b>Refused 08/02/2017</b> – this site is, or forms part of a safety hazard, appeal dismissed 28/07/2017)</p> <p>17/00304/P3O: 409 Kennington Road And 206 - 210 Kennington Park Road - Change of use from Class B1(a) offices to residential use to include 65 no. dwellings, comprising a mix of studio and one bedroom flats. (<b>Refused 06/03/2017</b> – this site is, or forms part of a safety hazard)</p> <p><u>16 Stannary Street</u></p> <p>14/00731/P3JPA: 16 Stannary Street - Prior approval for change of use from B1a office to C3 residential. (<b>Refused 25/03/2014</b> - as the site is in a safety hazard area)</p>
<b>B1a – C3 Article 4 Area</b>	Yes, partial (Land Parcels 2 and 9)
<b>Potential to meet future demand for industrial</b>	This KIBA continues to provide a range of B-class business units that are fully occupied. However parcel 1 and parcel 3 are in mixed use

<b>floorspace and for industrial intensification</b>	including residential and retail. It is therefore proposed to de-designate this part of the KIBA to enable future mixed use redevelopment and to resolve the conflict with the local centre designation.  The remaining KIBA has some potential for industrial intensification.
<b>Recommendation at October 2017</b>	Partial de-designation of KIBA parcels 1 and 2 which comprise A2 ground floor uses with mixed office and residential above. These parcels will remain in the Kennington Park Road/Kennington Road local centre. It is also proposed to amend the boundary of the local centre to remove 6 Stannary Street, 188 and 198-200a Kennington Park Road and Beregaria Court.
<b>Recommendation at October 2018</b>	Partial de-designation of KIBA parcels 1 and 3 which comprise retail and residential uses. Also de-designate parcel 2. These parcels will remain in the Kennington Park Road/Kennington Road local centre. It is also proposed to amend the boundary of the local centre to remove 6 Stannary Street, 188 and 198-200a Kennington Park Road and Beregaria Court.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	Retail and residential uses are not consistent with the KIBA designation so should be removed from the KIBA. Parcels 1, 2 and 3 will remain in the local centre. De-designations of these parcels from the KIBA will resolve the conflict with the local centre designation.

Map of proposed changes to Stannary Street KIBA





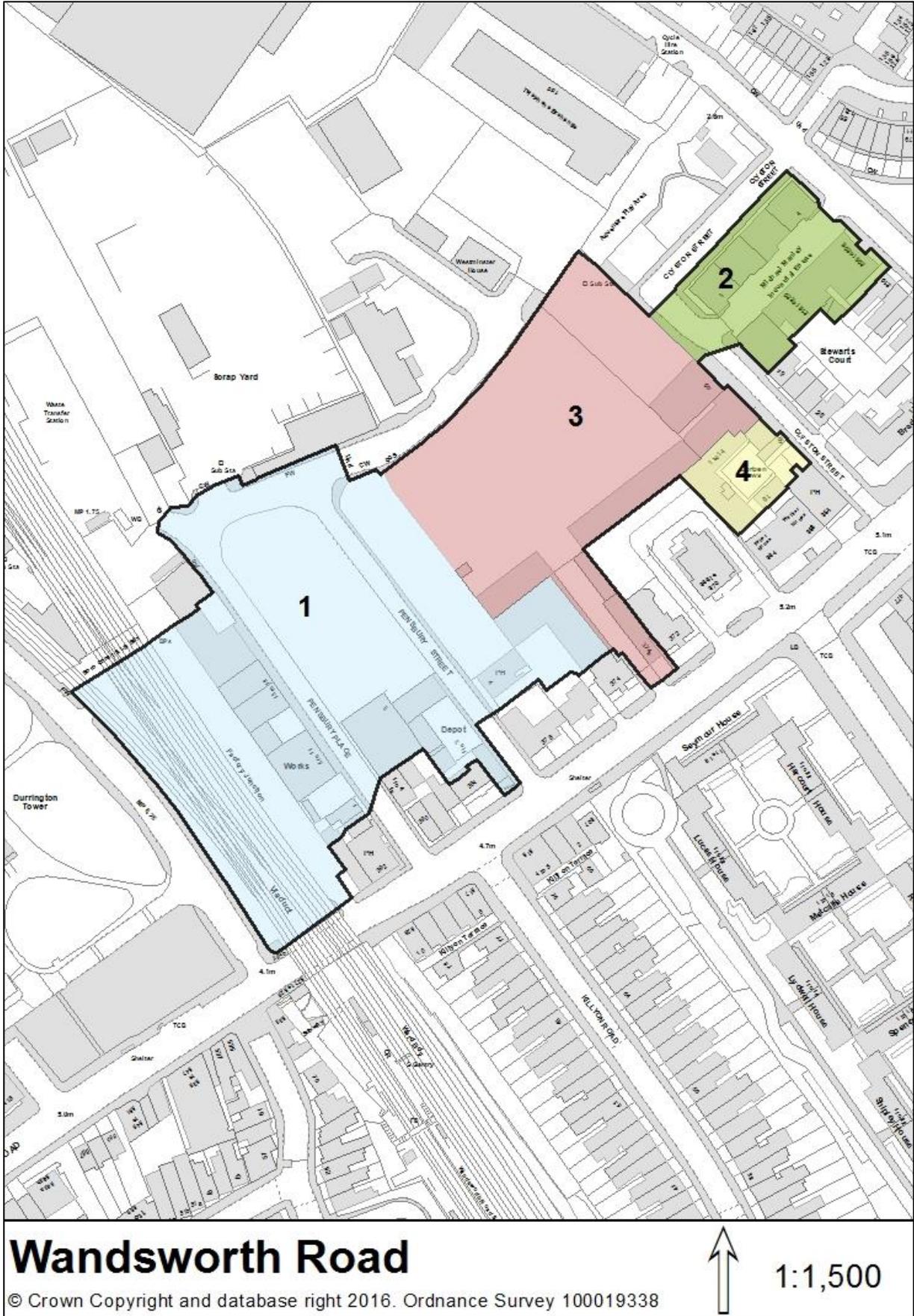
<b>Name</b>	Timber Mill Way, SW4 6LY, SW4 6DH	
<b>Area in hectares</b>	2.85	
<b>Description of the KIBA</b>	<p>The KIBA has a range of units from double-storey to four storey modern industrial sheds. VOA data recorded 56 businesses paying business rates in this KIBA and only three vacancies within the 67 units. The KIBA comprises five land parcels:</p> <ol style="list-style-type: none"> <li>1. Railway embankment – <i>sui generis</i> land.</li> <li>2. 26-32 Voltaire Road – This comprises the Clapham North Arts Centre (managed by Needspace) and accommodates 50 businesses including Olivers Travels Ltd and The Wine Treasury Ltd.</li> <li>3. Timber Mill Way - This parcel is made up of four large industrial units in private ownership; A E Chapman &amp; Son Ltd (glass wholesaler), T Brewer and Co Ltd. (timber merchant and wholesaler), Safestore (self-storage facility) and Liberty Wines (Wine Wholesaler).</li> <li>4. 4a: Land to rear of 26-32 Voltaire Road – Crossfit gymnasium owned by Needspace. 4b: 2-7 and 8-10 Old Station Way – Variety of commercial premises all privately owned. Also comprises Clapham High Street rail station.</li> </ol>	
<b>History of the KIBA</b>	The KIBA was first designated in the UDP 2007 and it remained unchanged in the Core Strategy 2011 and Local Plan 2015.	
<b>Location and surrounding land uses</b>	<p>The KIBA straddles the Clapham High Street railway station. The northern boundary of the KIBA is Timber Mill Road, the southern boundary is Voltaire Road.</p> <p>The only adjacent land use to this KIBA is residential, although a heavy rail line does bisect the centre of the KIBA. The KIBA is within walking distance of Clapham High Street and Clapham North tube station.</p>	
<b>Access</b>	<p>Within 120m to London Distributor Road – Clapham High Street. Access is suitable for large vehicles.</p> <p>Clapham High Street and Clapham Road is an existing/confirmed cycleway and Gauden Road is a potential cycle route.</p> <p>TFL Road network - No London Distributor Road - No</p>	
<b>PTAL</b>	<p>Timber Mill Road: 4 - Good Clapham North Business Centre: 6a - Excellent</p>	
<b>Planning policy designation</b>	Heritage assets	Yes – listed building (2-7 Old Station Way) towards the south of the KIBA.
	Tree Protection Orders	No
	Flood affected	No
	Protected Vistas	No
	Site Allocation	No
	Safeguarded waste site in KIBA	No
	Opportunity area	No
	Central Activities Zone	No
	Thames Policy Area	No
	SINC's	No
	Metropolitan Open Land	No
Town Centre	No	

<b>Summary of land ownership</b>	Private, including Needspace (Clapham North Arts Centre) and Network Rail.			
<b>Quantity and proportion of B-class floorspace</b>	<b>Year</b>	<b>Commercial FS (m<sup>2</sup>)</b>	<b>B-class FS (m<sup>2</sup>)</b>	<b>% B-class</b>
	2012	9,271	9,182	99
	2016	10,420	10,332	99
	2019	10,420	10,332	99
<b>History of premises and occupation</b>	<b>Year</b>	<b>Total no. of units</b>	<b>No. of vacant units</b>	
	2008	68	2	
	2010	46	0	
	2012	71	3	
	2016	70	1	
	2019	67	3	
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	<p>94/01612/PLANAP: Sites 1 &amp; 2 Timber Mill Way, Gauden Road - Erection of a 480m<sup>2</sup> distillery and ancillary warehouse. (<b>Granted 06/04/1995</b>)</p> <p><u>Clapham Goods Yard</u></p> <p>85/0655/20433: Former Goods Yard at Clapham Station, Timber Mill Way - Change of use of former goods yard to use for open storage of building materials. (<b>Granted</b>)</p> <p>97/00757/FUL: Clapham Goods Yard Timber Mill Way - Extension to storage building in connection with existing use as a builders merchants. (<b>Granted 19/11/1997</b>)</p> <p>06/02653/FUL: Clapham Goods Yard Timber Mill Way - Redevelopment of site involving erection of two 2-storey buildings to provide 5 industrial units (Use Classes B1/B2/B8) and erection of a 4-storey building to provide an office (Use Class B1), together with 13 on-site car parking spaces, 42 cycle stands and associated landscaping. (<b>Refused 22/11/2006</b> - inadequate information was submitted for transport issues)</p> <p>07/00727/FUL: Clapham Goods Yard Timber Mill Way - Redevelopment of the site involving the erection of a 4-storey self-storage building (Class B8) and a 3-storey office building (Class B1) together with the provision of on-site car parking spaces, cycle stands and associated landscaping. (<b>Granted 26/04/2007</b> – Completed 26/11/2009)</p> <p>11/01409/FUL: Clapham Goods Yard Timber Mill Way Erection of a two storey building to provide a warehouse (Use Class B8) at ground and mezzanine level and offices (Use Class B1) at first floor level. (<b>Granted 04/08/2011</b> – Completed 01/04/2013)</p> <p><u>26 Voltaire Road</u></p> <p>12/04850/FUL: 26 Voltaire Road - Demolition of small existing electrical intake room, erection of one 4-storey office building to the vacant site fronting Voltaire Road. Use Class B1. Small Cafe provided within proposed Class A1 development at ground floor. (<b>Refused 01/03/2013</b> -</p>			

	<p>The proposed development would result in a loss of daylight and outlook and create an unacceptable sense of enclosure for neighbouring occupiers at No 34 Voltaire Road)</p> <p>13/05055/FUL: 26 Voltaire Road - Demolition of existing electrical intake room, erection of a four-storey office building (Use Class B1) with ancillary Cafe (Use Class A1) provided within proposed development at ground floor. Integral new substation and bin store. (<b>Granted 22/01/2014 – Lapsed 22/01/2017</b>)</p> <p><u>Clapham North Business Centre</u></p> <p>02/01167/FUL: Clapham North Business Centre, 26-32 Voltaire Road - Partial demolition of Unit 7 and its redevelopment to create a two storey building, along with associated alterations. (Refused 20/12/2002 – unacceptable overbearing on neighbouring properties. <b>Allowed at Appeal 16/07/2003</b>)</p> <p>07/04496/FUL: Clapham North Business Centre, 26-32 Voltaire Road - Partial demolition of existing buildings and the erection of two 4 storey buildings and one 2 storey building to provide additional small business incubator units (Use Class B1) together with the formation of a new crossover fronting Voltaire Road, provision of refuse and cycle storage, and consolidation of parking layout and accessways. (<b>Refused 07/05/2008</b> – would have a dominant and incongruous appearance)</p> <p>09/01022/FUL: Clapham North Business Centre, 26-32 Voltaire Road - Partial demolition of existing buildings, erection of one 4-storey building, one 3-storey plus basement building and one 2-storey building, together with the retention of remaining buildings to provide small business incubator units (Use Class B1). Creation of new cross-over fronting Voltaire Road, consolidation of parking layout and access ways and provision of cycle storage and refuse. (<b>Granted 16/07/2009</b> – Lapsed)</p> <p>17/05501/FUL: Clapham North Business Centre, 26-32 Voltaire Road - Erection of 3 connected blocks of modular office (Use Class B1(a)) buildings to 4 storeys, with associated refuse storage, disabled parking. (<b>Refused 10/01/2018</b> – the shipping containers are considered unacceptable, the retention of the gates is not supported, daylight and sunlight amenity concerns for neighbouring residents)</p>
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	Yes, partial (Land Parcel 2)
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>The KIBA provides a range of different types of business units with a very high level of occupation.</p> <p>The configuration of the existing KIBA does not provide scope for expansion, due to proximity of residential, however there may be some scope for industrial intensification of parcel 3.</p>

<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form. No alteration to the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form. No alteration to the KIBA boundary.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 2.25 Wandsworth Road



<b>Name</b>	Wandsworth Road, SW8 3DH, SW8 4TP, SW8 4TL, SW8 4TJ, SW8 4TE, SW8 4TT, SW8 4TU, SW8 4UB
<b>Area in hectares</b>	2.40
<b>Description of the KIBA</b>	<p>The KIBA is divided into 4 main areas:</p> <ol style="list-style-type: none"> <li>1. Pensbury Place, Pensbury Street and Portslade Road Arches - Small industrial units along Pensbury Place and railway arches accommodating a range of B1, B2 and B8 uses.</li> <li>2. Michael Manley Industrial Estate - Modern single storey light industrial units and a cluster of 1-2 storey commercial units, accessed from Stewart's Road. Companies on site include Mears Ltd.</li> <li>3. Botany House and 40 Clyston Street - Range of 1-2 storey factory/warehousing premises accessed directly from Clyston Street. There are also a number of open areas which are used for open storage, car repair and scrapyards activities.</li> <li>4. Corben Mews and 50 Clyston Street – residential units.</li> </ol> <p>VOA data recorded 32 different businesses within 39 KIBA units. Five units were vacant.</p>
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007. Part of the KIBA was in an MDO, mixed use employment area:</p> <p><u>MDO 70 – Clyston Street/ Wandsworth Road Area: 1.1 Ha</u> <i>Mixed use employment area. Site should incorporate scrap-yard to avoid proximity to bad-neighbour uses. New industrial access from Pensbury Street, thus diverting industrial access traffic onto this new road and enabling width restrictions on residential roads of Clyston Street and Stewarts Road. Development should form a buffer between industrial uses and the new road to the north and any residential/mixed use development to the South. Non-employment floorspace to Wandsworth Road frontage. Replacement of existing affordable housing.</i></p> <p>In the Core Strategy 2011, MDO 70 was deleted. KIBA boundaries were amended to remove residential and retail uses at 366-370, 384-394A Wandsworth Road &amp; 42-46 Clyston Street, to reflect applications granted as a result of the mixed use development MDO designation.</p> <p>In the Local Plan 2015 the boundaries of the KIBA were amended to remove the car park to the rear of McDonalds (366-370 Wandsworth Road) and a residential use at 378-382 Wandsworth Road (had permission for change of use to C2), and to add 40 Clyston Street which was in business use.</p>
<b>Location and surrounding land uses</b>	<p>Wandsworth Road KIBA adjoins the boundary of the borough with LB Wandsworth, to the west.</p> <p>Adjacent land uses include residential to the southwest, southeast and northeast. Heathbrook Park lies to the west. The land immediately to the north west in the LB Wandsworth is Strategic Industrial Land, (Nine Elms) as designated in the draft new London Plan, and is dominated by employment uses including a waste operator, scrapyards and waste transfer/processing activities. Numbers 372, 374 and 376 are all grade II listed buildings that lie just to the south of the KIBA.</p>
<b>Access</b>	<p>The KIBA has direct access to the London Distributor Road network.</p> <p>Stewarts Road to the north east is a potential cycle route.</p>

