

Development Control Committee

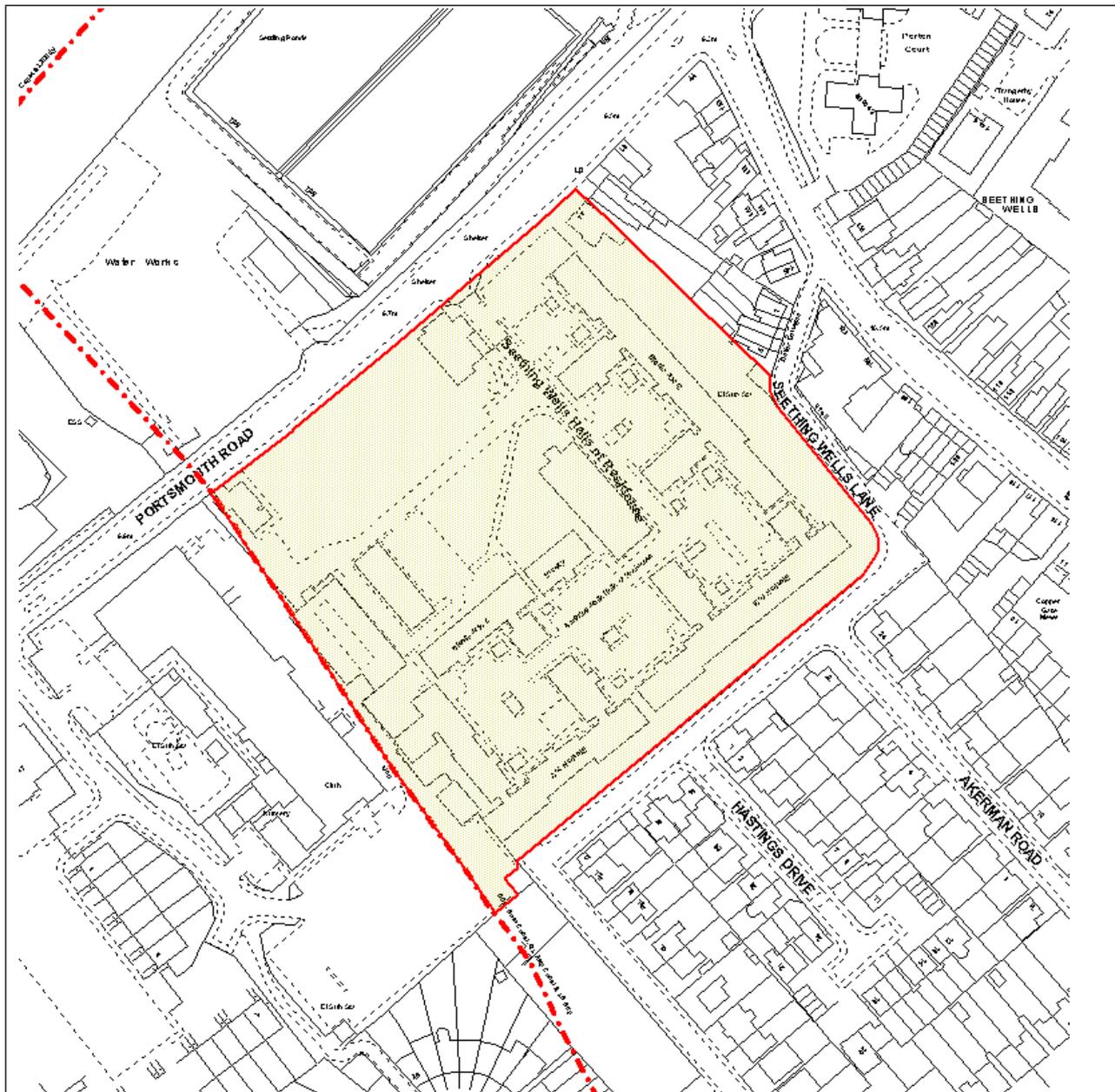
11 July 2019

A3 & A4

Register No: 19/01207/FUL & 19/01212/LBC

Address:

SEETHING WELLS HALLS OF RESIDENCE,
PORTSMOUTH ROAD, SURBITON, KT6 5PJ



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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

Ward:

St Marks

Description of Proposal: Alterations and extensions of existing student Seething Wells Campus to provide additional student accommodation and ancillary facilities. Rooftop extensions to existing buildings to provide 159 new student rooms, alterations to Listed Buildings to provide a café, flexible meeting and recreation spaces and other ancillary facilities

Plan Type: Full Application

Expiry Date:

Planning Policy and Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (web-based resource)

Development Plan: Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012
Kingston Town Centre AAP 2008

Policies

LONDON PLAN (2016)

LP 3.18 Education facilities
LP 3.3 Increasing housing supply
LP 3.4 Optimising housing potential
LP 3.5 Quality and design of housing development
LP 5.13 Sustainable drainage
LP 5.2 Minimising carbon dioxide emissions
LP 5.3 Sustainable design and construction
LP 6.13 Parking
LP 6.9 Cycling
LP 7.4 Local character
LP 7.5 Public realm
LP 7.6 Architecture
LP 7.8 Heritage assets and archaeology
LP 7.9 Heritage-led regeneration

LDF CORE STRATEGY CORE POLICIES

CS 02 Climate Change Adaptation
CS 03 The Natural and Green Environment
CS 06 Sustainable Travel
CS 07 Managing Vehicle Use
CS 08 Character, Heritage and Design

CS 10 Housing Delivery
 CS 15 Future Needs of Kingston University

LDF CORE STRATEGY DEVELOPMENT MANAGEMENT

DM01 Sustainable Design and Construction Stan
 DM03 Designing for Changing Climate
 DM04 Water Management and Flood Risk
 DM08 Sustainable Transport for new Development
 DM09 Managing Vehicle Use for New Development
 DM10 Design Requirements for New Developments
 DM11 Design Approach
 DM12 Development in Conservation Areas and Affecting Heritage Assets
 DM13 Housing Quality and Mix
 DM24 Protection and Provision of Community Facilities

