



Hotels and visitor accommodation Lambeth

Lambeth is home to many top visitor attractions including the London Eye, the Southbank Centre and National Theatre as well as newer tourist destinations like Brixton. The Local Plan needs to support hotels and other forms of visitor accommodation in appropriate locations while striking the right balance with other much-needed uses such as housing and offices.



What you told us

- If evidence shows Lambeth has enough visitor accommodation to meet predicted future demand, planning policy should prioritise other uses such as housing and workspace.
- An increase in hotels is reducing services for local communities in Waterloo.
- Planning applications for hotels should assess impact on residential amenity, including noise, traffic, pollution, parking and deliveries.
- Serviced apartments are an alternative to traditional hotels but are a problem if used as permanent accommodation.
- Large new hotels should provide high quality employment, training and career opportunities for Lambeth residents.
- Short-term lets like Airbnb are a good way to meet demand for visitor accommodation in Lambeth alongside hotels.

What our evidence tells us

- Lambeth has 5,479 serviced visitor rooms and there are six new hotels currently under construction.
- Since April 2015, 1,009 serviced rooms have been completed in Lambeth.
- The majority of Lambeth's hotels are in the north of the borough, particularly in Waterloo with fewer in other town centres in the centre and south of the borough.
- There are currently 594 serviced rooms under construction in Vauxhall.
- In 2018 Lambeth had the 9th highest number of Airbnb listings among London boroughs, with 4,300 active listings.
- There is an estimated 689 student rooms available to visitors in Lambeth during the summer vacation period.





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What we are proposing to do

- Not allow further hotel developments in Waterloo and set a cap on new hotel bedspaces in Vauxhall.
- Encourage new hotels to locate in appropriate town centre locations elsewhere in Lambeth, so long as they make a positive contribution to the centre and do not restrict the supply of land needed for new housing.
- Require hotel developers to assess the impact of their proposal on local services and neighbours, and to mitigate any harm that might result.
- Prevent the loss of permanent residential accommodation to short-term holiday lets.

Your chance to shape Lambeth's future

Find out how to have your say on the Draft Revised Lambeth Local Plan at lambeth.gov.uk/draftrevisedlocalplan2018

Comments should be made between 22 October and 17 December 2018.