	TFL Road network - No London Distributor Road - Yes , Wandsworth Road			
<b>PTAL</b>	3 - Moderate			
<b>Planning policy designation</b>	Heritage assets	Yes – south if partially within the Wandsworth Road conservation area. No. 4 Pensbury Street is locally listed.		
	Tree Protection Orders	No		
	Flood affected	Yes – zone 2 & zone 3		
	Protected Vistas	Local views: Partially within Wandsworth Road Station		
	Site Allocation	No		
	Safeguarded waste site in KIBA	No		
	Opportunity area	Vauxhall, Nine Elms and Battersea Opportunity Area.		
	Central Activities Zone	No		
	Thames Policy Area	No		
	SINC's	No		
	Metropolitan Open Land	No		
	Town Centre	No		
<b>Summary of land ownership</b>	Mixed private.			
<b>Quantity and proportion of B-class floorspace</b>	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class
	2012	14,045	11,232	80
	2016	13,660	10,847	79
	2019	19,613	16,979	87
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units	
	2008	10	1	
	2010	10	2	
	2012	51	4	
	2016	62	31	
	2019	39	5	
	In 2016 half of the units in the KIBA were vacant. These vacancies are associated with building works (14/02777/FUL) that were being undertaken at the time. This permission was completed in 2017 and has resulted in a reduction in the total number of individual business units within the KIBA.			
<b>Long-term vacancy</b>	N/A			
<b>Planning history</b>	<u>48 Clyston Street</u>			
	05/00845/FUL: 48 Clyston Street - Redevelopment of site involving the retention of the office building fronting Clayton Street (137sq.m of B1), demolition of rear warehouse buildings (607sq.m of B8) and erection of new buildings to the rear to accommodate six 2-bedroom flats, four office/light industry units (323sq.m of B1) and one light/general industry unit (79sq.m of B1/B2), together with five car-parking spaces, 11 cycle-parking spaces and associated landscaping works ( <b>Granted 31/10/2005</b> ) Superseded by:			

06/01684/FUL: 48 Clyston Street - Redevelopment of site involving the retention of the office building fronting Clyston Street (137sq.m of Use Class B1), demolition of rear warehouse buildings (607sq.m of Use Class B8) and erection of part two, three and four storey buildings to the rear to accommodate one 1-bedroom flat and six 2-bedroom flats, five office units (358sq.m of Use Class B1) and one office/light industry unit (92sq.m of Use Class B1) together with seven car-parking spaces, 14 cycle-parking spaces and associated landscaping works (Amendments to Planning Permission 05/00845/FUL, granted on the 26th October 2005, with respect to the erection of an additional third floor level along the south-western boundary, addition at ground floor level to north west boundary, erection of bin store fronting Clayton Street, and two additional parking spaces). (**Granted 23/01/2007** - Completed 23/06/2008)

#### Corben Mews

15/01414/LDCE: Corben Mews - Application for a Certificate of Lawful Development (Existing) in respect to the retention of Flat 1, Flat 4, Flat 5, Flat 6 and Flat 8 Corben Mews as five self-contained flats. (**Granted 07/05/2015**)

16/03500/FUL: Corben Mews - Erection of an additional floor to create 2 x two bedroom units with private balconies and provision of 4 car parking spaces (existing) at Corben Mews. (**Granted 19/08/2016**)

#### 374 Wandsworth Road

10/00138/FUL: 374A Wandsworth Road - Retention of the two storey 'gatehouse' building fronting Wandsworth Road. Redevelopment of the remainder of the cleared site by the erection of three new buildings; the first comprising up to part 7 storeys (with 2 levels of mezzanine/basement accommodation), the second comprising up to part 6 storeys (with 2 levels of mezzanine/basement accommodation) both to provide 65 residential units and a further building upto three storeys comprising approx. 6,929 sqm. of commercial floor space (B1 use class), and 415 sqm. of D1 use class. (**Refused 22/04/2010** – would harm the viability and future operation of the adjacent waste site)

12/00256/FUL: Rear of 374-376 Wandsworth Road - Change of use from Garage/Workshop to office (B1) involving the erection of a mezzanine floor. (**Granted 12/09/2012** – completed 01/01/2014)

16/01974/FUL: Land Between 374 And 374A Wandsworth Road And Rear Of 374A Wandsworth Road - Demolition of existing car wash and erection of a four storey building comprising of 8 no. office (Use Class B1a) units with associated bin store, bicycle parking and amenity space. (**Granted 03/06/2016**)

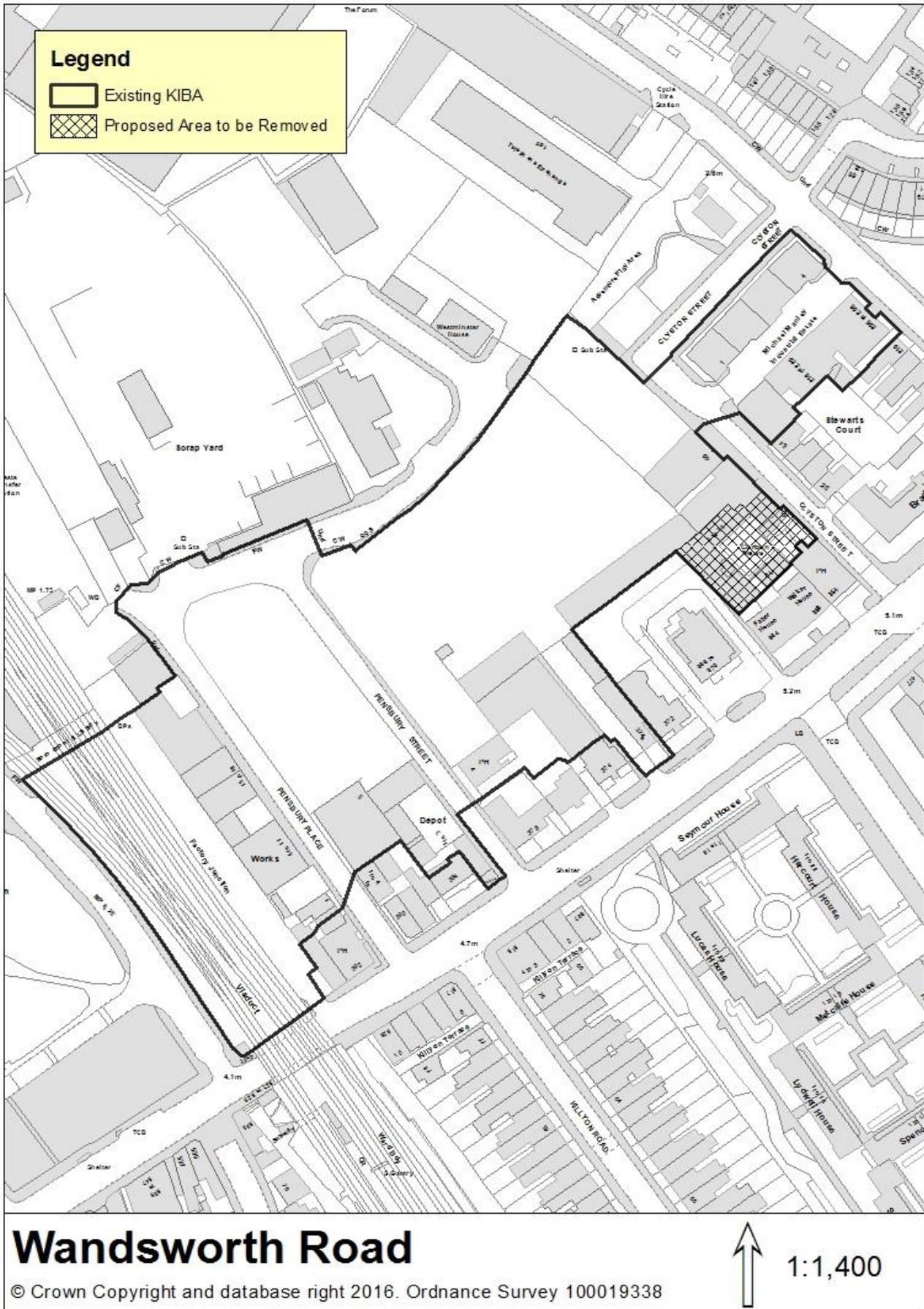
#### Pensbury Street

	<p>14/02777/FUL: Units 5-24 Pensbury Street and land to the rear of 374A Wandsworth Road - Demolition of existing buildings and redevelopment of the site to create a new Royal Mail delivery office (Class B8) and multi-storey car park building along with associated vehicle parking and associated landscaping. (<b>Granted 12/12/2014</b> – completed 15/06/2017)</p> <p>19/01292/FUL: 4 Pensbury Street - Erection of a single storey first floor rear extension and additional single storey roof extension to provide 3 residential units and retention of single dwelling ancillary to the existing Class A4 use (<b>Refused 31/05/2019</b> - The proposed residential units would be incompatible with the surrounding industrial uses in the KIBA, absence of robust evidence to support the submitted viability assessment, insufficient evidence has been provided to demonstrate that the maximum reasonable amount of affordable housing contribution would be made. <b>Appeal dismissed 14/11/2019</b>)</p> <p><u>2 Pensbury Place</u></p> <p>1477/88/34180: 2 Pensbury Place - Redevelopment by the erection of a part 1 and part 2 storey building comprising sale and fitting tyre and motor accessories on the ground floor with ancillary storage and offices above. (<b>Granted 09/02/1990</b>)</p> <p><u>3 Pensbury Place</u></p> <p>92/01468/PLANAP: 3-11 Pensbury Place - Change of use from a wholesale warehouse (Personal to Kosmos book distributors) to light industry. (<b>Granted 05/01/1993</b>)</p> <p><u>13 Pensbury Place</u></p> <p>01/02437/FUL: 13-19 Pensbury Place - Removal of asbestos roof and erection of an additional storey for B1 (business)/ B8 (Storage and distribution) purposes. (<b>Granted 14/02/2002</b>)</p> <p><u>21 Pensbury Place</u></p> <p>99/00578/FUL: 21 Pensbury Place - Change of use of premises from depot for maintenance, storage and hire of plant and equipment to use as a motor vehicle repairs garage and testing station. (<b>Granted 04/11/1999</b>)</p> <p><u>Clifton House</u></p> <p>09/00451/FUL: Clifton House, 23 Pensbury Place - Removal of the existing buildings and redevelopment of the site through the erection of a four-storey building to provide a mixture of storage/distribution and office uses (Use Classes B1/B8) with associated vehicle loading and parking</p>
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	<p>areas. (<b>Refused 20/05/2009</b> - the proposal cannot be constructed and operated in a sustainable manner. Appeal dismissed 02/03/2010)</p> <p>12/02853/FUL: Clifton House 23 Pensbury Place - Demolition of existing buildings and erection of a four storey building to provide both storage/distribution (use class B8) and ancillary office space (use class B1) with associated vehicle loading/delivery including light goods vehicle parking. (<b>Granted 02/10/12</b>)</p> <p>15/07085/LDCE: Clifton House 23 Pensbury Place - CoL (existing) with respect to the use off the first floor as a separate office (B1a). (<b>Granted 04/02/2016</b>)</p> <p><u>Portslade Road</u></p> <p>02/02447/FUL: Arches 645-600 and 26-52 Portslade Road - Alterations and change of use to include A3 use alongside existing B1, B2 B8 and A1 uses. (<b>Granted 02/05/2003</b>)</p> <p>15/07186/FUL: Arch 645 Portslade Road - Change of use of existing Car Wash Sui Generis to (use class B1) or (use class B8) together with alterations to the front and rear elevation. (<b>Granted 11/02/2016</b> – completed February 2017)</p>
<p><b>Prior Approval status</b></p>	<p><u>Pensbury Place</u></p> <p>15/00219/P3JPA: Clifton House 23 Pensbury Place - Application for Prior Approval for partial change of use on the first floor level from offices (Use class B1) to dwellings (Use Class C3). The proposed change is for one dwelling, and the installation of two windows at first floor level in the front and one window at the rear first floor level. (<b>Granted 26/03/2015</b>)</p> <p>15/03566/P3P: Clifton House 23 Pensbury Place - Application for Prior Approval for the Change of Use of mixed use from warehouse (Use Class B8) and offices (Use Class B1) to provide 4 self contained flats (Use Class C3) comprising 3x 2bed and 1x 1 bed together with provision of parking cycle and bin store. (Re-submission). (<b>Refused 20/08/2015</b> - residential would undermine the KIBA)</p> <p><u>Corben Mews</u></p> <p>15/01828/P3JPA: 2 Corben Mews - Prior Approval for the change of use of Unit 2 (Use Class B1) to provide a 1x 2 bed flat (Use Class C3) at first floor level. (<b>Granted 22/05/2015</b>)</p> <p>15/01829/P3JPA: 3 Corben Mews - Prior Approval for the change of use of Unit 3 (Use Class B1) to provide a 1x 2 bed flat (Use Class C3) at first floor level. (<b>Granted 22/05/2015</b>)</p> <p>15/01830/P3JPA: 15 Corben Mews - Prior Approval for the change of use of Unit 15 (Use Class B1) to provide a 1x 2 bed duplex flat (Use Class C3) at ground and first floor level. (<b>Granted 22/05/2015</b>)</p>

	15/03865/P30: 15 Corben Mews - Prior approval for the Change of Use from Office (Use Class B1a) to two residential units (Use Class C3). <b>(Granted 04/09/2015)</b>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>In 2016 half of the units in the KIBA were vacant. These vacancies are associated with building works (14/02777/FUL) that were being undertaken at the time. Other than these temporary vacancies, the KIBA has a history of low vacancy.</p> <p>The KIBA continues to provide a range of different types of business unit and has good potential to continue to meet the needs of businesses in the local area. Given proximity to the neighbouring SIL in Wandsworth and a number of safeguarded waste uses, there may be some scope for intensification of industrial uses, especially in parcels 1 and 3, subject to assessment of impacts on the Lambeth road network.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form, with the exception of Corben Mews and 50 Clyston Street – these have changed to residential. The residential use is inconsistent with the KIBA designation so should be removed.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form, with the exception of Corben Mews and 50 Clyston Street – these have changed to residential. The residential use is inconsistent with the KIBA designation so should be removed.
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	Residential uses are not consistent with KIBA designation.

Map of proposed changes to Wandsworth Road KIBA



2.26 Waterworks Road



# Waterworks Road

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1:1,000

<b>Name</b>	Waterworks Road, SW2 5EU, SW2 5AZ, SW2 1RS
<b>Area in hectares</b>	1.23
<b>Description of the KIBA</b>	<p>This KIBA comprises nine separate parcels of land:</p> <ol style="list-style-type: none"> <li>1. Weld Work Mews, Stewarts Place and Blenheim studios - There are offices with 8 live/work units at Weld Work Mews. Blenheim studios contains a mix of office and residential uses. The whole parcel is under single private ownership.</li> <li>2. Land between 29-31 Blenheim Gardens – this vacant site had a permission for 24 office units, which has now lapsed</li> <li>3. 116-120 Brixton Hill – Capital Group’s printworks at ground floor with residential above.</li> <li>4. 122-128 Brixton Hill – fronting Brixton Hill is a pair of new builds comprising 10 commercial units (including Brixton Sonic Ltd) and 8 residential flats. To the rear is Brixton Hill Studios.</li> <li>5. 130 Brixton Hill – Ground floor active frontage with residential units above.</li> <li>6. Waterworks Road/ Brixton Hill – all land in this parcel is owned by Thames Water. It includes 130a Brixton Hill and a two storey building, directly linked to their wider facility (which lies outside of the KIBA), that fronts onto Waterworks Road. Land is primarily accessed between 130 and 132 Brixton Hill.</li> <li>7. Rear of 132-134 Brixton Hill - rear curtilage of council owned listed buildings.</li> <li>8. Rear of 136-138 Brixton Hill - rear curtilage of privately owned listed buildings (Bethnon Ltd).</li> <li>9. Rear of 140 Brixton Hill - two vacant single storey garages owned by Hestweald Ltd.</li> </ol> <p>VOA data recorded 13 different businesses in the KIBA occupying all of the 13 units.</p>
<b>History of the KIBA</b>	<p>The KIBA has been designated since the UDP 2007. The entire KIBA was located within a MDO, mixed use employment area.</p> <p><u>MDO 15 – Waterworks Road/ Blenheim Gardens, off Brixton Hill – Area: 1.42Ha</u>  <i>Mixed use employment area. Non-employment uses may also be appropriate where buildings are being listed or restored or inappropriate extensions and frontages to listed buildings are being removed or redeveloped. Other objectives include the encouragement of community uses and the restoration of Brixton Windmill and improvements to the surrounding open space.</i></p> <p>In the Core Strategy 2011, MDO 15 was removed and residential and retail properties at 132,134 Brixton Hill were removed from the KIBA.</p> <p>In the Local Plan 2015, a long established church at 122 Brixton Hill was removed from the KIBA and 136-140 Brixton Hill and an adjoining retail unit was removed, due to a permission for change of use to residential. A print-works at 116-120 Brixton Hill was added to the KIBA.</p>
<b>Location and surrounding land uses</b>	<p>The KIBA is situated to the south of Brixton, and is bound to the east by Brixton Hill, to the north by Blenheim Gardens, and to the south by Waterworks Road.</p> <p>There is a mixture of adjacent land uses: the area immediately abutting the north side of parcel 4 is a church (previously within</p>

	boundary of KIBA but since removed from KIBA designation) and north of this is residential (Blenheim Gardens). Windmill Gardens is situated to the north west of the KIBA. The Brixton Hill / St Saviours Local Centre lies to the north of parcel 3. Thames Water owns land to the west of the KIBA, which contains water tanks. Open space is found on the opposite side of Brixton Hill. South of Waterworks Road is the New Covenant Church and at 146-156 Brixton Hill, an industrial use – ATS car servicing.																		
<b>Access</b>	The KIBA fronts onto Brixton Hill, part of the TfL Road Network.  There are no cycle routes near the site.  TfL Road network - Yes, Brixton Hill London Distributor Road - No																		
<b>PTAL</b>	Blenheim Garden West: 4 - Good Waterworks Road: 4 - Good Brixton Hill: 5 - Very Good																		
<b>Planning policy designation</b>	Heritage	Includes land within the curtilage of two listed buildings (132-138 Brixton Hill). Partially within the Rush Common and Brixton Hill Conservation Area. Partially affected by Roman Road Archaeological Priority Area.																	
	Tree Protection Orders	No																	
	Flood Risk	No																	
	Protected Vistas	No																	
	Site Allocation	No																	
	Safeguarded waste site in KIBA	No																	
	Opportunity area	No																	
	Central Activities Zone	No																	
	Thames Policy Area	No																	
	SINC's	No																	
	Metropolitan Open Land	No																	
	Town Centre	No																	
<b>Summary of land ownership</b>	Mixed ownership, including private, council and Thames Water.																		
<b>Quantity and proportion of B-class floorspace</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>4,574</td> <td>1,202</td> <td>26</td> </tr> <tr> <td>2016</td> <td>4,148</td> <td>776</td> <td>19</td> </tr> <tr> <td>2019</td> <td>4,480</td> <td>1,173</td> <td>26</td> </tr> </tbody> </table>			Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	4,574	1,202	26	2016	4,148	776	19	2019	4,480	1,173	26
	Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class															
2012	4,574	1,202	26																
2016	4,148	776	19																
2019	4,480	1,173	26																
In 2012, B-class uses accounted for 26% of the overall floorspace. Over the past five years several planning consents and a prior approval have been completed resulting in the change of use of B1 floorspace to C3 residential. Consequently less than 19% of all floorspace was in B-class use in 2016. This increased slightly due to the implementation of a mixed use scheme (15/02555/FUL) in 2018.																			
<b>History of premises and occupation</b>	Year	Total no. of units	No. of vacant units																
	2008	14	0																
	2010	14	0																
	2012	18	1																
	2016	14	1																
	2019	13	0																