Previous Relevant History

| | | |
|--------------|--|---|
| 00/07319/FUL | Variation of condition 14 of planning permission no. 93/1313 to allow unrestricted use of the accommodation for conferences during university vacations | Permit 20/03/2001 |
| 01/07241/FUL | Elevation alterations to student residence including new windows and extract vents (to new en-suite bathrooms) and replacing obscured glass with clear glass (in new bedrooms to be formed) and change of use of store building to common room | Permit 5 Year Condition and Conditions 13/12/2001 |
| 93/1313/FUL | Erection of 121 flats in two and three-storey blocks to provide 605 student bedrooms together with refurbishment of existing buildings to provide staff house, and associated ancillary accommodation | Permit 5 Year Condition and Conditions 06/06/1994 |
| 94/1174/LBC | Provision of Electrical Sub-Station and Switchroom within former Chelsea Coal Store (LBC) | Grant LBC with Conditions 30/01/1995 |
| 98/7123/LBC | Erection of pre-fabricated building within former coal store enclosure for use as student halls of residence (32 bedrooms), with associated alterations to existing structure | Refused 10/07/1998 |
| 98/7124/FUL | Erection of 2-storey pre-fabricated building within former coal store enclosure for use as student halls of | Refused 10/07/1998 |

residence (32 bedrooms), with associated elevational alterations to existing structure

Consultations

Neighbouring Occupiers: 88 notification letters were sent to neighbouring properties, a site notice was displayed, and an advert placed in the local press 1 letter of support has been received and 4 letters of objection. The grounds for objection are summarised below:

- i) 22% increased density of an already concentrated short-term population out of keeping with the town;
- ii) destroying the harmony of buildings and street by additional flat-roofed storeys at either end, ugly overbearing extensions altering the proportion, appearance and roof profile, building forward and filling gaps, contributing to encroachment and dominance directly in front of our houses and along the street;
- iii) Overlooking due to increased size, number and higher location of windows exacerbating associated noise intrusion and light pollution especially late into and through the night. The roof extensions on blocks N and R will take the buildings well above the existing fence/tree-line & the windows appear larger than those on existing levels; and the new extended kitchen area on block R has far larger windows again and more importantly brings the building much closer to the fence on Seething Wells Lane
- iv) Excessive bulk and massing of extensions
- v) The severe reduction in parking on the site from 120+ places for 728 residents, to 11 + 9 for staff, visitors and university vehicles, is inadequate provision for visitors to a population of 887 residents. It will mean more traffic including late at night and an increase in associated noise, fumes, litter and associated effects.
- vi) Event facilities would cause additional traffic, disruption and noise, especially if amplified music and gatherings take place outside; currently there are one or two such organised events a year when the noise can be heard by residents here. Surbiton already has ample cafes within proximity and does not need more of the expensive chain food shops which are proliferating while the everyday independent shops that a town of mixed population needs are going out of business. Kingston University should avoid overextending itself, exporting its students, traffic and associated problems to Surbiton, which is not a university town.
- vii) Would result in increased anti-social behaviour.

Following further consultation with respect to amendments to the scheme (which sought to address concerns about overlooking to properties in Seething Wells Lane) further objections were raised by local residents on grounds of loss of privacy and noise disturbance.

Historic England:

On the basis of the information available to date, we do not wish to raise any objection to the scheme. We welcome reuse of the Lambeth Coal Store, which presently appears on the Historic England Heritage at Risk Register. We note that no works to the tunnels are included in the proposals, and appreciate that they are outside the contract and partly outside the site. The tunnels are connected to the coal store and are part of the listing, and the scheme presumably will involve works to or near their current access routes. We strongly recommend that your Authority should be assured that the tunnels are secure but accessible during the works and after their completion, so that inspection, investigation and maintenance remain possible now and in the future.

Natural England:

No comment

Elmbridge Borough Council:

No objection. It is not considered that the proposal would have a detrimental impact on the views from Elmbridge Borough Land or impact adversely on the amenities of Elmbridge residents. Elmbridge Borough Council therefore raises no objections. The Borough of Kingston Upon Thames are advised to determine the proposal in accordance with their Local Plan Policies and with regard to the NPPF.

Thames Water:

Recommend conditions an informative to safeguard infrastructure.

Kingston Town Conservation Area Committee:

No objection.

This is a major development of the pre-existing campus, with a c.20% (160 units) increase proposed in student accommodation by converting the roof space of the existing halls of residence, adding new kitchen pavilions & bringing the five listed buildings on site back into use. In all the GEA of the building stock would increase significantly by c 40% to 17.3Ksqm.

The listed buildings would be refurbished sympathetically & utilised variously as communal lounges, study spaces & cafeteria, fully accessible to individuals with/ without impairments. In addition, material improvements would be made to the public realm by enhancing green spaces.

Whilst the existing campus is somewhat run down & would clearly benefit from improvement, these proposals are very ambitious. In particular the proposed uplift in student accommodation units would increase significantly the density & massing of the built environment on site & could affect adversely the residential amenity of neighbours (e.g. Seething Wells Lane).

Our conclusion is no objection however the kitchen block nearest the main entrance on Portsmouth road is very prominent and likely to have a negative impact on the setting of the listed buildings and the view from the street.

RBK Neighbourhood Traffic Engineer:

No objection subject to conditions and legal agreement, as set out in detail below.

RBK Flood Risk Officer:

Further information and clarification is sought from the applicant regarding detailed drainage strategy.

RBK Tree Officer:

No objection.

Site and Surroundings

1. The application relates to Kingston University halls of residence at Seething Wells on Portsmouth Road (A307).
2. The northern part of the application site is within the Kingston Riverside Conservation Area and is within the Thames Policy Area. The existing student accommodation falls outside of these designations.
3. There are a number of Grade II listed buildings contained within the application site. These are:
Grade II: Former Chelsea Waterworks Office/Lodge;
Grade II: Former Chelsea Waterworks Fountain;
Grade II: Former Chelsea Waterworks Coal Store;
Grade II: Boundary Railings and Walls to former Chelsea Waterworks;
Grade II: Boundary Railings and Walls to former Lambeth Waterworks;
Grade II: Former Lambeth Waterworks Building;
Grade II: Former Lambeth Waterworks Coal Store; and
Grade II: Former Lambeth Waterworks District Offices and Stores Building.
4. The Lambeth Coal Store is in a very poor state of repair, with no roof, and is included on Historic England's Heritage at Risk Register.
5. The Engineer's House located within the site is identified as a Building of Townscape Merit. There are also a number of other Grade II listed and locally listed buildings in the surrounding area.
6. The site currently provides a total of 722 student rooms which are housed within a series of two and three storey buildings, which are positioned along the east and south sides of the site. The existing halls of residence offer three types of student rooms, en-suite, budget en- suite, and a small number

of larger rooms which are contained within the former Gatehouse building. The existing student accommodation is typically arranged into smaller flats comprising 6 rooms per kitchen.

