

GLL

c/o Stuart Roberts
100 South Street
Bishop Stortford
CM23 3BG

30th June 2017

DECISION NOTICE

Dear GLL

TOWN AND COUNTRY PLANNING ACT 1990. PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below **subject to any conditions imposed** therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the statutory provisions your attention is drawn to the statement of Applicant's Rights and General Information attached.

Application Number: 16/06270/FUL **Date of Application:** 03.11.2016 **Date of Decision:** 30.06.2017

Proposed Development At: Carnegie Library Herne Hill Road London SE24 0AG

For: Retention of the existing library together with the erection of two single storey extensions to the south west elevation. Change of use and part excavation of the basement from a library (Use Class D1) to a gym and studio (Use Class D2) and the construction of an external plant compound provided at basement level. (Town Planning and Listed Building Consent 16/06271/LB)

Approved Plans

GLL_015-100, GLL_015-101 A, GLL_015-102 A, GLL_015-108 A, GLL_015-109 A, GLL_015-111 A, GLL_015-103 A, GLL_015-105 B, GLL_015-113, GLL_015-107 B, GLL_015-104 A, GLL_015-106 C, GLL_015-112, GLL_015-110 B, GLL_015-114, Tree Constraints Plan, Tree Protection Plan, Design and Access Statement 26th October 2016 Rev A by IconBuilding Consultancy Limited, Transport Statement October 2016 by TTP Consulting, Transport Note January 2017 (170124) by TTP Consulting, Transport Note January 2017 (170117) by TTP Consulting, Sustainability Statement 27th October Rev A by Icon Building Consultancy Limited, Construction Method Statement 27th October 2016 by IconBuilding Consultancy Limited, Heritage and Planning Statement 27th October Rev A by IconBuilding Consultancy Limited, Noise and Vibration Assessment Report October 2016 by Philip Acoustics Ltd, Visual Impact Assessment, GLL_015_C_190117a.

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Conditions

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No works shall commence, including works of demolition, excavation, and construction, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall have regard to guidance in BS5228:2009 and include details of the following:

- i. An introduction consisting of demolition, excavation, and construction phase environmental management plan - definitions, abbreviations, and project description;
- ii. A description of management responsibilities;
- iii. A description of the work programme which identifies activities likely to cause high levels of noise, vibration, or dust;
- iv. A named person for residents to contact;
- v. Detailed site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors;
- viii. An assessment and remediation strategy detailing how any unsuspected contamination found during the course of works will be dealt with;
- ix. Other measures to mitigate the impact of works on the amenity of the area and safety of the highway network; and
- x. Communication procedures with the council and local community regarding key works - newsletters, fliers etc.
- xi. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area. The hours of deliveries associated with construction activity should work around the core school hours at nearby schools.

The works, including demolition, excavation, or construction, shall thereafter be carried out in accordance with the details and measures approved in the CMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.

Reason: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (policies 7.14 of the London Plan (2015); and policies EN4, T6 and T8 of the Lambeth Local Plan (2015)).

4 No works shall commence, including excavation and demolition, until a Tree Protection Method Statement (including a Tree Protection Plan in accordance with BS5837:2012) has been submitted to and approved in writing by the local planning authority, and until the measures of tree protection identified in the approved Tree Protection Method Statement have been fully implemented. The Tree Protection Method Statement shall thereafter be followed for the duration of works on site, unless any variation has been agreed in writing by the Local Planning Authority.

Reason: Development must not commence before this condition is discharged to ensure the retention of, and avoid irrevocable damage to, the retained trees on and around the site that represent an important visual amenity to the locality and the wider surrounding area (policies Q2, Q9 and Q10 of the London Borough of Lambeth Local Plan (2015)).

5 No works relating to the extension and alterations hereby permitted shall commence until construction drawings at 1:10 scale of all proposed works (including sections and fixing), internal elevations, joinery etc, new doorway, fascias, copings, architectural trim, lighting, railings, gates, steps been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).

6 Prior to the occupation of the development hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme of soft landscaping shall include details of the quantity, size, species, position and the proposed time of planting of all trees, shrubs and hedges to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection. The landscaping scheme shall be thereafter carried out in accordance with the approved details within 6 months of the date of occupation. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS8545:2015 (or subsequent superseding equivalent) and current Arboricultural best practice.

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of the ecological value of the site and in the interests of visual amenity (policy Q2, Q9 and Q10 of the London Borough of Lambeth Local Plan (2015))

7 Notwithstanding the approved plans, prior to the relevant works commencing, details of design and materials used in the provision of cycle parking shall be submitted to and approved in writing by the local planning authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the gymnasium (D2) use or D1 use commences, and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (policies T1, T3 and Q13 of the London Borough of Lambeth Local Plan (2015)).

8 Notwithstanding the approved plans, prior to the relevant works commencing details of waste and recycling storage for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall thereafter be implemented in full in accordance with the approved details before the gymnasium (D2) use or D1 use commences, and shall thereafter be retained solely for its designated use. The waste and recycling storage areas/facilities should comply with the Lambeth's Refuse & Recycling Storage Design Guide (2013), unless it is demonstrated in the submissions that such provision is inappropriate for this specific development.