<b>Long-term vacancy</b>	N/A
<b>Planning history</b>	<p><u>116-120 Brixton Hill</u> 85/02214/PLANAP: 116-120 Brixton Hill - Change of use to photographic and offset printing with ancillary offices. (<b>Granted 16/01/1986</b>)</p> <p>06/01334/FUL: 116-120 Brixton Hill - Partial demolition of existing building and erection of four storey building to provide 3 Work/Live units (Class B1) at ground floor and first floor level and 13 self contained flats on upper floors, comprising 4 x 1 bedroom and 9 x 2 bedroom, together with the provision of 8 parking car spaces and landscaping. (<b>Refused 27/07/2006</b> – incongruous and loss of KIBA employment space)</p> <p>10/03458/LDCE: 116-120 Brixton Hill - CoL (Existing) with respect to the use as two self contained flats (Use Class C3) on the first floor level together with the installation of a portakabin on the rear elevation at first floor level, for ancillary use by flat B. (<b>Granted 29/10/2010</b>)</p> <p>13/01921/FUL: 116-120 Brixton Hill - Erection of first, second and third floor extensions together with the refurbishment of the facade to provide additional bedrooms to 2 existing first floor flats and the creation of a further 4 self contained flats with associated roof terraces, cycle parking and recycling and refuse storage. (<b>Granted 18/09/2013</b>)</p> <p><u>122 Brixton Hill</u> 0590/85/16728: 122 Brixton Hill - Change of use to a wholesale 'cash and carry' warehouse. (<b>Granted</b>)</p> <p>86/01152/PLANAP: 122 Brixton Hill - Change of use from light industry to use as a printing works with ancillary office accommodation. (<b>Granted 26/11/1986</b>)</p> <p>96/02311/PLANAP: 122 Brixton Hill - The change of use and refurbishment of the existing building from light industry to a place of worship with ancillary uses. (<b>Granted 26/11/1996</b>)</p> <p><u>124-128 Brixton Hill</u> 05/02861/FUL: 124-128 Brixton Hill - Demolition of the existing petrol station and erection of a new part 4, part 5, part 6 storey building containing 25 self contained units and 2 commercial units (Class A1/B1) at ground floor level including provision of 23 parking spaces and cycle parking. (<b>Refused 24/11/2005</b> - Negatively affect character of the neighbourhood and entails high levels of residential)</p>

	<p>06/00778/FUL: 124-128 Brixton Hill - Demolition of the existing petrol station and erection of a new part 5 and part 6 storey building containing 25 self contained units and 2 commercial units (Class A1/B1) at ground floor level including provision of 6 parking spaces plus cycle parking and associated alterations. (<b>Refused 28/03/2006</b> - Incongruous, loss of employment space. Appeal dismissed 02/03/2007)</p> <p>12/01325/FUL: Unit 2, 124 - 128 Brixton Hill - Application for new Planning Permission to replace an extant Planning Permission in order to extend time limit for implementation of planning application 04/02645/FUL Erection of a 2nd floor roof extension along with associated alterations, to provide a three storey building comprising 9 residential units on the first and second floors. (<b>Granted 02/08/2012</b> – Completed 01/02/2015)</p> <p>13/00402/FUL: 124-128 Brixton Hill - Erection of a 5 storey mixed-use development, with basement, comprising 12 Commercial units (Class B1) and 9 Residential units. (<b>Refused 08/04/13</b> – would result in loss of employment floorspace)</p> <p>15/02555/FUL: 124-128 Brixton Hill - Erection of a pair of linked 5 storey buildings comprising of 10 commercial units (B1 use class) and 8 residential units, together with cycling parking and refuse/recycling storage. (<b>Non-determination. Appeal allowed 30/09/2015</b> – completed January 2018)</p> <p>18/05016/FUL: 128 Brixton Hill - Change of use of 6 commercial units (Use Class B1 (a)) at 1st, 2nd and 3rd floors into 3 residential units (Use Class C3), including erection of private balconies to the front elevation and additional refuse and cycle storages. (<b>Granted 19/06/2019</b>)</p> <p><u>130 Brixton Hill</u></p> <p>99/00542/FUL: 130 Brixton Hill - Change of use of ground floor of building from motor vehicle repairer's to recording studio, sound research, dance rehearsal and ancillary purposes. (<b>Granted 28/01/2000</b>)</p> <p>05/03438/FUL: 130 Brixton Hill - Erection of a four storey extension to the front of the existing warehouse to provide additional performing arts/social space at ground floor, new office accommodation at first floor level and 4 new flats at second and third floors comprising 2 x 1 bed units and 2 x 2 bed units, together with 3 parking spaces plus landscaping and boundary treatment. (<b>Granted 04/12/2006</b> - Completed 12/01/2009)</p> <p>16/00466/FUL: 130 Brixton Hill - Erection of single storey extension above rear portion of existing building to form two self contained flats.</p>
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<p><b>(Refused 23/03/2016</b> - would introduce additional residential units within KIBA. Appeal dismissed 24/04/2017)</p> <p>17/03717/FUL: 130 Brixton Hill - Erection of a single storey extension on the rear flat roof of the main building to provide office (Use Class B1) space. <b>(Granted 27/02/2018)</b></p> <p>18/01801/FUL: 130 Brixton Hill - Erection of a single storey extension to the rear at first floor level to provide 2 residential units. <b>(Refused 04/07/2018</b> - The proposed development would introduce additional residential units within a designated KIBA)</p> <p><u>Blenheim Gardens</u></p> <p>99/00217/FUL: 31-35 Blenheim Gardens - Refurbishment of building and change of use of first floor from B1 to B1/residential to provide 8 x self-contained live/work units; and alterations to elevations to facilitate the conversion. <b>(Granted 28/05/1999)</b></p> <p>99/02240/FUL: 29 Blenheim Gardens - Authorisation of existing residential use. <b>(Granted 21/01/2000)</b></p> <p>02/03102/FUL: Plot adjacent to 31 Blenheim Gardens - Erection of a part 3/part 4 storey building to create 6 live-work units and the creation of 3 off-street car parking spaces, along with associated alterations. <b>(Granted 08/10/2004</b> – lapsed 08/20/2009)</p> <p>04/01635/FUL: 29 Blenheim Gardens - Erection of mezzanine and new 2nd floor level to existing building to provide 10 work studios on ground and mezzanine levels and 14 residential flats on upper floors with the provision of 7 car parking and loading bays and cycle parking. <b>(Refused 28/10/2004</b> – reduction in employment floorspace - Decision appealed, appeal dismissed on 02/05/2006)</p> <p>05/00211/FUL: 29 Blenheim Gardens - Erection of a mezzanine level and a second floor extension to existing building and associated alterations to provide 14 work studios on ground, mezzanine, first and second floors and 12 flats on the upper floors, and provision of 7 car parking spaces/loading bays and cycle parking <b>(Granted 04/07/2007</b> – completed 01/03/2009)</p> <p>06/01993/LDCE: Units 1 To 6 Blenheim Studios - Application for a Certificate of Lawfulness (Existing) in respect to the continued use of unit 6 a studio flat (residential). <b>(Granted 11/08/2006)</b></p> <p>06/01994/LDCE: Units 1 To 6 Blenheim Studios - Application for a Certificate of Lawfulness (Existing) in respect to the continued use of unit 4 as a self contained studio flat. <b>(Granted 11/08/2006)</b></p>
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	<p>14/06906/FUL: Land between 29 and 31 Blenheim Gardens - Erection of a 5 storey building to create 24 office units (Use Class B1) with the provision of cycle parking, refuse and recycling storage. <b>(Granted 08/09/2015)</b></p> <p>16/02637/FUL: Land Between 29 And 31 Blenheim Gardens - Erection of a 5 storey building to create 18 office units (Use Class B1) with provision of cycle parking, refuse and recycling storage. <b>(Refused 03/08/2016 – development would constitute an incongruous form of development that would appear out of scale and out of keeping with surrounding development)</b></p>
<b>Prior Approval status</b>	<p><u>Brixton Hill</u> 14/03698/P3JPA: 130 Brixton Hill - Application for Prior approval for the change of use of first floor rear office (Use Class B1) to a single dwelling unit (Use Class C3). <b>(Granted 02/09/2014 – completed 01/02/2015)</b></p> <p>17/05199/P3O: 130 Brixton Hill - Prior approval for the change of use of first floor from Office (Use Class B1) to a Residential Unit (Use Class C3). <b>(Refused 20/12/2017)</b></p> <p><u>Stewart's Place</u> 16/01061/P3O: 5A-5D And 6A-6D Stewart's Place And 2A-2H And 3-3F Weld Works Mews - Prior approval for the change of use at ground, first, and second floor from office use (Use Class B1) to 26 self contained flats (Use Class C3). <b>(Refused 15/04/2016 – previous permission had condition to remove permitted development rights)</b></p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	The history of this KIBA as a 'mixed use employment area', combined with the impact of recent permitted development rights for change of use to residential has resulted in only 26% of the floorspace in this KIBA being in B-class use. Over 60% of the land area of the KIBA includes residential uses within a mixed use development. There are additional constraints to parcels 7 and 8, which are within the curtilage of listed buildings. Given the existing level of residential uses, any potential for industrial intensification in this KIBA may be able to consider co-location with residential subject to requirement of Draft London Plan policy E7.
<b>Recommendation at October 2017</b>	It is recommended that the Waterworks KIBA is de-designated.
<b>Recommendation at October 2018</b>	It is recommended that the Waterworks KIBA is de-designated.
<b>Recommendation at December 2019</b>	Retain KIBA designation and designate KIBA as an area that has potential for industrial intensification and co-location under Draft London Plan policy E7.

<b>Reason for proposed change to KIBA</b>	To allow for potential industrial intensification and co-location with residential and/or social infrastructure (under Draft London Plan policy E7 sections C and E).
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Map of proposed changes to Waterworks Road KIBA



2.27 West Norwood Commercial Area



<b>Name</b>	West Norwood Commercial Area, SE27 0SP, SE27 0TP, SE27 0JN, SE27 0DQ, SE27 0HQ, SE27 0TR, SE27 0BF, SE27 9NW, SE27 0DG, SE27 0DJ, SE27 0HN, SE27 0HP, SE27 0HH, SE27 0DN, SE27 0DB, SE27 0DL
<b>Area in hectares</b>	8.25
<b>Description of the KIBA</b>	<p>This is the largest KIBA in the Borough and comprises 17 land parcels:</p> <ol style="list-style-type: none"> <li>1. Former Lambeth College site on corner of Chapel Road and Knights Road in private ownership.</li> <li>2. Site at 19-21 Chapel Road – commercial building in private ownership.</li> <li>3 Weaver Walk – ABN House (Allied Broadcasting Network - Television Studio).</li> <li>3. 33-51 Chapel Road – Winn &amp; Coales Ltd, (Corrosion prevention/sealing technology), in private ownership</li> <li>4. 107 Knight's Hill – The Big Yellow Self-Storage Company. 33 Rothschild Street – Cennox Signage and Construction Ltd, private ownership. 35 Rothschild Street – Blackbird Bakery.</li> <li>5. Ernest Avenue - Norwood Bus Garage.</li> <li>6. 26 Rothschild Street - Mylands paint makers, private ownership. Industrial buildings with some ancillary office space</li> <li>7. 2 Knight's Hill Square – W.Hobby (Warehouse and retail sales) 9A Knight's Hill Square – Bobby Vincent House 55 Knight's Hill – UK Power Networks 59 Knight's Hill – Kwik Fit (tyre fitter) 28-42 Ernest Avenue – various small business units housing London Bus Services and auto repair businesses.</li> <li>8. 1 Knight's Hill Square – Maximum Potential Ventures 3 Knight's Hill Square – Howden's Joinery (Wholesale and trade supplies) 43 Knight's Hill – Mencap (Charity shop) 45 Knight's Hill – The Copy Shop (photocopying and printing services) 4 Beadman Street – Emmaus South Lambeth - warehouse used for storage and distribution with ancillary office space (Safeguarded Waste Site). 8-10 Beadman Street – Joy Group Ltd single storey warehouse</li> <li>9. 1 Beadman Street – H.A.Marks construction 1 Langmead Street – We Love Laundry dry cleaners 42-44 Norwood High Street – office building on the western side of the high street</li> <li>10. 9 Beadman Street - Emmaus South Lambeth community 11 Beadman Street – Joy Group Ltd single storey warehouse 2-12 Ernest Avenue – Thermofrost Cryo Ltd</li> <li>11. The Windsor Centre (Advance Road) - Industrial estate accommodating approximately 16 units in private ownership. There are a mix of uses including Future Projections Ltd.</li> <li>12. 57-79 Norwood High Street – Travis Perkins builders' merchants (retail and wholesale) in private ownership.</li> <li>13. Waring Street – Industrial units housing Reyco Decorative Artists</li> <li>14. Windsor Grove – Royal Mail sorting office.</li> <li>15. Windsor Grove (Car Breakers scrap yard) – Safeguarded waste site in private ownership.</li> </ol>

	<p>16A. Land between Ernest Avenue and Rothschild Street - Mix of uses and companies including Alton Motors and Edmund de Waal Art Studio.</p> <p>16B. Land between Rothschild Street and Chapel Road - Mix of uses and companies</p> <p>VOA data recorded 62 different businesses within the 66 KIBA units. Only five of the units were recorded as vacant.</p>
<p><b>History of the KIBA</b></p>	<p><b>1981 - Lambeth Local Plan</b></p> <p>The Lambeth Local Plan Policies Map included a 'Norwood Industrial Area' and proposals associated with this were set out in a separate Action Area Plan. The council wanted to increase employment opportunities particularly through the development of the Norwood Industrial Area.</p> <p><b>1983 - Norwood Industrial Area Action Plan</b></p> <p>Action Plan prepared by the Council and subsequently adopted in September 1983. The Plan provided detailed policies to guide development of the Norwood Industrial Area. It states that the Initial Development Plan for Greater London (1955) identified the Norwood Industrial Area for light industrial use with some shopping frontages. In turn the Greater London Development Plan 1976 identified Norwood Industrial Area as a future Action Area. This status was confirmed by the Secretary of State in June 1979.</p> <p>The broad aims of the Action Plan were to retain existing and stimulate new industrial employment, to reduce traffic conflict and improve accessibility to industrial premises; to safeguard local shopping facilities; and to upgrade the environment. The Plan aimed to provide suitable conditions for the establishment of new industrial employment.</p> <p><b>1987 – Lambeth Local Plan</b></p> <p>The Lambeth Local Plan 1987 set out planning policies for Lambeth to guide growth in housing and jobs, infrastructure and the quality of the built environment.</p> <p>The current KIBA area was referred to as the Norwood Industrial Area Action Area. Proposals for the area were set out in the separate Action Area Plan.</p> <p><b>1998 – UDP 1998</b></p> <p>The Norwood Industrial Area was promoted specifically for industrial development. The area had a variety of land uses with a predominance of industry. The council made specific policies to maintain this as an area suitable for industry to locate in. In view of its role and future potential, the council considered it essential to continue prioritising the provision and improvement of industrial uses within the Norwood Industrial Area.</p>

The associated proposals map showed that the area comprises 3 zones: IN 8, IN 9, IN 10 (Sites for new industry). There was also a site designated M14 (Miscellaneous Site Proposals).