7. The application site sits on the south side of the road and was historically used as a number of different waterworks before being developed for student housing in the 1990's. On the northern side of the road are the historic filter beds which were once associated with the waterworks but are under separate ownership and do not form part of the application site.
8. The existing listed buildings on site sit within landscaped grounds, with predominantly open green space located nearest the Portsmouth Road, behind the former waterworks brick and railing boundary. This gives an openness to this aspect of the site and a visual connection with the riverside.
9. Vehicular and pedestrian access to the site is from Portsmouth Road only.
10. The site is located within Flood Zone 1, where there is a low risk of flooding.

Proposal

11. Planning permission and listed building consent are sought for alterations and extensions of existing student Seething Wells Campus to provide additional student accommodation and ancillary facilities. Rooftop extensions to existing buildings to provide 159 new student rooms, alterations to Listed Buildings to provide a café, flexible meeting and recreation spaces and other ancillary facilities.
12. The proposed development comprises the following key elements:
 - Student accommodation: A series of roof extensions to the existing (non-listed) student housing blocks to provide additional student rooms, and refurbishment of two of the listed buildings to provide a total of 159 new student rooms;
 - Erection of 14 extensions within the courtyard areas to the student housing blocks to provide larger kitchen common rooms;
 - In addition to the extensions to the existing halls of residence, the scheme would introduce a variety of new spaces for use by students, staff and members of the public, by utilising the various listed buildings on site, which are heavily underused at present. This would comprise:
 - Refurbishment of Grade II listed Chelsea Office/Lodge to provide reception and café. The new cafe would include outdoor public seating;
 - Refurbishment of Grade II listed Chelsea Coal Store to provide incubator hub as flexible workspace, to include new mezzanine level
 - Refurbishment of Lambeth Coal Store - currently vacant and exposed. The building would have originally featured a hipped roof, which was removed at some point in the past, prior to the University's purchase of the site. As part of the proposals, the hipped roof would be sensitively reinstated and the resulting space used to provide a series of new study areas for students on the site. This building will also

- house the laundry room and maintenance workshop.
 - Refurbishment of Grade II listed Lambeth Muniments building to provide flexible space for recreation purposes, event space and ancillary services. The internal brickwork and ceiling trusses would be left exposed in order to tell the story of the site's history and to maintain its industrial character. On a day-to-day basis, the building would be used as an informal social area for the students. The design of the space would feature flexible and moveable furniture, which could be rearranged or stored according to any event requirements.
 - Refurbishment of Grade II Lambeth District Office and Stores to provide student rooms comprising three two-bedroom flats, together with new kitchen common room;
 - Block Z (The Engineer's House) a Building of townscape merit/ locally listed building, currently used to provide 6 of the existing student rooms. The building would be refurbished to provide nine student rooms, together with a new kitchen common room.
13. A number of the large, existing listed buildings are currently used for general storage and maintenance purposes.
 14. The supporting statements note that a key aim of the development is to bring these buildings back into active use, enabling a greater level of access to these buildings, securing the long-term future of these heritage assets.
 15. A series of landscaping improvements will be used to improve linkages across the site, and to enhance the setting of the various heritage assets. These works include the provision of a new urban plaza, designed to provide a clear and legible space at the entrance to the site, improving the connection between the reception building and the remainder of the site; and the provision of a new, central activity hub, which will be used to provide new amenity areas such as a basketball court, table tennis area, a café and an informal green space;
 16. As part of the wider landscaping proposal, the number of parking spaces on site would be reduced from 129 to 20 vehicle spaces proposed.
 17. The proposal includes a suite of ecological enhancements to the application site, these would be captured by way of a legal agreement

Assessment

The main considerations material to the determination of this application are:

- Principle of Proposed Development
- Impact on Character of Area
- Impact on Neighbour's Residential Amenity
- Highways and Parking
- Trees
- Legal Agreements
- Sustainability

- Other Material Considerations

Principle of Proposed Development

Student Accommodation

18. The London Plan has identified a need for additional student accommodation of between 20,000-31,000 bedspaces by 2025. It also advises that Local Planning Authorities should cater for strategic, as well as local needs.
19. The provision of student accommodation is consistent with land use objectives. Policy CS15 of the Core Strategy states that "The Council recognises the shortfall of managed student accommodation for Kingston University and the impact that this has on the local housing market. The Council will continue to work with the university to help deliver suitable managed student accommodation..." The Core Strategy states in para. 6.164 that "The Council and University have identified a need for an additional 2,500 managed student bed spaces. Planning permission has been granted for 1,762 student bed spaces across the borough (of which 210 units at Kingsgate Business centre have been implemented but have not been completed). The London Plan highlights the importance of London universities and that their potential growth is not compromised by inadequate provision for new student accommodation. It notes also the uncertainties over future growth in the London student population and its accommodation needs, also that new provision may reduce pressure on other elements of the housing stock currently occupied by students, especially in the private rented sector. Additionally, the London Plan specifically identifies Higher Education as a 'Strategic Function of Greater Than Sub-Regional Importance' for Kingston (table 2.1). The London Plan suggests a need for between 20,000-31,000 additional bedspaces by 2025. It also encourages a more dispersed distribution of future provision away from the areas of greatest concentration in central London. Policy 3.8 advises that Local Planning Authorities should cater for strategic and local needs for student housing where there is a demonstrable need, and should address those needs by working closely with stakeholders in higher and further education, and without compromising the capacity for conventional homes.
20. Policy S1 of the Core Strategy sets out the Council's vision for Surbiton. The policy aims to ensure that demand for present and future housing is met, including opportunities to expand the existing Halls of Residence at Seething Wells.
21. Kingston University advise that for several years they have been exploring the ways in which they can deliver a better quality of accommodation for their students. This programme of refurbishment is a collaboration with Kingston Student Living (KSL), a consortium comprising ENGIE and Equitix in partnership with Kingston University. KSL would implement the works and take over the long-term management of the halls and historic buildings on the site. In taking on this role, the KSL team has worked with Kingston University to identify a series of improvements which can be made to enhance the quality and size of the residential accommodation at Seething Wells.
22. This has resulted in an increase of 159 bedrooms, although the application at