Reason: To ensure suitable provision for the occupiers of the overall development, to encourage the sustainable management of waste, and to safeguard the visual amenities of the area (policies Q2 and Q12 of the London Borough of Lambeth Local Plan (2015)).

9 Prior to the commencement of above ground works for the relevant part of the development, full details of internal and external plant equipment and trunking, including building services plant, ventilation and filtration equipment and commercial kitchen exhaust ducting / ventilation, shall be submitted to and approved in writing by the Local Planning Authority. The uses served by the equipment shall not commence until the approved details are fully implemented. The approved flues, ducting and other equipment shall thereafter be retained and maintained in working order, in accordance with the manufacturer's instructions, for the duration of the use in accordance with the approved details.

Reason: To ensure appropriate appearance and that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or to the area generally (policy Q2, Q7 and ED7 of the London Borough of Lambeth Local Plan (2015)).

10 The use of the gymnasium (D2) use or D1 premises hereby permitted shall not commence until a community use plan has been submitted and approved in writing by the local planning authority. The uses shall thereafter be operated in accordance with the approved details. The submitted details must include the following:

- a) details of the D1 uses operating on the site, including any ancillary uses such as the community cafe;
- b) details of the floorspaces occupied by the both the D1 and D2 uses;
- c) details of the hours of staff attendance in both the D1 and D2 uses;
- d) details of any shared or flexible community use of premises;
- e) details of access for both the D1 and D2 uses.

Reason: To ensure the combination and balance of uses on the site provide a flexible stock of premises serving the needs of the borough, as well as safeguarding the amenity of the surrounding area (policies ED7, S1, S2, and Q2 of the London Borough of Lambeth Local Plan (2015)).

11 The use of the gymnasium (D2) use or D1 premises hereby permitted shall not commence until a servicing management plan has been submitted and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details. The submitted details must include the following:

- a) frequency and hours of deliveries to the site;
- b) frequency of other servicing vehicles such as refuse collections;
- c) dimensions of delivery and servicing vehicles;
- d) proposed loading and delivery locations; and
- e) a strategy to manage vehicles servicing the site.

Reason: To avoid obstruction of the surrounding streets and limit the effects of the increase in travel movements within the locality as well as safeguarding public safety and the amenity of the surrounding area (policies EN4, T1, T6 and T8 of the London Borough of Lambeth Local Plan (2015)).

12 All new external work and finishes, and work of making good, shall match the existing adjacent original work in respect of the, materials, colour, size, texture, profile, and finished appearance, except where indicated otherwise on the drawings hereby approved, or unless otherwise required by condition.

Reason: To ensure the external appearance of the building is satisfactory and it protects the character and appearance of the listed building (policies Q2 and Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).

13 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the D1 use on the ground floor and part of the first floor shall continue to be used as a flexible community space inclusive of a library function and for no other purposes. The flexible community uses and community café within the unit shall only operate ancillary to the community use (D1 use).

Reason: To ensure no other uses are introduced into the space which may cause nuisance or disturbance to the detriment of the amenities of adjoining occupiers or users of the area generally (Policy Q2 of the London Borough of Lambeth Local Plan (2015)).

14 The use of the premises hereby permitted shall not be open to members of the public or customers other than within the following times:

07:00 Hours to 22:00 Hours - Monday to Friday

08:00 Hours to 20:00 Hours - Saturdays, Sundays, Bank Holidays and Public Holidays.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (policies Q2, T6 and ED7 of the London Borough of Lambeth Local Plan (2015)).

15 The accessible car parking space shown on the approved plans shall be provided prior to the commencement of the D1 use on the ground floor and part of the first floor. The parking space shall be retained for the duration of the use and will not be used for any other purposes. The level street access for the D1 use, including the lift and access door on Ferndene Road, shall be retained and remain accessible during opening hours for the duration of the use.

Reason: To ensure the community use retains accessibility to all, including disabled people (policy Q1 of the London Borough of Lambeth Local Plan (2015)).

16 Noise and vibration from any mechanical equipment or building services plant shall not exceed the background noise level when measured outside the window of the nearest noise sensitive or residential premises, when measured as a L90 dB(A) 1 hour.

Reason: To protect the amenities of future residential occupiers and the surrounding area (Policy Q2 (Amenity) of the Lambeth Local Plan 2015).

17 Noise and amplified noise from the gymnasium (D2 use) or D1 premises hereby approved shall not exceed the background noise level L90dB(A) 15 minutes, when measured from outside the building.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future residential occupiers or of the area generally (Policy Q2 (Amenity) - Lambeth Local Plan 2015).

18 The new toilets and changing rooms hereby approved shall not be used until details of internal screening or obscure glazing have been submitted to and approved in writing by the local planning authority. The details

should include internal screening/blinds or obscure glass, to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3. The screening or obscure glass shall thereafter be retained for the duration of the development.

Reason: To protect the amenities of adjoining occupiers and to protect the appearance of the listed building (policies Q2 and Q20 of the London Borough of Lambeth Local Plan (2015)).