### **2007 – UDP 2007**

Designated as a KIBA designated in the UDP 2007 with 4 MDO areas:

*MDO 41 - Winn and Coales - 19-37 Rothschild Street and 31 Chapel Road - Area: 1.0 Ha Development for commercial purposes.*

*Completion of service road from Chapel Road to Rothschild Street.*

*MDO 42 - Scrap Yard, Windsor Grove – Mixed-use Employment Area. Part of site to revert to nature conservation use.*

*MDO 43 - Knights Hill (Former Lambeth College): Development of a mix of employment or mixed employment/community use.*

*Development should have proper street frontages onto Knight's Hill and Chapel Road. Wider pavement on Knight's Hill. Retention and restoration of cattle trough and fountain.*

*MDO 44 - Rothschild Street/ Ernest Avenue: Mixed use employment area with non-employment restricted to no more than 20% gross floor area and to upper floors of Norwood High Street. Development of modern commercial estate behind with internal service roads, safeguarding of new access off Ernest Avenue and extension of Bus Garage.*

Policy 70 related to the West Norwood Commercial Area and stated:

*In the West Norwood Commercial Area (defined as a KIBA on the Proposals Map between Knights Hill and the railway) the regeneration of commercial and business premises, and improvement of the environment, is promoted and supported. In addition to employment uses, non-intensive leisure uses appropriate to an edge of centre location are permitted. Employment uses and/or generated traffic (in particular specific uses within the B2 use class) should not have an unacceptable impact on nearby residential amenity.*

The supporting text to the policy added:

*West Norwood Commercial Area, in the southeast of the borough, has for many years been promoted specifically for industrial and business development. It has a variety of land uses with a predominance of industry. It is the largest such area in the borough.*

### **2011 – Core Strategy 2011**

In the Lambeth Core Strategy 2011, the KIBA was described as the largest existing concentration of land in employment use in Lambeth (approximately 7.3 hectares in size and accommodates approximately 28 business premises). A number of major development sites within the KIBA provided an opportunity to increase the range and quality of business space and jobs in the area.

	<p>Policy PN8 outlined that the Strategy will support gradual commercial-led redevelopment to provide an increase in the range, quality and flexibility of business premises and encouraging a variety of employment uses</p> <p>Part of the KIBA boundary was amended:</p> <p>This affected 7, 8, 9, 10, 11, 12-14 Cotswold Street. William Marsden House, 11 Knights Hill. 20-74, 80-130, 49-59 &amp; 81-127 Norwood High Street, these changes were made to remove residential and retail areas from the KIBA.</p> <p>Part of the KIBA, located east of Norwood High Street and south of Waring Street was de-designated (as recommended by the West Norwood Masterplan 2009) to provide for a new primary school and mixed use development to include a mixture of employment typologies including studio and flexible workspace.</p> <p>All MDOs were removed in the Core Strategy 2011, with the exception of MDO's 41 and 43.</p> <p><b>2015 - Lambeth Local Plan</b></p> <p>In the Local Plan 2015, the KIBA is described as having a number of major development sites that provide an opportunity to increase the range and quality of business space and jobs in the area. There was an addition to the KIBA, to re-designate the area east of Norwood High Street and south of Waring Street. This comprised units 1-16 Advance Road; Royal Mail Office, Windsor Grove; Car Breakers East Place Yard, Windsor Grove; Windsor Grove scrap yard site. The reason for these additions was to re-include Windsor Centre Business Park as the site was no longer required for school development.</p> <p>MDO's 41 and 43 were superseded by the Local Plan 2015. PN7(b) states that the council supports commercially-led redevelopment to provide an increase in the range, quality and flexibility of business premises and encouraging a variety of employment uses.</p>
<p><b>Location and surrounding land uses</b></p>	<p>The KIBA is situated to the south of West Norwood Station. The commercial area is bound by Knights Hill to the west and Chapel Road to the South. West Norwood district centre bisects the KIBA in the east (Norwood High Street) and also lies to the north and west.</p> <p>There are a variety of adjacent land uses, including a railway line to the north and east of the site and residential accommodation to the south. Local retail units lie, predominantly to the north-west, within the district centre. The KIBA also adjoins the Norwood High Street/Chapel Road Local Centre to the south-east.</p>
<p><b>Access</b></p>	<p>Road access is off London Distributor Roads (Knights Hill and Norwood High Street) and Local Distributor Roads. The area is suitable for access by large vehicles.</p> <p>There are no existing cycle routes near the KIBA but there is a potential route through the KIBA along Knight's Hill Square, Beadman Street and out onto Cotswold Street.</p>

	TfL Road network - No London Distributor Road - Yes, Knights Hill, Norwood High Street, Ernest Avenue.																				
<b>PTAL</b>	Chapel Road/ Weaver Walk: 4 - Good Rothschild Street: 4 - Good Ernest Avenue/ Norwood High Street: 5 - Very Good Waring Street: 5 - Very Good Windsor Grove: 4 - Good																				
<b>Planning policy designation</b>	Heritage assets	No																			
	Tree Protection Orders	Four TPOs on perimeter of KIBA, in the south west of the KIBA, along Chapel Road (parcel 1) and Rothschild Road (parcel 4).  Tree protection boundary to the south west corner of the KIBA parallel to Knights Hill Road (A215), located in parcel 4.																			
	Flood affected	No																			
	Protected Vistas	Local Views																			
	Site Allocation	No																			
	Safeguarded waste site in KIBA	Two sites: 1. Located in parcel 8 of the KIBA, in the northern most portion of the industrial area. Waste site is approximately 586m <sup>2</sup> in area, and fronts Beadman Street.  2. Located in parcel 15, this waste site, 2714m <sup>2</sup> in area, occupies the eastern most extent of the KIBA, parallel to the railway corridor off Windsor Grove.																			
	Opportunity area	No																			
	Central Activities Zone	No																			
	Thames Policy Area	No																			
	SINC's	No																			
	Metropolitan Open Land	No																			
Town Centre	No																				
<b>Summary of land ownership</b>	Mixed, including: public, private and Network Rail.																				
<b>Quantity and proportion of B-class floorspace</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>44,747</td> <td>33,939</td> <td>76</td> </tr> <tr> <td>2016</td> <td>44,367</td> <td>32,937</td> <td>74</td> </tr> <tr> <td>2019</td> <td>44,367</td> <td>32,937</td> <td>74</td> </tr> </tbody> </table>			Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	44,747	33,939	76	2016	44,367	32,937	74	2019	44,367	32,937	74		
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<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of units</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>108</td> <td>45</td> </tr> <tr> <td>2010</td> <td>109</td> <td>31</td> </tr> <tr> <td>2012</td> <td>41</td> <td>5</td> </tr> <tr> <td>2016</td> <td>67</td> <td>3</td> </tr> <tr> <td>2019</td> <td>66</td> <td>5</td> </tr> </tbody> </table>			Year	Total no. of units	No. of vacant units	2008	108	45	2010	109	31	2012	41	5	2016	67	3	2019	66	5
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2008	108	45																			
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2012	41	5																			
2016	67	3																			
2019	66	5																			
<b>Long-term vacancy</b>	1 Chapel Road (corner property) – Parcel 1.																				
<b>Planning history</b>	<u>1 Beadman Street</u>																				

	<p>05/01836/FUL: 1 Beadman Street - Change of use from vacant (Class B1) to (Class D1) Worship and Training, along with associated alterations. (<b>Refused 22/08/2005</b> – would result in the loss of a commercial building in the KIBA)</p> <p><u>4 Beadman Street</u></p> <p>18/01982/FUL: 4 Beadman Street - Erection of a single storey first floor extension to create 60 sqm of office space ancillary to the warehouse. (<b>Granted 07/06/2018</b> – unimplemented June 2019)</p> <p><u>1 Knight's Hill Square</u></p> <p>05/00331/OUT: 1 Knight's Hill Square: In outline application for a change of use from commercial (Class B1) to 9 residential flats (Class C3). (<b>Refused 27/04/2005</b> - loss of employment, and residential would be incompatible with the adjacent employment site)</p> <p>08/04265/FUL: 1 Knight's Hill Square - Change of use from B1 use class to D1 use class (Education centre) - retrospective application. (<b>Refused 26/01/2009</b> – loss of employment, proposed residential incompatible with the adjacent employment site.  <b>Allowed at Appeal 03/08/2009</b> - Considered that use would not harm the supply of employment floor space, having particular regard to KIBA policy. Would be generally in accordance with Policy 22 of the UDP 2007, to improve employment levels and employment access. Would also accord with Policy 26 of UDP 2007- support provision of new and improved education facilities, and would comply with aims of Government policy on employment, education and training. Conditionally, within 3 months of the decision date, a travel plan shall be submitted for the written approval of the LPA)</p> <p>10/02372/FUL: 1 Knight's Hill Square - Change of use to D1 (Education Centre) to the rear of the ground floor and part of first floor level. (<b>Granted 21/09/2010</b>)</p> <p><u>3 Knight's Hill Square</u></p> <p>08/03337/FUL: 3 Knight's Hill Square - Change of use from Business (Use Class B1) to Storage and Distribution (Use Class B8) (Retrospective application). (<b>Refused 04/12/2008</b> - Applicant failed to provide any on site cycle parking storage, and to demonstrate that the development would not result in an unacceptable increase in traffic generation within the vicinity of the site, leading to obstruction of the public highway)</p> <p>10/01142/FUL: 3 Knight's Hill Square - Change of use from Business (Use Class B1) to Storage and Distribution (Use Class B8). (<b>Granted 01/07/2010</b> – Completed 01/07/2010)</p> <p><u>9A Knight's Hill</u></p>
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	<p>18/00139/FUL: Bobby Vincent House 9A Knight's Hill - Conversion of the existing garage/store into an office (Use Class B1(a)), together with replacement of garage door with windows and doors. (<b>Granted 25/05/2018</b> - unimplemented June 2019)</p> <p><u>Former Lambeth College site, Knight's Hill</u></p> <p>In 1951, Norwood Technical College occupied the site at the corner of Knight's Hill and Chapel Road. Later that year, two adjoining sites were acquired, one extending the site as far east as Jaffray Place, the other incorporating the site a 1930s building midway along the Knight's Hill frontage.</p> <p>By 1970, all of the land within the site boundary was in the control of the college. In November 1970, a planning application was submitted for the phased development of the site for use by the college to include a six storey building at the corner of Knight's Hill and Rothschild Street. The application was approved and implemented with a number of buildings of up to six storeys constructed along the Knights Hill Frontage. The site was vacated in early 1999 and then the college buildings were demolished in 2000.</p> <p>99/01411/FUL: Lambeth College Knight's Hill - Redevelopment of site to provide three and four storey buildings containing 85 dwellings comprising 12 houses and 73 flats including 19 affordable units, together with associated car-parking and amenity space. (<b>Refused 07/01/2000</b> – the proposal would result in the loss of an employment site within the Norwood Industrial Area, contrary to policies N4 and EMP6 of the adopted UDP. The provision of housing on the site would prejudice the potential for industrial expansion and redevelopment on the adjacent industrial land contrary to policy N8 of the adopted UDP)</p> <p>99/01414/FUL: Lambeth College Knight's Hill - Redevelopment of site to provide three and four storey buildings containing 85 dwellings, comprising 12 houses and 73 flats, including 19 affordable units, together with associated car-parking and amenity space. (Minded to refuse. <b>Appeal dismissed 18/05/2000</b>)</p> <p>01/01188/OUT: Lambeth College Knight's Hill – In outline application for the erection of a 4-storey warehouse building (B8) with ancillary office unit; erection of a building containing 278 sq. metres of B1 floorspace; erection of a leisure unit (Class D2) containing 1950 sq. metres. (<b>Appeal Allowed 25/06/2003</b>).</p> <p>01/02385/FUL: Lambeth College Knight's Hill - Redevelopment of site involving the erection of a 4 storey building containing 1965 sqm of self-storage (B8) floorspace and 871sq m of (B1) offices. The erection of a double height workshop unit and the erection of a part 2, part 3 storey. (<b>Granted 23/10/2002</b>)</p>
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	<p>05/03194/OUT: Lambeth College Knight's Hill - In outline, the erection of a part three / part four storey building comprising cash &amp; carry warehouse (class B8), offices (Class B1) and community hall (class D1) on part third floor level, together with associated basement level car parking for 33 vehicles, new vehicular access on to Knight's Hill and pedestrian access on to Chapel Road with respect to siting, design, external appearance and means of access. (<b>Not determined</b>)</p> <p>08/01231/OUT: Lambeth College, Knight's Hill - In outline, the erection of a part three, part four storey building comprising a cash &amp; carry warehouse (class B8), offices (Class B1) and community hall (class D1), together with associated basement level car parking, new vehicular access on to Knight's Hill and Chapel Road, and pedestrian access on to Chapel Road, with respect to siting, design, external appearance and means of access. (<b>Refused 30/07/2008</b> - disturbance from traffic and parking. Appeal Dismissed 02/07/2009)</p> <p>17/04472/OUT: Site Adjacent To And South Of 107 Knight's Hill - Outline application for a mixed-use redevelopment comprising B8 floorspace, B1 floorspace and residential apartments, with associated car parking and landscaping. (<b>Refused 23/03/2018</b> – residential use would prejudice KIBA designation and could jeopardise viability of industrial uses. Appeal Dismissed 24/12/2019 - on the matter of the provision of a residential use on the site, the inspector concluded that the scheme would have a harmful effect and would be in conflict with LLP policy ED1, Lambeth Employment Land Review, DLP policies E4 and E7 and the Framework.)</p> <p><u>36 Ernest Avenue</u></p> <p>14/05559/FUL: 36 Ernest Avenue - Change of Use of Vacant Unit to MOT Garage (Use Class B2). (<b>Refused 06/01/2015</b> - The proposal fails to demonstrate that the servicing requirements of the proposed use would be met by the site and would not result in unacceptable impacts on the surrounding business units)</p> <p>19/00693/FUL: 36 Ernest Avenue - Change of use of vacant unit to a micro brewery (use Class B2). (<b>Granted 24/04/2019</b>)</p> <p><u>Rothschild Street</u></p> <p>03/02523/FUL: 26 Rothschild Street - Erection of a part one / part two storey building comprising industrial use on ground floor with office use above. (<b>Granted 12/01/2004</b>)</p> <p>05/02975/FUL: 26 Rothschild Street - Erection of a part one/part two storey building comprising industrial use on the ground floor with office use above. (<b>Granted 03/01/2006</b> – completed 17/04/2007)</p> <p><u>Cotswold Street</u></p>
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	<p>07/02195/FUL: Plot Bounded by Rear Of 7 To 16 Cotswold Street Re Beadman Place - Erection of a 2 storey light industrial and retail unit with on-site parking spaces for 5 cars. (<b>Granted 27/08/2008</b>)</p> <p><u>42 - 44 Norwood High Street</u> 08/01656/FUL: 42-44 Norwood High Street - Erection of a mansard roof extension to provide additional office floor space at third floor. (<b>Granted 10/07/2008</b>)</p> <p><u>80 Norwood High Street</u> 10/02101/FUL: 80 Norwood High Street - Change of use of the existing rear yard and part ground floor to a Builders Merchant (Use class B8). (<b>Granted 01/09/2010</b>)</p> <p>17/02336/FUL: 80 Norwood High Street - Retrospective application for the part change of use of ground floor level from Builders Merchant (B8 Use Class) and residential (Class C3) to Builders Merchant (Part Class A1, B1 and B8 Use Class) allowing the retail sale of goods to the public, including the display, sale, and storage of building materials, plumbing supplies, plant and tools etc; and part change of use of first floor level from residential to Office (Class B1). (<b>Refused 24/08/2018</b> - The retrospective works have resulted in a substandard level of accommodation for the residential flat at first and second floor level. <b>Appeal dismissed 01/08/2019</b>)</p> <p><u>94 Norwood High Street</u> 15/04751/FUL: Rear of 94-96 Norwood High Street (rear of site in KIBA the rest is not) - Demolition of vacant workshop structures and erection of 2 self contained new units for employment, business or industrial uses within Use Class B1. (<b>Granted 19/11/2015</b> – Lapsed November 2018)</p> <p>16/02768/LDCE: 94 - 96 Norwood High Street - Application for a Certificate of Lawful Development (Existing) with respect to the use of 8 self contained flats (Use Class C3) comprising four flats. (<b>Granted 06/07/2016</b>)</p> <p><u>Weaver Walk</u> 11/04269/FUL: Thomas Glover House 3 Weaver Walk - Change of use of the premises to a mixed use (Use Class B1 and Use Class D1), comprising business support, business incubator space, employment training and education, place of worship and ancillary uses. (<b>Granted 29/06/2012</b> – Completed 01/05/2013)</p> <p><u>19-21 Chapel Road</u> 15/01793/OUT: 19-21 Chapel Road - Outline Application for the demolition of the existing building (B1/B8) and change of use of the site</p>
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	<p>to residential (C3) to provide 40 No. units (28 x 1-bed flats and 12 x 2-bed flat). <b>(Non-determination 19/09/2014. Appeal dismissed 20/11/2015 – loss of commercial use within KIBA)</b></p> <p><u>21 Chapel Road</u></p> <p>18/03203/FUL: 21 Chapel Road - Erection of a part 2-, part 3 storey rear extension and excavation of a basement level to facilitate provision of 8 residential flats (Use Class C3) on upper floors and an office unit (Use Class B1) at basement, ground and part of first floor with associated alterations. <b>(Refused 16/11/2018 - introduction of a residential use and the loss of B1 floorspace would prejudice the West Norwood Commercial Area KIBA designation. The introduction of a residential use would further impact on the continued operation of industrial and commercial uses in the KIBA and would jeopardise their future viability. Furthermore, the substandard quality of the use class B1 floorspace proposed would prejudice the long term viability of the unit.)</b></p> <p><u>Advance Road</u></p> <p>10/01264/FUL: Unit 9 Advance Road - Change of use to provide a training centre (Use Class D1) and car repair garage and MOT test centre (Use Class B2). <b>(Granted 24/05/2010)</b></p>
<p><b>Prior Approval status</b></p>	<p><u>Beadman Street</u></p> <p>16/01911/P3P: 1 Beadman Street - Application for Prior Approval for the Change of Use from warehouse storage (Use Class B8) to provide 3x1 bedroom flats and a studio flat (Use Class C3) at ground floor level. <b>(Refused 18/05/2016 - The proposed development would not comply with paragraph P.1. of Part 3 of the GDPO 2015. The introduction of a residential use in this area would have an adverse impact on the sustainability of the provision of these important services and would undermine the KIBA designation)</b></p> <p>16/01912/P3O: 1 Beadman Street - Prior approval for the Change of Use from Office (Use Class B1a) to a Residential (Use Class C3) to provide 3x1 bedroom and 2x2 bedroom flats at first floor level. <b>(Refused 18/05/2016 - could not demonstrate the building was lawfully used for B1a. The proposed development would not comply with Class O of Part 3 of Schedule 2 to the Town and Country Planning GPDO 2015. Need parking stress survey and external storage provision would require planning permission)</b></p> <p>17/00267/P3P: 1 Beadman Street - Prior Approval for the change of use from storage (Use Class B8) at ground floor level to provide 4 residential units (Use Class C3) together with enlargement to the existing windows at ground floor to the North and South elevations. <b>(Refused 15/03/2017 - The building on site exceeds 500 sqm. The</b></p>