the Kingston Hill Halls of Residence has resulted in a nett reduction of 43 bedrooms, an increase of 116 bedrooms in total over the 2 sites. This work is part of their overall student residences strategy which aims to allow the University to reduce the number of student bedrooms at Middle Mill near the Knights Park Campus at a future time to accommodate their ambition for increased academic space provision, and to consolidate the residential provision in fewer, larger locations.

23. The University notes that the proposed investment at Seething Wells would:
- Renovate the existing student accommodation, bringing it up to a modern standard;
 - Provide larger, more flexible communal spaces to better meet student needs and create a cohesive, vibrant campus;
 - Introduce a broad range of room sizes and associated rental ladder, providing choice and meeting different student needs;
 - Provide additional student housing to help ensure spaces for all first-year students; and
 - Recognise the heritage value of the site, renovating the listed buildings and making them accessible to both students and members of the public.
24. The Residential Design SPD sets out guidelines for student housing. The guidelines seek the provision of mainly cluster flats in small halls of up to 100 rooms, together with internal space standards requiring en-suite rooms to be a minimum floor area of 12-14 sqm and studio rooms of approximately 20sqm. The guidelines also require the provision of outdoor amenity space.
25. Officers consider that the proposal to optimise the use of existing student halls of residence is preferable to the development of another land.

Affordable Student Accommodation

26. The London Plan sets out that if a student development (a provider) does not have an undertaking with a specified academic institution then Paragraph 3.53B is triggered. Paragraph 3.53B states that a development should provide the maximum reasonable amount of affordable student accommodation, subject to viability. The Council's Planning Obligations SPD February 2017 sets out its own requirements for dealing with affordable student accommodation, paragraph 3.10 states "Where there is not an undertaking with a specified academic institution(s), providers should, subject to viability, deliver an element of student accommodation that is affordable for students in the context of average student incomes and rents for broadly comparable accommodation provided by London Universities. This approach is in line with the London Plan (March, 2016), paragraph 3.53B".
27. Within this context it is noted that the applicant is made on behalf of Kingston University. As the proposal relates to a specified provider, there is no requirement to deliver an element of affordable student housing. It is also noted that the proposal would provide a variety of student accommodation rooms to cater for a greater variety of student budgets, which is welcomed.

28. In conclusion, the principle of development of the application site to provide additional residential student accommodation is considered to be acceptable, and compliant with land use policy objectives, subject to compliance with other development plan policies.
29. Other Uses: The proposal introduces other uses and activities ancillary to the main use, but would also open up opportunities for wider community use, including the event space and the cafe.

Impact on Character of Area

30. Paragraph 127 of the NPPF requires that planning decisions add to the overall quality of the area, are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment, whilst not preventing or discouraging appropriate innovation and change, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.
31. Policy DM10 of the Core Strategy requires development proposals to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of an area should be respected, maintained or enhanced include the following: "(c) scale, layout, height, form (including roof forms), massing; (d) landscape setting and features; (g) typical details and key features such as roof forms, window format, building materials and design detailing of elevations..."
32. Policy DM12 of the Councils LDF Core Strategy seeks to preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration.

Roof Extensions

33. The scheme proposes an amendment to the roofline of the existing student blocks. At present the roofs are gabled, new dormers would be inserted into the roof slope to provide extra floorspace for student accommodation. The roof ridge of the existing building would not be raised from the existing height. The pitch of the roof, which is approximately 33 degrees, would increase to approximately 80 degrees to allow for the formation of habitable accommodation within the currently unused loft area.
34. The revised roofline would resemble a traditional roof form with dormers but with a contemporary character.
35. The visual impact of these amendments would be minimised by the use of a grey metal to the roof slope and grey powder coated aluminium windows.
36. Objection has been raised to the appearance of the roof extensions, and the infill extension, which steps closer to the rear boundary, along Seething Wells Lane. The roof extensions and infill would add to the bulk of the existing student accommodation buildings and changes the relationship, but is generally considered a sensitive approach to site particularly as it does not increase the

overall height and adds some interest to the roofline line.

Kitchen Common Room Extensions (KCR)

37. At various locations new kitchen common room (KCR) annexes would be built adjoining the existing student housing buildings. These have been designed to be clad with subtly coloured (glazed) bricks. Each block would include a slightly different colour in a muted colour palette to allow differentiation and ease of navigation throughout the campus.
38. The KCR additions have been designed to form high grade contemporary additions to the existing blocks. The existing blocks are somewhat uninspired and the proposed KCR additions would lift the overall tone of the modern blocks. The proposed treatment for KCR amenity extensions and infills is considered to be sensitive and appropriate to the context. The brick-faced colour-scheme for the facades are considered as a positive contribution to the existing campus environment, which is rather bland and lacks sensitive richness, and variety. The colour scheme is a key benefit in wayfinding and legibility.
39. The window strategy is for a matching grey powder coated aluminium windows as proposed for the dormers to the main student housing buildings, which is a sensitive response that relate to and evoke the historically industrial character of the site.

Heritage

40. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
41. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
42. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Paragraph 194 of the revised NPPF extends the protection of conservation areas afforded under Section 72 of the Act, to include their setting.
43. Paragraph 193 of the revised Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. Paragraph 196 states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal including, where

appropriate, securing its optimal viable use.