19 No trees other than those identified to be removed in the Approved Arboricultural Report, prepared by David Brown Landscape Design dated October 2016 (trees T2, T3 & T4) shall be felled, pruned, uprooted, damaged or otherwise disturbed without the prior written agreement of the Local Planning Authority.

Reason: To ensure the retention of, and avoid damage to, the retained trees on the site which represent an important visual amenity to the locality (policies Q2, Q9 and Q10 of the London Borough of Lambeth Local Plan (2015)).

20 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to ensure correct implementation and long-term retention of landscaping in and around the site in the interests of ecological value and visual amenity (policies Q6, Q9 and Q10 of the London Borough of Lambeth Local Plan (2015)).

21 Prior to first use of the gym (Class D2), full details of a lighting strategy for the new extension and all external areas, including any lighting to be affixed to the host building, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting shall thereafter be installed in full before first use of the gym (Class D2), or in accordance with an agreed implementation strategy, and retained thereafter for the duration of the development in accordance with the approved details.

Reason: To ensure that satisfactory attention is given to detailed design to address security and community safety considerations and to minimise any impact on the residential amenity of neighbouring occupiers (Policies Q2 and Q3 of the Lambeth Local Plan (September 2015)).

22 No internal or external works to the fabric of the listed building shall commence until full service drawings of all new plumbing and waste pipes has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).

23 The following shall be retained on site, protected from damage during works and re-used:

- 1) loose terracotta copings in courtyard;
- 2) terracotta rockery in courtyard;
- 3) tiles from the new stairwell opening and;
- 4) ornate timber noticeboard in basement

Details of their re-use shall be submitted to and approved in writing by the local planning authority.

The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).

24 The demolition of the new doorway opening at raised ground floor level shall be undertaken using hand tools only. The tiles shall be carefully removed without damage for re-use elsewhere in the building.

Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).

25 Prior to the commencement of the use hereby permitted, a scheme of sound insulation and vibration isolation to protect the library and community uses above shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the scheme shall meet the Noise Rating curve NR20 for noise and the requirements of BS6472-1:2008-1:2008 for vibration. The scheme shall include details of post construction validation. The development shall be carried out in accordance with the approved details. Within 3 months of the date of commencement of the use a noise and vibration assessment shall be carried out to confirm the noise and vibration targets have been met for both day and night time operation. Any additional steps required to mitigate noise and vibration shall be detailed and implemented, as necessary. The post installation assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of the ground floor D1 use (policies Q2, T6 and ED7 of the London Borough of Lambeth Local Plan (2015)).

26 The proposed accessible toilet at basement and ground floor level shall be reconfigured to include baby changing facilities and retained for the duration of use of the building.

Reason: In order to improve accessibility and to ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).

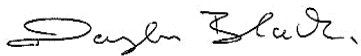
Notes to Applicants:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2012) to work with the applicant in a positive and proactive manner. The council has made available on its website the policies and guidance provided by Lambeth Local Plan (2015) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.
2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.
3. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.
4. You are advised of the necessity to consult the Council's Streetcare team within the Public Protection Division with regard to the provision of refuse storage and collection facilities. The London Borough of Lambeth's Waste and Recycling Storage and Collection Requirements: Guidance for Architects and Developers' (May 2006) and the Refuse & Recycling Storage Design Guide (July 2013) are available on the planning pages of the Council's website: www.lambeth.gov.uk/planning.
5. You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc. You are advised to contact the Highways team at the earliest possible opportunity.
6. The Refuse & Recycling Storage Design Guide (2013) can be viewed on the planning policy pages of the council's website.
7. You should have regard to Part M of the Building Regulations and ensure existing accessibility is retained or improved, and that the new parts are compliance with current standards. Please contact the Building Control team for further advice on 020 7926 1180.
8. You are advised that all conditions which require further details to be submitted to and approved by the Local Planning Authority need to be accompanied by an application form and a fee. The application form and fee schedule can be found at www.lambeth.gov.uk/planning.

9. The planning applications committee wish that the existing accessible doors on Ferndene Road shall be kept to allow potential future reversion.
10. The Planning Applications Committee have requested that in relation to condition 6, the replacement trees shall be semi-mature.
11. The Planning Applications Committee have requested that in relation to condition 21, the lighting of the glazed extension should remain subordinate to the host building at night.
12. In relation to condition 7, additional cycle parking is encouraged.
13. The ironwork for the reconfigured external staircase located on the south west elevation shall be sunk into the structure.

Yours sincerely



Doug Black
Interim Assistant Director Planning & Development
Regeneration, Planning and Neighbourhoods
Neighbourhoods and Growth

Date printed: 30th June 2017

INFORMATION FOR APPLICANTS GRANTED PLANNING PERMISSION SUBJECT TO CONDITIONS, OR WHERE PERMISSION HAS BEEN REFUSED.

General Information

This permission is subject to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your attention is drawn to the provisions of the Building Regulations 1985 and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer, Phoenix House, 10 Wandsworth Road, SW8.

The Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any person entitled to the benefits thereof.

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate. The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

Purchase Notice

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the London Borough of Lambeth a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State for the Environment on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 120 and related provision of the Town and Country Planning Act 1990.