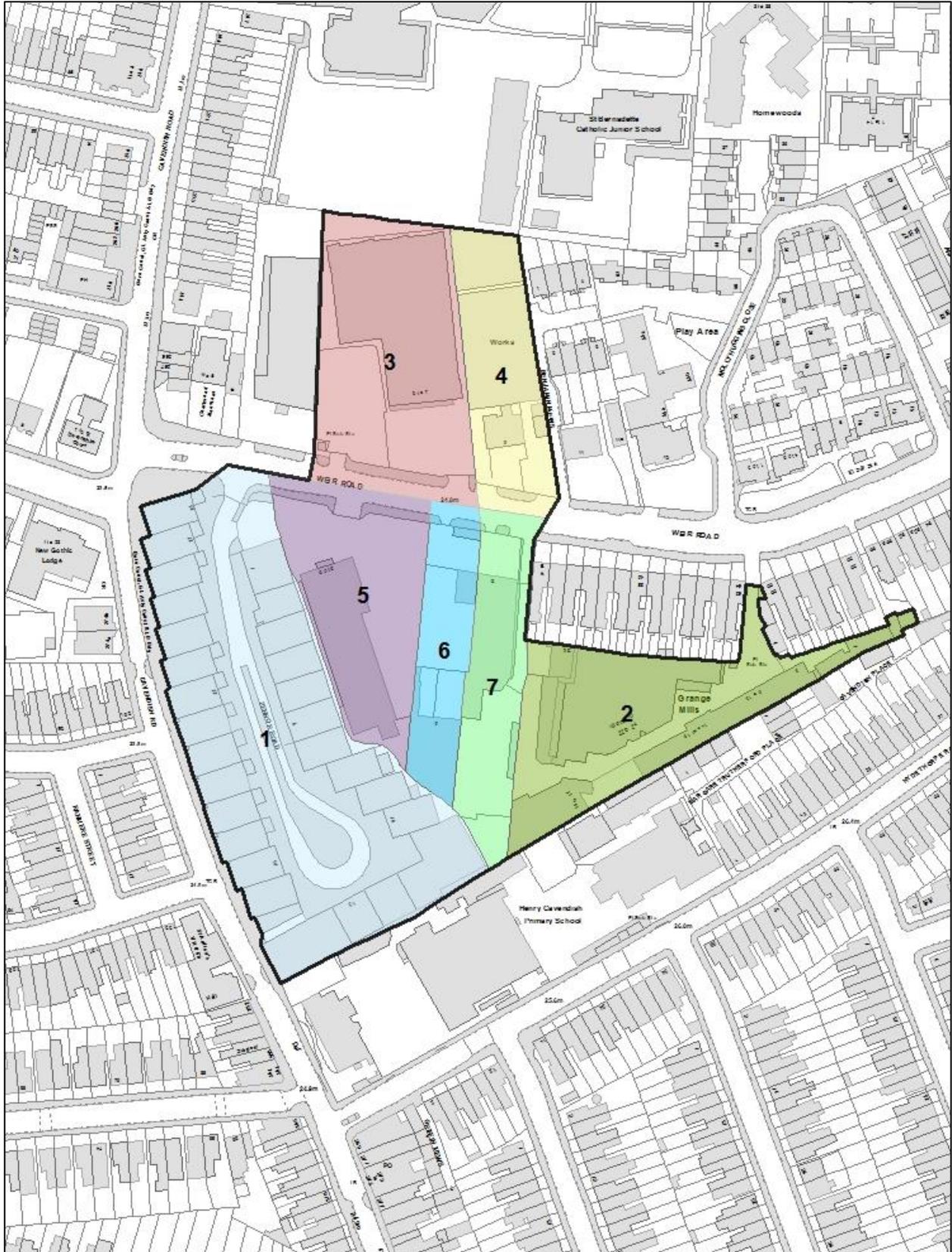
	<p>proposed development would not comply with Class P of GPDO 2015. Residential use would undermine the KIBA designation)</p> <p>17/00270/P3O: 1 Beadman Street - Prior Approval for the change of use from office (Use Class B1(a)) at first floor level to provide 5 residential units (Use Class C3). (<b>Refused 15/03/2017</b> - The applicant has failed to demonstrate that that the building was lawfully used for a use falling within Class B1(a))</p> <p>17/01806/P3O: 1 Beadman Street - Change of use of the first floor from B1A to C3. (<b>Refused 07/06/2017</b> - change of use of floorspace not in B1(a) use)</p> <p>17/05067/P3O: 1 Beadman Street - Prior approval for the change of use at first floor from office use (Use Class B1(a) to residential dwellings (Use Class C3). (<b>Granted 22/12/2017</b> - unimplemented as of June 2019)</p> <p><u>Ernest Avenue</u></p> <p>18/02238/P3O: 2 - 12 Ernest Avenue - Prior of approval for the change of use at first floor from Office (Use Class B1(a)) to 4 residential units (Use Class C3). (<b>Refused 08/08/2018</b> - proposed development would increase on-street parking stress, proposal has failed to demonstrate that contamination levels on the site are within acceptable limits)</p> <p>18/05482/P3O: 2 - 12 Ernest Avenue - Prior Approval for Change of Use from Offices (Use Class B1a) to 4 Residential Units (Use Class C3). (<b>Refused 14/02/2019</b> - it has been shown that the premises have not been in use as B1(a) offices, and as such the proposal would not be permitted by the Order. <b>Appeal Allowed 13/11/2019</b> – the appeal site has been in a lawful Class B1(a) use since the relevant date, and accordingly benefits from the relevant permission conferred by Class O)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>This KIBA has a very long history as an area protected and promoted for industrial and employment uses. It houses 62 businesses with a very low level of vacancy units. This includes several 'bad neighbour' uses that could not locate near housing, plus two waste sites.</p> <p>The West Norwood Manual for Delivery 2017 sets out a further strategy for renewal of the KIBA.</p> <p>There is clear scope for intensification of industrial capacity in this KIBA.</p>
<b>Recommendation at October 2017</b>	No change to the KIBA.
<b>Recommendation at October 2018</b>	No change in approach, this site is integral to the KIBA given its location and has potential for employment-only development. The council is working with the GLA on options for the site. However, a

	minor boundary change is proposed to remove a very small parcel of land in the curtilage of residential properties at 38-42 Dunkirk Street.
<b>Recommendation at December 2019</b>	As proposed in October 2018. Amend minor boundary change to also remove small parcel of land in the curtilage of the 85-89 Norwood High Street.
<b>Reason for proposed change to KIBA</b>	<p><u>38-42 Dunkirk Street</u></p> <p>Residential use is inconsistent with the KIBA designation and so this area of land should be removed.</p> <p><u>85-89 Norwood High Street</u></p> <p>De-designation of this small parcel of land would not impact on the overall function on the KIBA and would ensure that the KIBA boundary aligns with land ownership boundaries. It would also enable a comprehensive redevelopment of 85-89 Norwood High Street to take place and help to ensure that the density of any scheme on that site can be optimised. To assist applicants, the council is preparing a Supplementary Planning Document for this stretch of Norwood High Street to provide guidance on appropriate uses and forms of development.</p>

Map of proposed changes to West Norwood Commercial Area KIBA



2.28 Zennor Road Estate and adjoining sites



# Zennor Road Estate and Adjoining Sites

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↑ 1:1,750

<b>Name</b>	Zennor Road Estate and adjoining sites, SW12 0PS, SW12 0LT, SW12 0NA, SW12 0NE	
<b>Area in hectares</b>	3.3	
<b>Description of the KIBA</b>	<p>The KIBA comprises six parcels of land:</p> <ol style="list-style-type: none"> <li>1. Zennor Road Estate - 28 purpose built business units, owned and managed by Workspace Group Plc. Businesses include Lime Technology Ltd and Wolseley UK Ltd.</li> <li>2. Grange Mills Estate - Approximately 24 business units in private ownership, accessed from Weir Road. Businesses include City Electrical Factors and Exodus Travels.</li> <li>3. 5-7 Weir Road – 5 is occupied by Magnet Trade (Kitchen and Joinery Specialists), 7 contains a Big Yellow Self Storage Company unit.</li> <li>4. 9 Weir Road – The Waldorf School with warehouse to the rear (at 9a and 9b) owned and occupied by Brindisa Ltd (food business).</li> <li>5. 2-6 Weir Road - Travis Perkins builder's yard.</li> <li>6. 8 Weir Road - Warehouse occupied by London Duck Tours.</li> <li>7. 10-12 Weir Road – Warehouse containing Howden's Joinery Co. (Hardware and Joinery).</li> </ol> <p>VOA data recorded 31 different businesses in the 44 KIBA units.</p>	
<b>History of the KIBA</b>	<p>The KIBA was first designated in the UDP 2007.</p> <p>In the Core Strategy 2011 there was a minor boundary change to remove residential and community uses (1, 2, 3, 4, 5, 6 Margaret Rutherford Place. 55, 59, 60, 61 Molly Huggins Close. 1, 2, 3, 4, 5, 6, 7, 8 Benjamin Mews. Cavendish Place, 31A, B, C Hydethorpe Road. 3 Weir Road. 11, 11a, 13 Weir Road).</p> <p>No further changes in the Local Plan 2015.</p>	
<b>Location and surrounding land uses</b>	<p>The KIBA includes land on the north and south sides of Weir Road. The KIBA adjoins the western borough boundary with LB Wandsworth. Cavendish Road bounds the KIBA to the west. The KIBA is approximately 250m from the edge of the Balham town centre and 750m from Balham railway/tube station.</p> <p>Henry Cavendish Primary School lies to the south of the KIBA with the Cavendish Local Centre immediately to the south of this. Residential areas surround the remaining periphery.</p>	
<b>Access</b>	<p>Access is directly from Weir Road which bisects the entire KIBA. Weir Road can be accessed from the A205 (a Primary TfL Network Road) via Cavendish Road. Alternatively the A24 (another TfL network road) lies 200m away from the KIBA to the west.</p> <p>Cavendish Road is an existing cycle route.</p> <p>TFL Road network - No London Distributor Road - No</p>	
<b>PTAL</b>	<p>Zennor Road: 5 - Very Good Weir Road: 5 - Very Good Grange Mills: 2 - Poor</p>	
<b>Planning policy designation</b>	Heritage assets	Yes – partially within La Retraite conservation area, to the north of the KIBA (Benjamin Mews).
	Tree Protection Orders	No
	Flood affected	No
	Protected Vistas	No

	Safeguarded waste site in KIBA	No																		
	Protected Vistas	No																		
	Site Allocation	No																		
	Safeguarded waste site in KIBA	No																		
	Opportunity area	No																		
	Central Activities Zone	No																		
	Thames Policy Area	No																		
	SINC's	No																		
	Metropolitan Open Land	No																		
	Town Centre	No																		
<b>Summary of land ownership</b>	Mixed private, including Workspace Group Plc.																			
<b>Quantity and proportion of B-class floorspace</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Commercial FS (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> <th>% B-class</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>27,809</td> <td>21,786</td> <td>78</td> </tr> <tr> <td>2016</td> <td>28,576</td> <td>22,553</td> <td>79</td> </tr> <tr> <td>2019</td> <td>28,456</td> <td>22,433</td> <td>79</td> </tr> </tbody> </table>		Year	Commercial FS (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	% B-class	2012	27,809	21,786	78	2016	28,576	22,553	79	2019	28,456	22,433	79		
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<b>History of premises and occupation</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>Total no. of Units.</th> <th>No. of vacant units</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>65</td> <td>11</td> </tr> <tr> <td>2010</td> <td>64</td> <td>5</td> </tr> <tr> <td>2012</td> <td>40</td> <td>9</td> </tr> <tr> <td>2016</td> <td>44</td> <td>2</td> </tr> <tr> <td>2019</td> <td>44</td> <td>17</td> </tr> </tbody> </table> <p>The increase in the number of vacant units in 2019 is thought to be associated with the implementation of a planning permission (18/03142/FUL).</p>		Year	Total no. of Units.	No. of vacant units	2008	65	11	2010	64	5	2012	40	9	2016	44	2	2019	44	17
Year	Total no. of Units.	No. of vacant units																		
2008	65	11																		
2010	64	5																		
2012	40	9																		
2016	44	2																		
2019	44	17																		
<b>Long-term vacancy</b>	N/A																			
<b>Planning history</b>	<p><u>2-6 Weir Road</u></p> <p>89/0259/22506: 2-6 Weir Road - Use for motor repairs, petrol sales, car sales and car hire including the installation of a spray booth. (<b>Granted 28/07/1992</b>)</p> <p>02/01778/LDCE: 4 Weir Road - CoL for the proposed installation of an MOT testing ramp and associated alterations. (<b>Refused 19/08/2002</b> - the proposal would not fall within any of the property's current uses)</p> <p>05/01312/FUL: 2-6 Weir Road - Retention of frontage building in office use with existing forecourt parking, redevelopment of site at rear with erection of a single storey building (8.1 metres high) for warehousing and storage use. (<b>Granted 24/06/2005</b>) Superseded by:</p> <p>08/02907/FUL: 2-6 Weir Road - Demolition of existing buildings and erection of part 1/part 2 storey warehouse building to include ancillary bulk timber store, sawmill and showroom with associated landscaping, alterations to existing crossovers and provision for 11 car/light goods vehicle parking spaces and 1 disabled parking space. (<b>Granted 24/10/2008</b> – Lapsed 2011)</p> <p>11/02051/FUL: 2-6 Weir Road - Redevelopment of the site involving the erection of a single storey building including mezzanine level to provide</p>																			