Designated Heritage Assets

44. The majority of the site lies within the Riverside South Conservation Area.
45. The site itself contains a number of listed buildings:
 - Grade II Lambeth Former Lambeth Waterworks District Offices and Stores Building
 - Grade II Former Lambeth Waterworks Muniments Building
 - Grade II Former Chelsea Waterworks Coal Store (Building No 12)
 - Grade II Former Lambeth Waterworks uncovered coal store including tower and attached tunnels
 - Grade II Former Chelsea Waterworks Office/Lodge (Building No. 11)
 - Grade II Former Chelsea Waterworks Fountain (Building No.13), which does not form part of the proposed works
 - Grade II listed Boundary railings and walls to former Chelsea Waterworks, fronting Portsmouth Road.
 - Grade II railings and walls to former Lambeth Waterworks
46. The site is also within the setting of the following Listed Buildings (as identified by the submitted Heritage Statement):
 - Grade II Former ancillary building to the south west of Lambeth Waterworks engine house
 - Grade II Former ancillary building to the west of Lambeth Waterworks engine house
 - Grade II Former Lambeth waterworks engine house and pump house
 - Grade II Boundary railings to the above
47. The site also includes a locally listed buildings / building of townscape merit at the Chelsea Waterworks Engineers House at 85 Portsmouth Road (Block Z of proposed development). Other locally listed buildings in the vicinity include:
 - railings on the north side of Portsmouth Road, and the pumping station beyond
 - Locally listed 1-3 Dover Cottages on the north side of Portsmouth Road
 - Locally listed Former Chelsea Waterworks Drainage Pumping House
48. It is noted that the site is located in a key view from Hampton Court Palace / Hampton Court Park.
49. The proposal includes a Heritage Statement alongside other supplementary information, the statement identifies the significance of the heritage assets and assesses the impact of the proposed works.
50. The Heritage Statement includes a detailed and thorough assessment of the

history and significance of all the identified heritage assets. As noted above, the Lamberth Coal Store currently has no roof and is in a state of disrepair and is included on the Heritage at Risk Register. The Heritage Statement goes on to provide a detailed assessment of the impact of the proposed works.

Lambeth Coal Store

51. The building is currently an uncovered coal store. The proposal is to put on a new roof, to create a wind and watertight environment and remove the recent alteration to the concrete slab to allow use the building as an open student study and social space, including new laundry room. Also to include a workshop and site storage room.
52. Notable works include the installation of a new, contemporary “Crown” roof with central glazed flat roof section to the Lambeth Coal Store. The applicant has liaised directly with Historic England, who are content for a new roof to be introduced to the building. The design comprises a contemporary take on a traditional hipped roof and would include a central roof lantern to the roof ridge. The new roof would be legible as a modern addition to the historic building. The Historic England pre-submission consultation response of 30th October 2018 stated: "We consider that incorporating rooflights to a design that suits the new use would not cause harm, provided they take a similar form to those historically used on industrial buildings (such as a long central flat rooflight or lantern, a series of oblong glazing panels meeting the ridge, or a clerestory), and are not alien to the typology."
53. Many of the original waterworks buildings contain clerestories and the proposed design is a contemporary correlation to these and is considered an inventive method of introducing sufficient light into the listed building informed by industrial precedents on-site. The roof covering would be traditional grey slates. The roof would also reinstate the box gutters to the sides as per the original design and matching those seen at the Muniments Building and the Chelsea Coal Store. The proposed design is considered to be an appropriate design response allowing legibility of the modern and historic additions, with high grade materials. The Heritage Statement concludes that this part of the proposal, together with the other external alterations proposed for the Lambeth Coal Store are considered to have a neutral impact on the significance of the listed building.
54. The Heritage Statement notes that the subdivision of the interior volume would result in a degree of harm. The harm would be minimised by careful design, with the majority of the interior remaining open plan, with only one wall extending vertically to the underside of the roof. The proposed multimedia rooms would not contain ceilings and would have only single storey partitions that would not extend to roof level. The measures to minimise harm have reduced the level of harm to the significance of the listed building but a minor degree of harm remains falling between neutral and less than substantial harm at the lowest end of the spectrum. A similar degree of harm has been identified as a result of the M&E strategy and location of louvres, which are sympathetically designed and detailed. The proposal also provides for repair and remediation works to the building which are considered a heritage benefit, which together with bringing the building back into use would overwhelmingly

enhance the significance of the heritage asset.

Lambeth Muniments Building

55. This building is currently used for storage. The proposal is to convert this building into a multi purpose space for use by students, the University, and the general public. The space has been left intentionally open apart from a small finishing kitchen and toilets at one end.
56. The existing building is currently an uninsulated storage building. The proposal introduces additional layers of internal insulation. The impact of this item has been minimised by the decision to locate the insulation on the external side of the roof battens and under the grey slates. This is because the steel roof trusses are considered to strongly contribute towards the significance of the listed building. The decision was therefore made to locate this insulation externally, necessitating the removal of the existing traditional grey slates. These would be carefully dismantled by hand, and all undamaged slates stored on-site for reuse following installation of the insulation. The existing timber battens would be retained as would the internal boarding in-situ. The total build up of roof ridge and roof slope would be approximately 300mm. Flush fitting conservation rooflights would be incorporated. A new timber panelled door is proposed to the western elevation, resulting in the loss of a window. Internally there would be some degree of subdivision. The building at present is open plan. The new walls would be relatively low and would not extend vertically to a new ceiling that would obscure the historic roof trusses. These modern walls would be installed as modern 'pods' clearly legible as a modern addition maintaining the legibility of the building. Detailed repair works would also be undertaken.
57. There are a number of parts of the proposals that would result in a degree of harm to the significance of the listed building comprising raising the height of roof ridge and slopes, loss of an area of historic flagstones internally, installation of conservation rooflights, a new door to the western elevation, and new M&E louvres to the roof and southern elevation. The harm identified cumulatively is considered to fall between neutral and less than substantial harm at the high end of the spectrum.
58. Additionally the application includes a number of minor heritage benefits to repair the historic fabric as well as securing a long term use for the building.

Chelsea Coal Store

59. The building is currently used as a storage and repair workshop. The proposal is to convert this building into an incubator hub for small start up businesses. The plan layout largely comprises of lightweight demountable partitioning to allow the future flexibility of use. A mezzanine structure would be introduced to maximise the double height space.
60. The same proposals are proposed for the external insulation of the roof as described for the Muniments Building with the same overall assessment of impact being reached. A degree of harm remains due to the raising of the roof height above its original position, and installation of conservation style

rooflights, considered to fall between neutral and less than substantial harm at the low end of the spectrum.