	<p>a builders merchant (Sui Generis), provision of 8 parking spaces and 1 disabled parking space along with refuse and cycling storage, installation of new front boundary treatment comprising of new access gates (Granted) 12/01308/FUL 9A Weir Road: Change of use from Printworks (Use Class B2) to Warehouse (Use Class B8). (<b>Granted 25/01/2012</b>)</p> <p><u>5-7 Weir Road</u></p> <p>2388/86/24318: 5 Weir Road - Use of the front office for processing, packaging, storage and despatch on the ground floor with offices over. (<b>Granted 19/02/1987</b>)</p> <p>0569/89/23675: 5 and 7 Weir Road - Erection of a single storey building comprising a warehouse, canteen, changing rooms and toilets. (<b>Granted 30/08/1989</b>)</p> <p>06/01373/FUL: 5-7 Weir Road - Demolition of the existing buildings and erection of a warehouse building for self storage purposes (Class B8), and 2 additional units for either Business (Class B1) or General Industrial (Class B2) or Warehouse (Class B8) use together with associated landscaping, car and cycle parking, boundary treatment, lighting, 1 CCTV camera and relocation of existing substation. (<b>Granted 15/01/2008</b> - Completed 21/04/2008)</p> <p>13/05105/FUL: 5 Weir Road - Erection of a 2 storey building to provide a storage/distribution unit (Use Class B8) along with the provision of an ancillary trade counter, 4 car parking spaces, refuse storage and cycle parking. (<b>Granted 30/12/2013</b> - Completed 14/07/2014)</p> <p><u>8 Weir Road</u></p> <p>88/2148/27683: 8 Weir Road - Change of use to storage and distribution proposes. (<b>Granted 02/08/1990</b>)</p> <p>13/01676/FUL: 8 Weir Road: Demolition of existing offices and part of boundary wall to the front elevation, installation of a new gate and metal fencing. Erection of a single storey outbuilding to the front elevation. Installation of a ramp to the front of existing offices, replacement of existing window with new door and the installation of a lift shaft to the main building, erection of a mezzanine level. Erection of an enclosed display area, involving the installation of two windows and a door, the provision of vehicle parking and cycle and refuse storage. (<b>Granted 04/07/2013</b>)</p> <p><u>9 Weir Road</u></p> <p>88/0112/23050: 9A and 9B Weir Road - Change of use from transport Dept. with ancillary offices to light industry with ancillary offices. (<b>Granted 23/09/1992</b>)</p> <p>09/02616/FUL: 9 Weir Road - Change of use of existing building to provide training facilities (D1). (<b>Granted 06/09/2010</b>)</p>
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	<p>12/01308/FUL: 9A Weir Road - Change of use from Printworks (Use Class B2) to Warehouse (Use Class B8). (<b>Granted 31/05/2012</b> - lapsed)</p> <p>15/07126/FUL: 9A Weir Road - Additional floor of ancillary office accommodation. (<b>Granted 25/08/2016</b> – unimplemented June 2019)</p> <p><u>10-12 Weir Road</u></p> <p>12/01080/FUL: 10-12 Weir Road - Partial demolition of attached warehouse and the erection of a new 2 storey building to the rear of the site to provide a vehicle maintenance facility with the existing office building to the front elevation retained together with the replacement of the existing vehicular gates. (<b>Granted 24/08/2012</b>). Superseded by:</p> <p>15/01177/FUL: 10-12 Weir Road - Change of use from B1 Use Class (Light Industrial) to B8 Use Class (Storage and Distribution) including the creation of a new mezzanine floor. External building works to the existing North, East and South elevations. Demolition of storage unit at the southern end of the building and the incorporation of a new roller shutter to south elevation, replacement of existing roller shutter with new fire exit door and window and replacement of two ground floor windows with new entrance door to the North elevation, proposed new silver/grey cladding to the north, south and east elevations along with associated window adjustments. (<b>Granted 01/06/2015</b> – completed 31/03/2016)</p> <p><u>Grange Mills</u></p> <p>2000: Note to applicant that the original permitted use at Unit 6 Grange Mills, Weir Road was for General Industrial Class 4. In 1989 the legislation enabled the classification to be extended to B1 (Light Industry) and this is the current authorised use of the premises.</p> <p>0741/88/23785: Unit 20 Grange Mills, Weir Road - Change of use from B2 to B8 with ancillary office. (<b>Granted 09/01/1989</b>)</p> <p>14/04817/LDCE: Unit 4 Grange Mills, Weir Road - Application for a Certificate of Lawful Development (Existing) with respect to the use of the property as an Office (Use Class B1). (<b>Granted 06/10/2014</b>)</p> <p><u>Zennor Road</u></p> <p>92/3088/23390: Units 1, 2, 3 Zennor Road - Alterations and light industrial B1 use of unit 1 for the manufacture of pharmaceutical product as an extension to the existing units 2 and 3. (<b>Granted 24/06/1992</b>)</p> <p>01/03177/FUL: Unit 9 Zennor Road - Change of use from storage to rehearsal studios. (<b>Granted 22/01/2002</b>)</p> <p>18/03142/FUL: Zennor Road Industrial Estate - The installation of an over-cladding roofing system to a number of the industrial units which form part of Zennor Road Industrial Estate to improve thermal performance and aesthetics Unit 1 - 28. (<b>Granted 07/12/2018</b>)</p>
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<b>Prior Approval status</b>	<p>14/06370/P3JPA: Unit 4 Grange Mills, Weir Road - Application for Prior approval for the change of use of the ground floor from Offices (Use Class B1) to 1 self contained dwelling unit (Use Class C3). (<b>Approved 29/01/2015</b> – completed 20/03/2018)</p> <p>17/04933/P3O: Units 16 and 17 Grange Mills, Weir Road - Prior approval for the Change of Use from Office (Use Class B1a) to 9 flats (Use Class C3). (<b>Approved 16/03/2018</b>). Superseded by:</p> <p>18/02571/P3O: Units 15-17 Grange Mills, Weir Road - Application for prior approval for the change of use from B1(a) (office) use to C3 (residential) use. (<b>Granted 09/11/2018</b> – unimplemented June 2019)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>This KIBA provides a range of business units with a low level of vacancy.</p> <p>The configuration of the existing KIBA does not provide scope for the expansion of the KIBA area. There is clear potential for industrial intensification in this KIBA, particularly in parcels 1, 2 and 5.</p>
<b>Recommendation at October 2017</b>	Continue to protect this KIBA in its current form, with no alterations to the KIBA boundary.
<b>Recommendation at October 2018</b>	Continue to protect this KIBA in its current form, with no alterations to the KIBA boundary. Monitor the situation in regard to the implementation of the prior approvals
<b>Recommendation at December 2019</b>	As proposed in October 2018.
<b>Reason for proposed change to KIBA</b>	N/A

### 3. Proposed New KIBAs

#### 3.1 Acre Lane

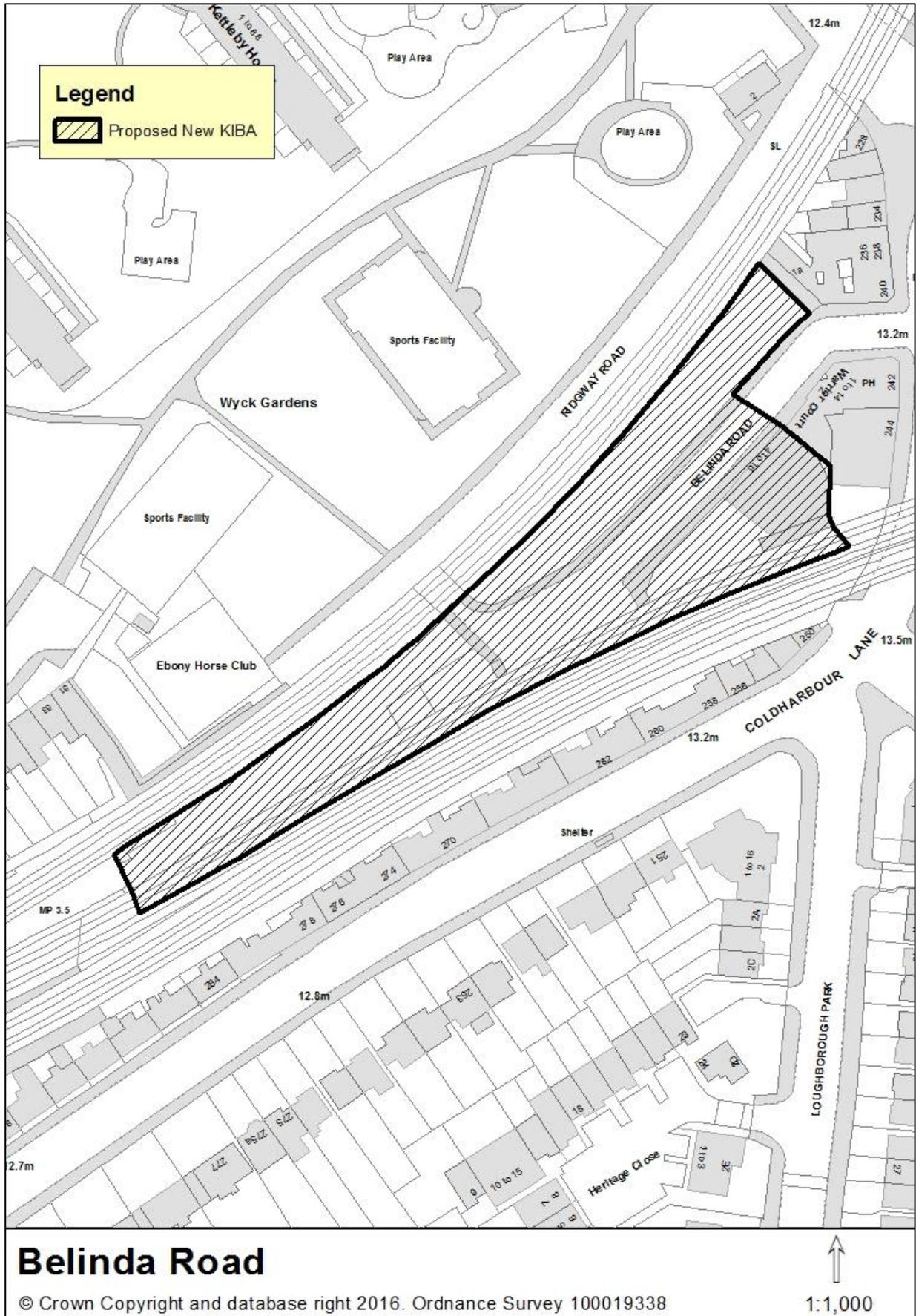


<b>Name</b>	Acre Lane, SW2 5TN										
<b>Area in hectares</b>	0.57										
<b>Description of the KIBA</b>	<p>This site contains two parcels of land and two businesses paying business rates:</p> <ol style="list-style-type: none"> <li>1. 47-55 Acre Lane - Acre Lane Timber/Builders Merchants. The parcel is mainly in use as a timber yard. It is fully occupied.</li> <li>2. 57 Acre Lane - Listed building occupied by Orbital Sound. This company is a supplier of audio and theatre equipment.</li> </ol>										
<b>Location and surrounding land uses</b>	<p>The site is located on Acre Lane to the south west of Brixton. The surrounding land is characterised by a mix of commercial/ industrial and residential activities. Immediately to the east lies undeveloped land currently used for storage. This site has been allocated (Site 2: 47-51 Acre Lane and land at the rear of Sudbourne Road SW2). The preferred use at 47-51 Acre Lane is for D1 to allow for the expansion of Sudbourne Primary School. 47-49 is vacant.</p> <p>To the west lies residential units and further west is the Ellerslie Road KIBA which runs adjacent to Kings Avenue.</p>										
<b>Access</b>	<p>The site is accessed directly from Acre Lane, a London Distributor Road that links Brixton and Clapham. There is another access point to the south directly from Sudbourne Road. Access is suitable for large vehicles.</p> <p>There are no cycle routes near the site.</p> <p>TFL Road Network - No London Distributor Roads - Yes, Acre Lane</p>										
<b>PTAL Value</b>	6a - Excellent										
<b>Planning policy designation. All policy and layers exclude road conversion stress.</b>	Heritage assets	Yes – 55 and 57 Acre Lane, are Grade II Listed Buildings									
	Tree protection orders	No									
	Flood Affected	No									
	Protected Vistas	No									
	Site allocations	No									
	Safeguarded waste site in KIBA	No									
	Opportunity Area	No									
	Central Activities Zone	No									
	Thames Policy Area	No									
	SINCs	No									
Metropolitan Open Land	No										
Town Centre	No										
<b>Summary of land ownership</b>	Two private owners: 53-55 Acre Lane is owned by Acre Lane Holdings Ltd, 57 is owned by Acoustic Group Ltd										
<b>Quantity and proportion of B-class floorspace. Which B use classes?*</b>	<table border="1"> <thead> <tr> <th>Address</th> <th>Employment-generating <i>sui generis</i> use (m<sup>2</sup>)</th> <th>B-class FS (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>53-55</td> <td>1,973m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>57</td> <td>-</td> <td>1,189m<sup>2</sup></td> </tr> </tbody> </table>		Address	Employment-generating <i>sui generis</i> use (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )	53-55	1,973m <sup>2</sup>	-	57	-	1,189m <sup>2</sup>
	Address	Employment-generating <i>sui generis</i> use (m <sup>2</sup> )	B-class FS (m <sup>2</sup> )								
	53-55	1,973m <sup>2</sup>	-								
	57	-	1,189m <sup>2</sup>								
Total employment-generating floorspace (2019): 3,162m <sup>2</sup>											

<b>History of premises and occupation</b>	Year	Total no. of units	No of vacant units
	2008	N/A	N/A
	2010	N/A	N/A
	2012	N/A	N/A
	2016	2	0
	2019	2	0
<b>Long-term vacancy</b>	N/A		
<b>Planning history</b>	<p><u>53 Acre Lane</u></p> <p>88/00363/PLANAP: 53 - 55 Acre Lane - The change of use of the part of the buildings and land used for vehicle hire/workshop to a timber yard together with customer parking and loading/unloading facilities and a new means of vehicular access with new entrance gates. (<b>Granted: 07/12/1990</b>)</p> <p>14/00827/FUL: 53-55 Acre Lane - Demolition of an existing storage shed and raised storage platform, and the erection of a replacement storage shed. (<b>Granted 10/04/2014</b>)</p> <p>14/01788/LB: 53-55 Acre Lane - Re-roofing of 55 Acre Lane with new slate covering, new lead covering to flat roof at high level, new lead rolls and flashings to hips, new ventilated roll and flashing detail to ridges on smaller roof. New ventilation details at eaves, new lead lined tapered gutter, new lead lined valley to smaller roof installed. Two barrel roof dormers and one square dormer re-covered in lead with flashings; replacement of 3no existing rooflights with new conservation rooflights. Repair of render to chimneys, installation of lead flashings to chimneys and roof junctions, bitumen felt repair and installation of insulation between and above rafters, counter battens and breather membrane. (<b>Granted 29/05/2014</b>)</p> <p>17/02828/FUL: 53-55 Acre Lane - Demolition of an existing storage shed and raised storage platform, and the erection of a replacement storage shed. (<b>Granted 13/07/2017</b>)</p> <p><u>55 Acre Lane</u></p> <p>90/00188/PLANAP: 55 Acre Lane - Planning permission was also granted in 1990 for internal and external alterations to enable the building to be used as (B1) an office. (<b>Granted 21/02/1991</b>)</p> <p>96/02431/PLANAP: Rear of 55 Acre Lane - Erection of a roof over existing yard. (<b>Granted 17/02/1997</b>)</p> <p><u>57 Acre Lane</u></p> <p>No relevant land use history for this site.</p>		
<b>Prior Approval status</b>	N/A		
<b>B1a – C3 Article 4 Area</b>	No		

<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	This land is currently fully occupied by businesses that contribute valuable services to Lambeth's economy and to other businesses. If these businesses were to seek alternative premises elsewhere in Lambeth, it is unlikely these would be available in non-KIBA areas as a result of the discrepancy between employment and residential land values. KIBA designation would help to protect this land for continued use by businesses of this type, thereby maintaining the stock of Locally Significant Industrial Sites in the borough. This is particularly true given losses to KIBAs through permitted development rights for change of use to residential in nearby KIBAs in this part of the borough (Clapham Park Hill and Abbeville Mews). The scope for intensification of industrial capacity is limited by listed buildings within the KIBA.
<b>Recommendation at October 2017</b>	It is proposed to designate this land as KIBA.
<b>Recommendation at October 2018</b>	It is proposed to designate this site as KIBA.
<b>Recommendation at December 2019</b>	Pursue KIBA designation.

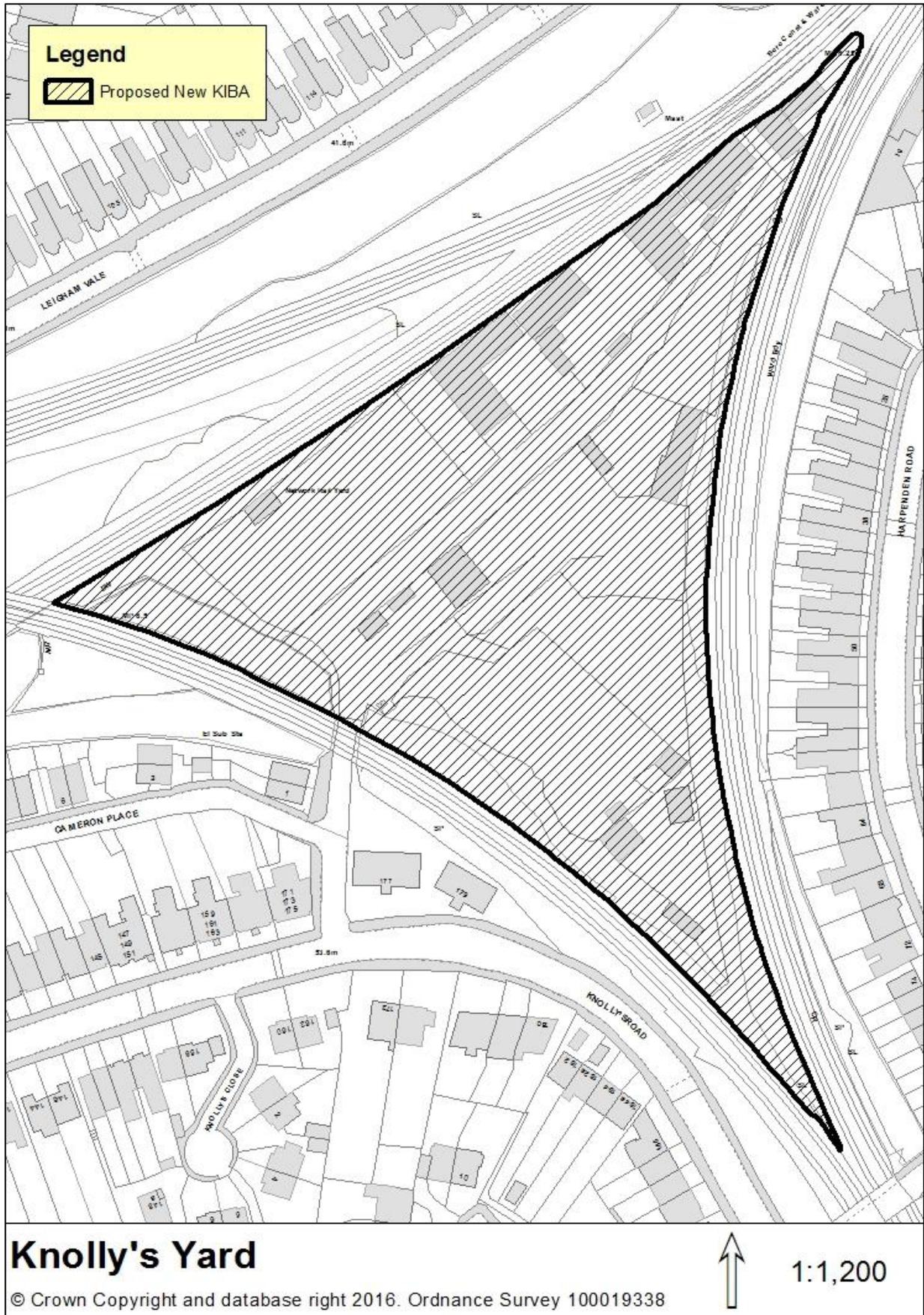
### 3.2 Belinda Road



<b>Name</b>	Belinda Road, SW9 7DT		
<b>Area in hectares</b>	0.49		
<b>Description of the KIBA</b>	The KIBA includes two safeguarded waste transfer sites operated by Powerday, to the north of the site, adjacent to the access point. One site is 1-3 Belinda Road, the other in 4-16. The KIBA also includes several archways lie along the southern edge of the site. VOA data recorded 7 different units in use by companies including Network Rail and Hardan Construction Ltd. The arches to the west are accessed from Ridgway Road and therefore are not part of the KIBA.		
<b>Location and surrounding land uses</b>	The site is located on Belinda Road which lies within Loughborough Junction to the east of Brixton. The site is bordered by railway lines. There is residential accommodation at Warrior Court at the entrance to Belinda Road which is access only with no through traffic. Surrounding land uses beyond the railway lines primarily include retail and residential in addition to town centre uses within the Loughborough Junction local centre. Shakespeare Business Centre KIBA lies on the other side of Coldharbour Lane to the east of the site.		
<b>Access</b>	<p>The site is accessed via Belinda Road which is directly accessed from Coldharbour Lane (A2217). The site is suitable for access by large vehicles.</p> <p>The section of Coldharbour Lane which provides access to the site is a potential cycle route.</p> <p>TFL Road Network - No London Distributor Roads – Yes, Coldharbour Lane</p>		
<b>PTAL Value</b>	6b - Excellent		
<b>Planning policy designation. All policy and layers exclude road conversion stress.</b>	Heritage assets	No	
	Tree protection orders	No	
	Flood Affected	No	
	Protected Vistas	No	
	Site allocations	No	
	Safeguarded waste site in KIBA	Yes – one on either side of Belinda Road	
	Opportunity Area	No	
	Central Activities Zone	No	
	Thames Policy Area	No	
	SINCS	No	
	Metropolitan Open Land	No	
Town Centre	No		
<b>Summary of land ownership</b>	Network Rail		
<b>Quantity and proportion of B-class floorspace. Which B use classes?*</b>	VOA data recorded six rail arches which total 713m <sup>2</sup> of B-class floorspace. Area of land occupied by the waste site use is estimated at 1,154m <sup>2</sup> .		
<b>History of premises and occupation</b>	Year	Total no. of units	No of vacant units
	2016	7	0
	2019	7	1
<b>Long-term vacancy</b>	N/A		
<b>Planning history</b>	<u>1 Belinda Road</u>		

	<p>89/00123/PLANAP: 1A Belinda Road - Change of use of the ground floor from a garage to storage use and the first floor storage to offices, together with the erection of a first floor front extension and the installation of a new shopfront. (<b>Granted 02/07/1991</b>)</p> <p>95/02582/PLANAP: 1-13 Belinda Road - The storage of sand and stone, and for parking eight vehicles overnight. (<b>Granted 06/08/1996</b>)</p> <p>05/01026/OUT: Belinda Road And Associated Industrial Units - In outline, the demolition of existing industrial buildings and redevelopment to provide a 6-storey building comprising 84 residential units, (56 x 1 bed units and 28 x 2 bed units), together with associated parking for cars and bicycles (siting and means of access to be determined). (<b>Refused 05/07/2006</b> – loss of existing waste transfer station and loss of an employment site)</p> <p><u>4-16 Belinda Road</u></p> <p>90/01326/PLANAP: 4-16 Belinda Road - Change of use to an inert waste transfer station together with the erection of a steel profiled clad building (with sprinkler pump room) &amp; boundary screening plus alterations to vehicular accesses and the installation of a 40 ton weighbridge and portacabin office. (<b>Granted 24/06/1991</b>)</p>
<b>Prior Approval status</b>	n/a
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	This site provides low cost industrial accommodation suitable for lower-value industrial uses and other industrial related businesses important to the local economy, particularly, but not exclusively, the waste sector. It already accommodates one safeguarded waste transfer use, along with another nine businesses. By virtue of being surrounded by railway lines, it is fully screened from neighbouring residential uses so provides a suitable location for 'bad neighbour' uses that otherwise find it difficult to locate in inner London and Lambeth. However scope for intensification of industrial capacity may be physically constrained.
<b>Recommendation at October 2017</b>	It is proposed to designate this site as a KIBA.
<b>Recommendation at October 2018</b>	It is proposed to designate this site as a KIBA.
<b>Recommendation at December 2019</b>	Pursue KIBA designation.

### 3.3 Knolly's Yard

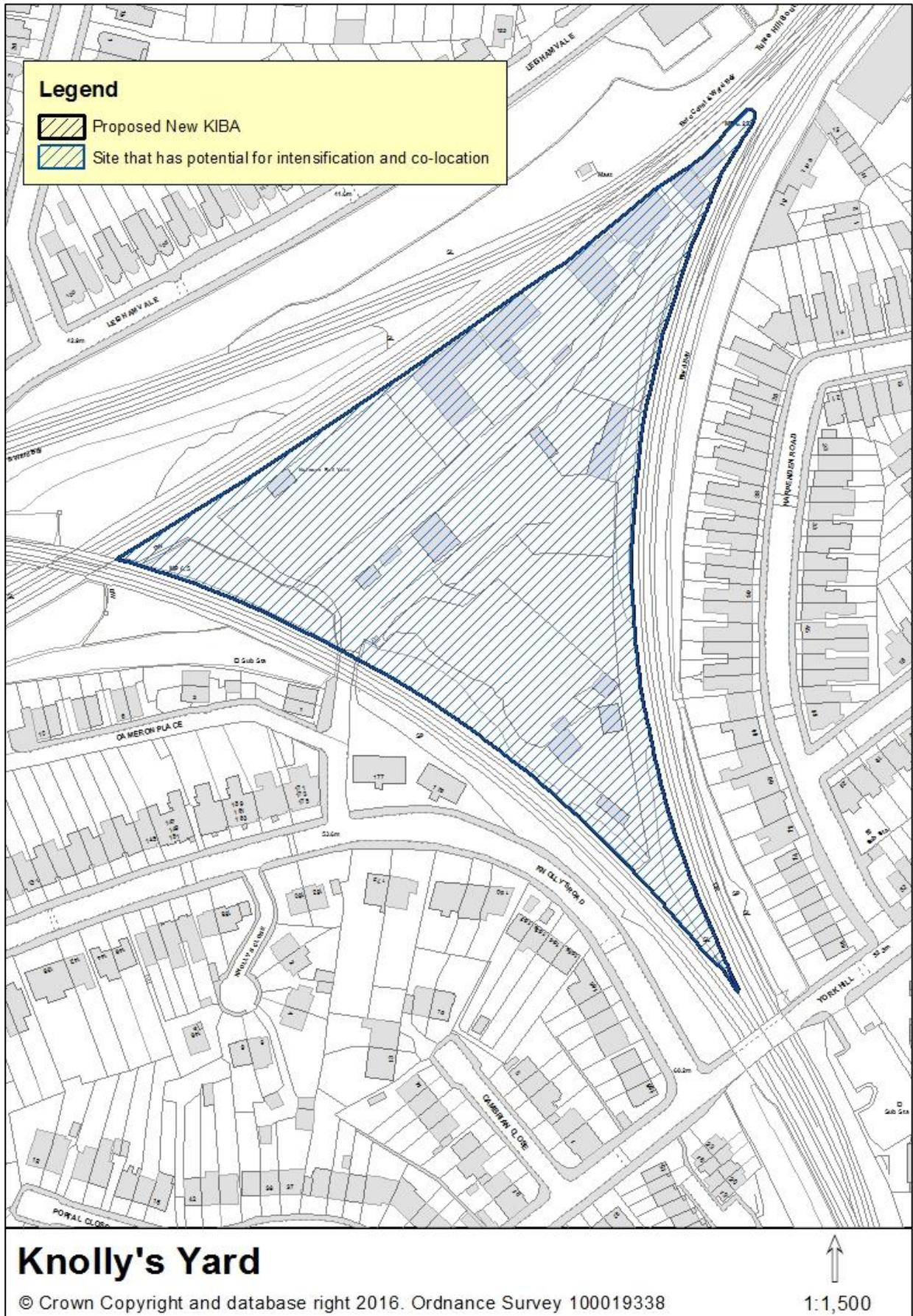


<b>Name</b>	Knolly's Road Goods Yard, SW16 2JP		
<b>Area in hectares</b>	1.21		
<b>Description of the KIBA</b>	<p>This is a large triangular site enclosed on three sides by mainline railway lines. There are some Network Rail operational buildings on the site. Network Rail also let the site to a number of businesses, mainly scaffolders and welders. It is understood that uses of this type have been in place on the site for a number of years.</p> <p>VOA data recorded 8 businesses at the site, most of which occupy open yards rather than buildings: Network Rail Ltd, Aarin Contractors Ltd, Urban Scaffolding Ltd, Ultimate Access Solutions, M &amp; P Access scaffolding, Rowland Reinforcement Ltd and two groups of private individuals.</p>		
<b>Location and surrounding land uses</b>	<p>Knolly's Road Goods Yard lies to the west of West Norwood and is surrounded by three mainline railway lines connecting London Victoria and Waterloo with the south coast. The railway sidings are Sites of Borough Nature Conservation Importance. The surrounding area is largely residential in nature. West Norwood/Tulse Hill district centre is the closest town centre to the east.</p>		
<b>Access</b>	<p>The site is accessed via Cameron Place off Knolly's Road. This is a residential street and the vehicle entrance to the site is height constrained by a railway bridge.</p> <p>There is a potential cycle route along York Hill near to the site.</p> <p>TFL Road Network - No London Distributor Roads - No</p>		
<b>PTAL Value</b>	3 – Moderate (at site access point off of Cameron Place)		
<b>Planning policy designation. All policy and layers exclude road conversion stress.</b>	Heritage assets	No	
	Tree protection orders	Yes – Tree Protection Orders surround the site	
	Flood Affected	No	
	Protected Vistas	No	
	Site allocations	No	
	Safeguarded waste site in KIBA	No	
	Opportunity Area	No	
	Central Activities Zone	No	
	Thames Policy Area	No	
	SINCs	Yes – Sites of Borough Nature Conservation Importance surround the site	
	Metropolitan Open Land	No	
	Town Centre	No	
<b>Summary of land ownership</b>	Network Rail		
<b>Quantity and proportion of B-class floorspace. Which B use classes?*</b>	VOA data recorded 9,189 m <sup>2</sup> floorspace. The uses in occupation also make use of open yard areas.		
<b>History of premises and occupation</b>	Year	Total no. of units	No of vacant units
	2016	14	0
	2019	14	3
<b>Long-term vacancy</b>	N/A		

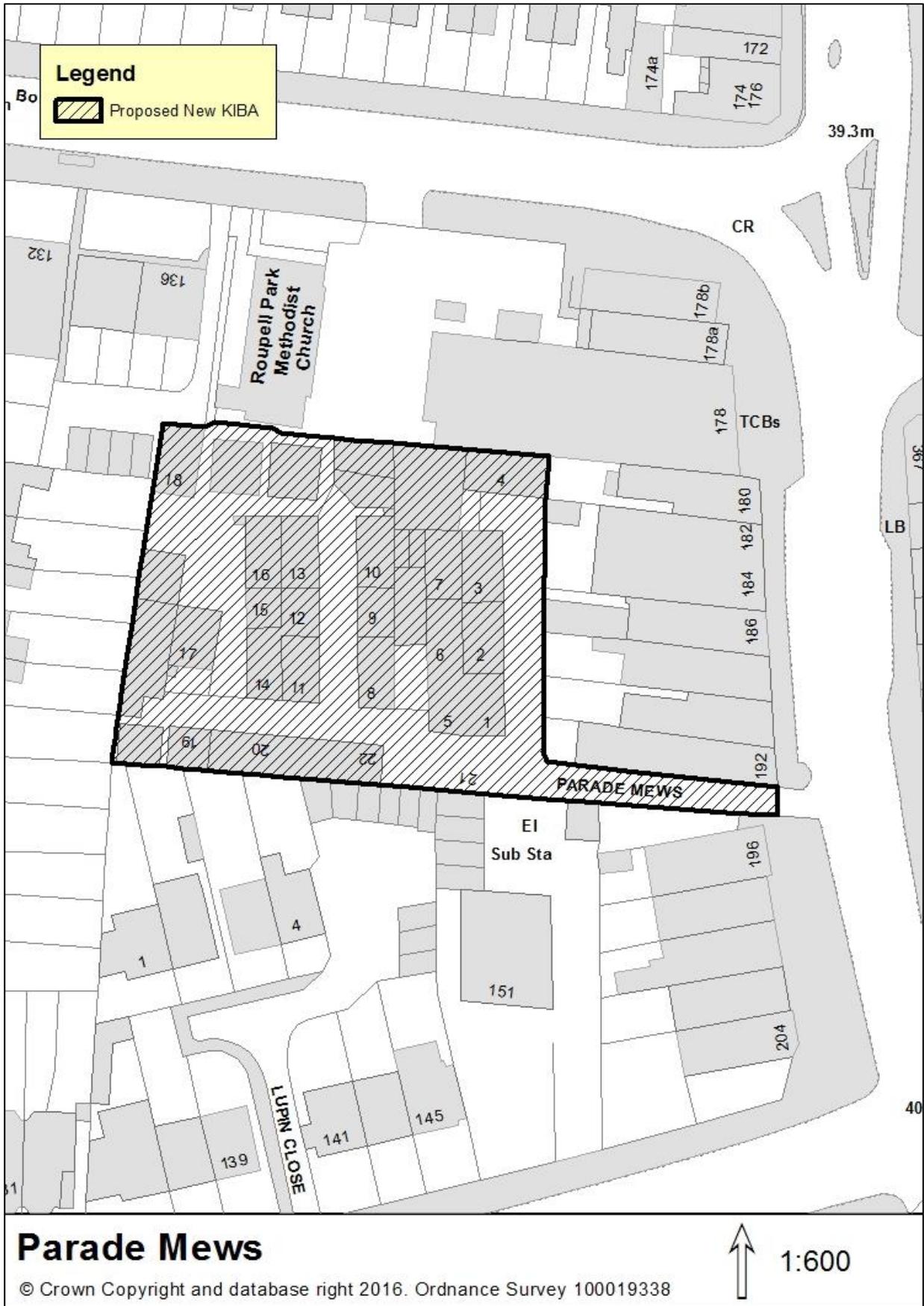
<b>Planning history</b>	89/00657/PLANAP: In outline, the redevelopment of the site by the erection of 13 x 3 bedroom houses, 67 x 1 bedroom flats and 67 x 2 bedroom flats, together with the formation of a new road bridge access from Leigham Vale and car parking accommodation. (Refused 17/04/1989. <b>Appeal Allowed</b> 01/05/1991)
<b>Prior Approval status</b>	N/A
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>This site provides low cost industrial accommodation suitable for lower-value industrial uses and other industrial related businesses important to the local economy, particularly the construction sector. By virtue of being entirely surrounded by railway lines, it is fully screened from neighbouring residential uses so provides a suitable location for 'bad neighbour' uses that otherwise find it difficult to locate in inner London.</p> <p>There are very few locations of this size in Lambeth, or indeed in inner south London, that can accommodate this number of businesses of this type; and few locations with comparable levels of visual and noise screening from residential neighbours. The Knolly's Yard site is unique in Lambeth in this respect.</p> <p>The scaffolding and welding businesses, whilst not attractive in appearance and providing relatively low levels of employment density compared to higher value B1 uses, provide critical services to the construction sector in Lambeth and inner London.</p> <p>Alternative locations for this type of business are likely to be in outer London, where more land shielded from residential uses is likely to be available. Levels of construction in inner London are going to increase over the coming decades, so if this sub-sector of the construction industry is forced to relocate further away from the activity it serves, the consequence will be increased traffic, congestion, noise disturbance and air pollution on the arterial roads in and out of the capital. This will have negative impacts on small businesses along these roads, on the quality of places and neighbourhoods, on residential amenity and on public health and well-being in Lambeth.</p> <p>It is understood that uses of this type have been leasing this site from Network Rail for at least ten years.</p> <p>Subject to protection of the site through KIBA designation, there is clear scope for intensification of industrial use subject to resolution of the access issue. The difficulties associated with delivering improvements to the access to the site plus the overall size of the site mean that it may be appropriate for a limited element of co-location with other uses. However, this would need to satisfy all the criteria in Draft London Plan policy E7 and all other planning policies and</p>

	considerations would apply including assessment of impacts on traffic, highways and surrounding amenity.
<b>Recommendation at October 2017</b>	It is proposed to designate this site as a KIBA.
<b>Recommendation at October 2018</b>	It is proposed to designate this site as a KIBA.
<b>Recommendation at December 2019</b>	Pursue KIBA designation. Designate KIBA as an area that has potential for industrial intensification and co-location under Draft London Plan policy E7.
<b>Reason for proposed change to KIBA</b>	Knolly's Yard has potential to be intensified to provide additional industrial capacity and/or co-location with residential and other uses, such as social infrastructure (under Draft London Plan policy E7 sections C and E).