61. The majority of the historic padstones would be retained as these contribute strongly to the significance of the listed building. A small number are proposed to be removed to allow the installation of new bearing pier pads for the proposed mezzanine to be supported upon. The new pads would then be installed onto solid ground beneath the stonework. Once the new concrete pads have been set in place, the historic flagstones lifted would be reinstated in their original locations, trimmed as necessary around the new steel posts above. This part of the proposal has a residual level of harm considered to fall between neutral and less than substantial harm at the lowest end of the spectrum.
62. There are a number of parts of the proposals that would result in a degree of minor harm to the significance of the listed building comprising raising the height of roof ridge and slopes, installation of conservation rooflights, loss of some flagstones internally, and increasing internal subdivision to an open plan building. The harm identified cumulatively is considered to fall between neutral and less than substantial harm at the high end of the spectrum.
63. Additionally the application includes a large number of heritage benefits to repair the historic fabric and securing a long term sustainable use for the building that would ensure it is kept in repair. Some of these are extensive and important for the long term repair and structural stability of the building.
64. The identification of a long term alternative use for the Lambeth Coal Store, with which the Chelsea Coal Store has a strong former functional link as part of the later Metropolitan Waterworks, as well as a building also designed by James Simpson, is considered a notable heritage benefit that would enhance the significance of the listed building as an element of setting. These heritage benefits help to offset some of the harm caused, but a residual level of harm remains, falling between neutral and less than substantial harm at the mid-high point on the spectrum.

Groundman's Store

65. This building is currently used as a store. The proposal is to convert this building into student accommodation of three flats of two bedrooms. The building is most likely to be used by mature students or students with a need for smaller private accommodation.
66. The proposals for the building include a minor degree of harm by the partial blocking of one window mullion on the western elevation, the blocking of one mullion and transom on the southern elevation, the alteration of some elements of the historic plan form and the conversion of two doorways on the western side to windows. Otherwise, the proposals contain a great many heritage benefits that would enhance the significance of the listed building.
67. The very substantial enhancement to the significance of the Lambeth Coal Store would also enhance the significance of the Groundsman's Store as an element of setting due to their shared former functional link and historical

association as part of the Lambeth Waterworks and the later

68. Overall therefore the proposal is considered to enhance the significance of the listed building.

Reception Building

69. Office/lodge building (formerly Chelsea Waterworks) - Grade II listed
70. This building is currently used as the site reception, offices, small student common space and student laundry. The proposal is to enhance the site reception and management suite offer to provide a better front facing facility. The proposed alterations include a small café which would be open to students and the public with an outdoor terrace overlooking the open landscaped grassed area.
71. The assessment has identified a minor degree of harm in relation to the installation of a new doorway to the western elevation, and some harm due to the reconfiguration works internally. Overall, however, there are a large number of heritage benefits that are considered sufficient to offset the identified harm caused, such that overall the scheme proposals for the buildings, when taken as a whole, would have a neutral impact on the significance of the listed building.

Non Designated Heritage Assets: Locally Listed Building

72. Works of repair are proposed to 85 Portsmouth Road, using traditional materials, sympathetically specified to enhance the significance of the locally listed building on site.

Impact of New Build Elements to Existing Student Blocks on Heritage Assets

73. The Heritage Statement notes the existing blocks as a non-contributing element of the setting of the listed buildings. Their design is loosely related to the Romanesque style of the Coal Stores and Muniments Building in the use of semi-circular blind arches, buff brickwork and slate roofs. The buildings are somewhat bland though and not overly inspiring.
74. The roof ridge of the existing building would not be raised from the existing height. The revised roofline would therefore resemble a traditional roof form with dormers but with a contemporary character.
75. The report notes that the kitchen courtyard extensions step marginally closer to the listed buildings in places but this is not considered a detracting change. It notes that historically the listed buildings lay within a densely built up collection of waterworks buildings, many have since been demolished and in some ways the current modern student blocks replicate the scale, density and form of these earlier buildings. Further, the increase in volume is only marginal and the current open areas that would be built upon for the KCRs are not considered to contribute towards the significance of the listed building as an element of setting. The storey heights of these KCRs would also be similar to the existing student housing blocks, which is considered an appropriate design

response. This aspect of the proposal is considered to have a neutral impact on the significance of the listed building, and this assessment is endorsed.

76. Lastly PV cells are proposed to be set at 5-6 degrees on flat roofs so that they cannot be seen. accordingly, they would have no visual impact on the listed buildings or on the conservation area. They are also a reversible addition should a need arise for their removal.
77. For the reasons identified above, the submitted Heritage Statement concludes that the scheme overall, is considered to enhance the character and appearance of the conservation area, and to enhance the significance of the listed buildings and locally listed buildings as part of this group assessment by way of setting
78. It is considered that the extensions to the existing student accommodation blocks would add interest and variety to the existing buildings, that at the very least, would preserve the setting of the Riverside South Conservation Area and the setting of the listed buildings therein.

Heritage Summary & Conclusions

79. The submitted Heritage Statement concludes that the scheme would enhance the significance the following listed buildings:
 - Lambeth Coal Store (Grade II listed);
 - Reception Building (Grade II listed); and
 - Groundsman's Store (Grade II listed).
80. The assessment also concludes that the scheme would cause a degree of harm to the significance of the Muniments Building (Grade II listed) and Chelsea Coal Store (Grade II listed) falling between neutral and less than substantial harm at the mid-high point on the spectrum for each listed building. The scheme proposals would therefore fail to preserve or enhance the setting of a Listed Building in accordance with Section 66 of the Act. The Courts have confirmed that 'preserving' the setting of a listed building means 'doing no harm', and stated that if the setting of a listed building would be harmed, then there is a strong presumption against planning permission being granted. "The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so.
81. Paragraph 196 of the NPPF states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."
82. The NPPG confirms that public benefits include heritage benefits. The overall proposals include a large number of heritage benefits as detailed above, including bringing back unused and under-utilized listed buildings into optimum viable use, including the Lambeth Coal Store which is on the Heritage at Risk Register. There are also other public benefits including employment opportunity at Chelsea Coal Store where an incubator space is introduced, and opening the site for wider public use. It is concluded that the public benefits of

the proposal outweigh the limited and identified harm to the heritage assets.