Map of proposed new Knolly's Yard KIBA with potential for industrial intensification and co-location



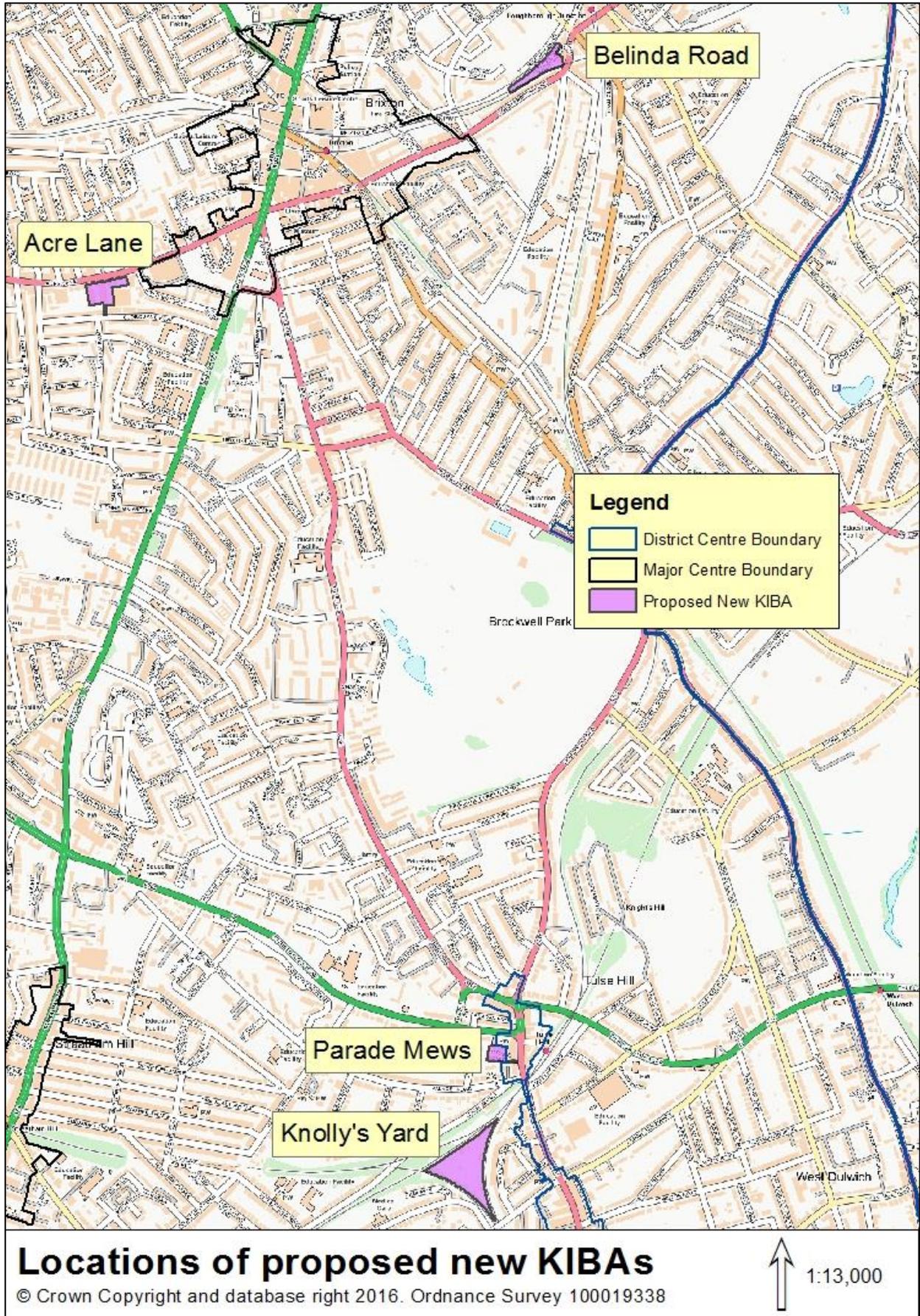
### 3.4 Parade Mews



<b>Name</b>	Parade Mews, SE27 9AX		
<b>Area in hectares</b>	0.25		
<b>Description of the KIBA</b>	Parade Mews is a cul-de-sac off of Norwood Road which contains approximately 36 units across 20 single/two storey industrial properties. The KIBA comprises a range of 34 different business including Sandfish Ltd and Aqua Productions Ltd.		
<b>Location and surrounding land uses</b>	Parade Mews is located to the west of Tulse Hill centre, with access off Norwood Road. It is a short distance to the south west of Tulse Hill station. To the south lies a car sales garage, residential properties are found to the west and Tulse Hill Methodist Church abuts the site to the north.		
<b>Access</b>	<p>There is only one access to the site directly off of Norwood Road. Access is fairly narrow and very large vehicles would not be able to access the site.</p> <p>There are no cycle routes near the site.</p> <p>TfL Road network – Yes, Norwood Road London Distributor Road - No</p>		
<b>PTAL Value</b>	6a		
<b>Planning policy designation. All policy and layers exclude road conversion stress.</b>	Heritage assets	None	
	Tree protection orders	None	
	Flood Affected	No	
	Protected Vistas	None	
	Site allocations	None	
	Safeguarded waste site in KIBA	No	
	Opportunity Area	No	
	Central Activities Zone	No	
	Thames Policy Area	No	
	SINCS	No	
	Metropolitan Open Land	No	
Town Centre	Tulse Hill immediately to the east		
<b>Summary of land ownership</b>	There are 32 different proprietors, all of which have freehold ownership.		
<b>Quantity and proportion of B-class floorspace. Which B use classes?*</b>	In total there is 1727.6 sqm of floorspace on site. Only 80 sqm of this is not in B-class use.		
<b>History of premises and occupation</b>	Year	Total no. of units	No of vacant units
	2018	37	0
	2019	36	3
<b>Long-term vacancy</b>	None		
<b>Planning history</b>	<p><u>2 Parade Mews</u></p> <p>18/01306/LDCP - Application for a Certificate of Lawful Development (Proposed) with respect to the change of use from B1(c) light industrial use to a single dwelling (Use Class C3). (<b>Refused 08/06/2018</b> – the application does not follow an approved prior approval application so the proposal fails to comply with the provisions of Class PA.2 (b), Part 3, Schedule 2 of the Town and Country</p>		

	<p>Planning (General Permitted Development) (England) Order 2015 (as amended).)</p> <p><u>11-22 Parade Mews</u></p> <p>89/00246/PLANAP - Erection of 4 industrial units, together with the sub- division and refurbishment of existing buildings to provide 9 units of B1 accommodation. (<b>Granted 30/08/1989</b>)</p> <p><u>Land adjacent to 17 and land adjacent to 18 Parade Mews</u></p> <p>01/00589/FUL - Erection of two single storey buildings adjacent to the boundary of the site with Roupell Park Methodist church, for use as studio units (Class B1). (<b>Granted 06/07/2001</b>)</p> <p>13/06105/FUL - Demolition of existing single storey building containing two artist studios and construction of a single storey building consisting of two self-contained artist studios (Class B1). (<b>Granted 05/03/2014</b>)</p>
<b>Prior Approval status</b>	<p><u>2 Parade Mews</u></p> <p>18/01321/PA - Prior approval for the change of use of ground and 1st floors from light industrial use (Use Class B1c) to residential to create 1 flat (Use Class C3). (<b>Refused 07/06/2018</b> - would result in the loss of a light industrial unit (Class B1(c)) within an area important for providing industrial services and the introduction of the residential use would have an adverse impact on the sustainability of the provision of those services.)</p>
<b>B1a – C3 Article 4 Area</b>	No
<b>Potential to meet future demand for industrial floorspace and for industrial intensification</b>	<p>Parade Mews has strong potential to continue to meet the needs of small businesses in the area, particularly in the B1c use class. Parade Mews is currently fully occupied by businesses that contribute valuable services to Lambeth's economy and to other businesses. If these businesses were to seek alternative premises elsewhere in Lambeth, it is unlikely these would be available in non-KIBA areas as a result of the discrepancy between employment and residential land values. KIBA designation would help to protect this land for continued use by businesses of this type, thereby maintaining the stock of Locally Significant Industrial Sites in the borough. This is particularly true given losses in some other KIBAs through permitted development rights for change of use to residential.</p> <p>There may be scope for some industrial intensification of this KIBA.</p>
<b>Recommendation at October 2017</b>	-
<b>Recommendation at October 2018</b>	It is proposed to designate this site as a KIBA.
<b>Recommendation at December 2019</b>	As proposed at October 2018.

Map of all four proposed new KIBAs



*Appendix 1 – Summary of consultation responses on industrial land received in the Issues consultation 2017 and the DRLLP consultation 2018*

This appendix sets out a summary of the feedback received in relation to industrial land during the Issues consultation 2017 and the public consultation on the DRLLP 2018;

*Issues consultation 2017*

The Local Plan review issues consultation took place between 9 October and 4 December 2017. This consultation sought views on 10 key topics for the Local Plan review, including 'Business and jobs'. An initial version of this evidence base document on KIBAs was published as part of the evidence base that underpinned the issues consultation. Alongside this, Lambeth also published the '*Key Industrial and Business Areas (KIBAs) - Proposed Boundary Changes and Proposed New KIBAs October 2017*' document which proposed several changes to existing KIBAs and proposed three new KIBA designations.

Consultees were asked six specific questions relating to business and jobs, two of which were relevant to industrial land. The first question asked for views on limited release of industrial land for housing:

*To help increase the overall amount of new housing that can be built in Lambeth, we could release a limited amount of industrial land to allow for mixed use development that includes new housing and new workspace for small businesses. To what extent do you agree or disagree with this approach?*

174 respondents answered the question about limited release of industrial land. Of these, the majority (79%) agreed or strongly agreed with the proposed approach, although many qualified this with comments about the type of development that should be allowed on released sites. Among the 9% who disagreed or strongly disagreed, some commented that the retention of industrial land is important for local jobs and space for local businesses. These respondents also stated that if residential was allowed in industrial areas many businesses would no longer be able to afford to stay there and that industrial land provides a diversity of jobs not available elsewhere.

The last of the survey questions related specially to proposed changes to existing KIBAs and proposed new KIBA designations:

*We have reviewed our Key Industrial and Business Areas (KIBAs) and found most provide well for specific business needs. However, some have experienced permitted changes to housing and some sites may have potential for development involving a mix of small business space and housing. We also think there is potential for a small number of new KIBAs. Take a look at the proposed changes to KIBAs before answering the question below. What is your view of these proposed changes?*

26 respondents commented on the proposed KIBA boundary changes, expressing a mix of views. Many respondents supported the proposed KIBA changes. Others suggested further changes to several KIBAs and advocated designating more KIBA land. Some respondents stated that there should be more no net loss of KIBA land in the borough. A handful of respondents voiced concerns about allowing residential uses within KIBAs

because of potential impacts on businesses. Other felt that there should be more flexibility to accommodate mixed use within KIBAs. Some respondents stated that employment uses should be intensified within KIBAs to make space for more residential.

Of the three new KIBAs proposed at the time, only Knolly's Yard attracted representations. These included comments from the landowner and their development partner who both opposed the proposal. The owner of the land adjacent to the entrance to the Yard also opposed designating the site as KIBA primarily due to residential safety concerns. There was wider concern from residents that development of any type on the site would adversely affect traffic in the area.

The GLA expressed no specific views about the proposed changes to KIBAs boundaries or the proposed new KIBAs.

A summary of all of the representations received in relation to each proposed KIBA change during the 2017 consultation is included in appendices 2 and 3 along with a summary of the proposed way forward for each KIBA as of October 2018. Further information about the results of the Issues consultation can be found in the *Lambeth Local Plan Review Issues Consultation Report October 2018*.

#### *Draft Revised Lambeth Local Plan (DRLLP) consultation 2018*

Consultation on a draft revised version of the Lambeth Local Plan took place over eight weeks between October and December 2018. An updated version of this *Review of KIBAs* document was published as part of the evidence base that underpinned the DRLLP 2018. In total, 20 respondents commented on the draft revised policy ED3 (Key Industrial and Business Areas (KIBAs)). There were also a number of comments relating to existing KIBAs and proposed new KIBA designations.

Several developers/landowners advocated de-designating sites from KIBAs to allow other uses to come forward including residential. Similarly a number of respondents encouraged identifying more areas as suitable for industrial intensification and co-location with other uses. A community group objected to the proposed deletion of the Waterworks Road KIBA and stated that deletion would only encourage developers to defy the KIBA policy more widely around the borough. A summary of the comments made during this consultation is viewable in appendix 1. A full breakdown of all comments made regarding KIBAs and DRLLP policy ED3 is viewable in the *Draft Revised Lambeth Local Plan October 2018 Consultation Report December 2020*.

The Mayor's are significant given the need to achieve general conformity with the emerging new London Plan. His comments reminded Lambeth that it is a borough required to 'retain capacity' of its designated industrial floorspace capacity, so the principle of no net loss of industrial floorspace capacity applies within designated Locally Significant Industrial Sites, which in Lambeth are the KIBAs. The comments note that, whilst new KIBAs are proposed, the proposals result in an overall net loss of industrial land. They state that the loss of this quantum of industrial land will only be considered acceptable where, through a process of intensification, the overall approach would lead to no overall net loss of industrial capacity in line with the approach set out in the Draft

London Plan. In addition, whilst the Mayor acknowledged that there are existing B1a uses in Lambeth KIBAs, he stated that proposals for additional B1a uses in protected industrial areas should be resisted in favour of industrial uses that meet the definition in the Draft London Plan.

Lambeth met with relevant members of the London Plan team to discuss the Mayor's comments on this policy. Lambeth explained the council's position with regard to KIBAs and the supporting evidence. Lambeth also confirmed its support for the Draft London Plan policy approach on industrial land and reassured the GLA that no net loss of industrial floorspace capacity in Lambeth can be achieved. Lambeth explained that industrial intensification alongside co-location with residential is proposed in only a small number of cases for site-specific reasons in each case, and that in all other KIBAs only intensification for business and industrial uses would be supported to achieve the overall level of intensification required (notwithstanding demands from a number of landowners and developers to allow residential uses into some of these other KIBAs).

In light of these considerations and all of the other representations received, officers propose to change the approach to the Waterworks Road KIBA in Brixton from de-designation as KIBA (previously proposed as a result of the residential uses already within it) to identification as a KIBA appropriate for industrial intensification and co-location with residential under Draft London Plan policy E7. This would be the third and final KIBA proposed for this approach, along with Montford Place and Knolly's Yard – in each case as a result of site-specific circumstances.

### *Knolly's Yard*

The proposal for Knolly's Yard received 31 representations, the highest number for a single KIBA. These can be broken down into four broad categories:

- the Mayor and an individual supported KIBA designation and co-location with residential (i.e. the proposed approach)
- four responses supported KIBA designation only with no residential: this included the Norwood Action Group/Norwood Planning Assembly (combined response), and one response on behalf of a group of individuals
- thirteen respondents advocated using the site for homes only
- six respondents advocated a mixed use scheme on the site but with no KIBA designation, including the landowner Network Rail and their development partner Eco World

Several respondents also stated that the existing access is restricted, inadequate or dangerous, that a new access point is required and/or that local infrastructure cannot accommodate a large amount of development.

Given the mix of views and the position taken by the Mayor, on balance it is considered the proposed approach to Knolly's Yard is appropriate. It is therefore proposed to continue to designate this site as a KIBA but identify it as appropriate for industrial intensification and co-location with residential, on the basis of the site-specific difficulties associated with the need to improve site access.