Impact on Neighbours' Residential Amenity

83. National, regional, and local planning policies seek to ensure that development proposals have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.
84. The proposed development includes extensions to the main student accommodation blocks, which have a frontage onto properties in Seething Wells Lane. The roof extensions are designed in the form of mansard roofs and are slightly lower in height than the existing roof ridge line. The roof extensions include large dormer windows. The proposal also includes a three storey infill extension between Blocks M and N. The buildings sitting to the corners of the site are not proposed to be extended.
85. The pavilions are sited on the internal side of the site and are lower in height than the existing blocks therefore cannot be seen from the neighbouring roads.
86. A Daylight, Sunlight and Overshadowing report has been submitted with the application and demonstrates compliance with BRE Guidelines.
87. Objections have been received concerning the size and positioning of the windows within the roof extensions (especially in Blocks N, M, R and G) and the relationship with a number of residential properties that front onto Seething Wells Lane and adjoining roads.
88. The properties most directly affected by the proposal are those which directly front the application site (as compared with flank elevations) and include 14, 15 & 16 Seething Wells lane, which have a building to building separation distance of 21.5 metres, and 6-9 Seething wells lane, separation distance 23 metres.
89. Policy Guidance 16 of the Residential Design Guide requires that a separation distance of no less than 21 metres shall normally be maintained between facing habitable room windows in order to protect privacy. The proposal satisfies this requirement in terms of separation distance between habitable room windows. It is also noted that the infill section would front the the junction with Hastings Drive.
90. The applicant has also sought to provide additional mitigation measures to the most affected properties, as detailed within the Addendum to the Design and Access Statement, which contains the
 - Identification of an area along the southern boundary where additional tree planting is proposed, along with an indication of proposed species (details of planting to be secured by condition). This relates to the existing gap in trees adjacent to Block R and N, opposite 14, 15 and 16 Seething Wells Lane. These trees would help to screen the blocks and extensions both in summer and winter.
 - Comparative sections between Block N and the closest properties at 14,

15 and 16 Seething Wells Lane, with a separation distance of 21.5m. These include the sightlines of people sat or stood within the student rooms. It is proposed to add a deeper window cill and fritt to the lower proportion of the southern facing windows within Blocks N, M and R which would limit the downward views from these windows. The comparative sections demonstrate that the view from the new windows within the roof extension would not increase overlooking or loss of privacy.

- Further details of the internal room plan which shows the bed up against the window, the layout would be fixed and repeated throughout the scheme. The bed would be fixed in place with storage and could not be moved.

91. Whilst objection continues to be raised on grounds of loss of privacy and noise disturbance, with the separation distances of over 20 metres and the use of the deeper cill and window fritt on Blocks N, M, R & G, there would be no unacceptable overlooking or loss of privacy on either the southern or eastern sides of Seething Wells Lane. Given the presence of the existing floors of student accommodation, it is not considered that the proposal would give rise to any material increase in noise disturbance as a result of the additional accommodation proposed. It is also noted that a Student Management Plan accompanies this application, which sets out the strategy and measures proposed for managing student behaviour, and the complaints procedure.

Highways & Parking

92. National planning policy directs that in considering developments that generate significant amounts of movements, local planning authorities should take account of whether safe and suitable access to the site can be achieved for all people; and improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. It continues by stating that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network are severe.
93. Core Strategy Policies CS5, CS6, DM8 and DM9 are used to assess the potential impact of new development upon the surrounding highway network. The policies aim to reduce the need to travel by locating major trip generating development in accessible locations well served by public transport
94. Policy DM10 states that development proposals should have regard to local traffic conditions and highway safety and ensure that they are not adversely affected. Policy DM9 states that new development should not contribute to congestion or compromise highway safety. Policy CS7 states that car use should be managed to ensure sustainability, road safety and reduce congestion, including car club schemes and the provision of electric vehicle charging points and managing on and off-street parking provision to promote sustainability and residential amenity.
95. The proposed development is located in an area with a Public Transport Accessibility Level (PTAL) of 3. The site is also served by a private bus service

provided by the university and this provides a link between the university facilities and the nearby town centres. As a result, the site is considered a sustainable location for student accommodation.

Parking

96. The site is located with PTAL of 3 (moderate). The development proposals would result in a reduction of car parking capacity from 129 to 20 vehicle spaces, while increasing accommodation capacity from increase from 728 to 887, resulting in a net increase of 159 bedrooms.
97. Students based at Seething Wells are currently eligible for a parking permit to enable them to park at the site. Parking surveys demonstrate that there has been limited and declining uptake of the existing parking spaces within the site over recent years.
98. The use of spaces within the site by students would be controlled through a permit system. As part of their Licence agreement, students would be required to agree not to bring a car to the student accommodation during their occupancy period unless they have essential need. Compliance would be monitored, with a penalty process, including termination of licence agreement for persistent offenders. Students would also not permitted to obtain Residents' Parking Permits.
99. The application site is in an area that has very limited on street parking provision for residents, and where on street parking is already heavily subscribed. The Neighbourhood Traffic Engineer has raised no objection to the level of parking provision, subject to the scheme being formally designated as a 'car capped' scheme, and a legal agreement entered to preclude residents from applying for on street residents parking permits.
100. The applicant has confirmed that the tenancy contract with students would include a clause to prevent students from bringing a vehicle to this site. This could prevent students from bringing a vehicle and seeking to park it outside of the Controlled Parking Zone operational times, or within the neighbouring Borough of Elmbridge. Details to be secured by S106 agreement.
101. Accessible parking: 9 Accessible parking spaces were initially proposed within the 20 car parking spaces provision. With the overall very limited parking provision, a 1:1 disabled parking provision should be provided against the number of proposed accessible bedrooms. Accordingly, 11 disabled car parking spaces are shown on the revised site plan.
102. Electrical Vehicle parking: The London Plan policy requires 20% of parking active spaces (4 car parking spaces) must be for electric vehicles with an additional 20% (4 car parking spaces) passive provision for electric vehicles in the future.
103. Accordingly the proposal should provide a minimum of 4 active car parking spaces for electric vehicles and another 4 passive provision for electric vehicles in the future. The application proposal includes 4 active and 5 passive charging

spaces, which exceeds the requirement for 20% active and 20% passive. Details would be reserved by condition

104. Traffic Impact: As the existing 129 car parking spaces will be decreased to 20 car parking spaces, It is considered that all student trips previously made by car will transfer onto other modes in line with the non-car student modal split, like walking, cycling and using public transport.
105. The Applicant submitted a Transport Assessment that concluded:
 - the Proposed Development is expected to generate an additional 707 all mode trips across a typical day, with 39 and 53 additional all mode trips in the AM and PM peak periods respectively.
 - The Proposed Development will also result in a reduction in the amount of single occupant and car share movements by 28 and 37 in the AM and PM peak periods respectively.
 - The greatest trip impact is expected to be on public transport, with an additional 54 and 65 movements in the peak periods.
 - The Proposed Development is likely to result in a 2-3% reduction in vehicle traffic using the A307 Portsmouth Road in the network peak periods.
 - Given that students will be made aware before accepting their tenancy license that they are not permitted to bring vehicles to the Site, as well as being told that they will not be allowed to apply for parking permits for the local area, it is expected that the student demand for car parking off-site will be negligible.
106. Delivery Servicing Plan (DSP): The applicant has submitted a service management plan, which states that all servicing would be carried out entirely within the site boundary and all vehicles would enter and leave the site in a forward direction. Adequate swept path for delivering and servicing vehicles had been submitted.
107. Cycle Parking: There are currently 129 cycle parking spaces at the site in five secure cycle shelters. A total of 186 long-stay cycle parking spaces would be provided in areas close to the residential buildings, and a further 24 covered short-stay spaces in line with adopted London Plan standards. The cycle parking provision would comprise long-stay Sheffield-style cycle parking stands positioned within secure, lockable and well-lit cycle shelters around the site, as well as short-stay covered but not secure Sheffield-style cycle stands located around the site close to building entrances. Space has also been safeguarded from development near the main staff car park for 18 of the University's electric hire bikes (KU-bikes), should this be rolled out to Seething Wells. Nine of the Site's proposed cycle parking spaces will be suitable for adapted cycles, tricycles and cargo bikes and the provision will be spread across the long and short stay cycle parking areas of the Site.
108. Four spaces for motorcycle parking would also be provided.
109. Travel Plan (TP): Cycle parking at Seething Wells would result in an increase of 90 cycle parking spaces on site (from 129 to 219). For the 159 additional student bedrooms, this equates to cycle spaces at a ratio of 1.77 spaces per bedroom, which exceeds the guidance in Kingston's Residential Design SPD

for 1 space per 2 bedrooms.

110. It is noted that the University offers a free inter-site bus service, which connects the students to all four of the University campuses as well as Kingston town centre
111. The Developer has agreed to enter into a S106 agreement requiring a contribution towards footway and other improvements in line with the key heading of the London Plan for Healthy Streets. This would entail the following works:
 - (i) The implementation of Copenhagen style junction by the development site access, where the footway would be continued and the give way markings would be set back by the gate boundary line, setting priorities for pedestrians and cyclists and to slow down vehicles when entering or exiting. This would encourage walking and cycling. Contribution cost is £15000.
 - (ii) £5000 towards the introduction of 20mph speed limit in the area, to encourage walking and cycle, as the parking is reduced and students are encouraged to use more sustainable transport modes.

Trees and Landscaping

112. The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of aged or veteran trees, unless the need for, and benefits of, the development clearly outweigh the loss.
113. The submitted Arboricultural Impact Assessment includes an appropriate method statement and tree protection details. There are no loss of significant trees on site and those retained are to receive adequate protection, and on this basis is considered acceptable.
114. The addendum to the Design and Access Statement includes the planting of trees along the boundary to Seething Wells lane, in those places where the existing tree screening is missing. Details are reserved by condition.
115. The Site's public realm would be redesigned to provide a high quality pedestrian environment, a new Social Hub and a multi-use flexible space. The overall site works would change of character of the campus landscape from a car-dominated environment to an environment which encourages walking, cycling and taking the bus.

Legal Agreements

116. Policy IMP3 of the Core Strategy states that the Council will use Planning Obligations to secure financial contributions to meet on and off site requirements which are required to support and mitigate the impact of the development in accordance with the Council's SPD on Planning Obligations.
117. The application would be liable to pay Kingston CIL which is presently set at are £220 per square metre of additional floor area for student housing in all zones. The application would also be liable to pay Mayoral CIL which is presently set at £60/m² of additional floor area.
118. The CIL charges are subject to the national Tender Price Index. In the event that the All-in Tender Price Index ceases to be published, the index referred to is the retail prices index; and the figure for a given year is the figure for November of the preceding year. The additional GIA of the proposal is calculated to be 4,808 m².
119. If planning consent is granted, a Legal Agreement should be entered into covering:-
 - (i) Designated as a 'car capped' scheme, to preclude students from applying for on street residents parking permits;
 - (ii) The development to be implemented in accordance with the details set out in the accompanying travel plan;
 - (iii) The payment of a financial contribution of £15,000 towards (Copenhagen style) junction improvements to the development site access, where the footway would be continued and the give way markings would be set back by the gate boundary line, setting priorities for pedestrians and cyclists and to slow down vehicles when entering or exiting;
 - (iv) The payment of a financial contribution of £5000 towards the introduction of 20mph speed limit in the area;
 - (v) Implementation of the recommendations and measures set out within the Ecology Reports (Preliminary Ecological Appraisal and the Phase 2 surveys).

Sustainability

120. Policies 5.1 & 5.2 of the London Plan (2016) seek to achieve an overall reduction in London's carbon dioxide emissions through a range of measures including using less energy, supplying energy efficiently and using renewable energy, and improving on Building Regulations targets including zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019 (on future adoption date of replacement London Plan) for major development proposals. The policy advises that where it is demonstrated that specific targets cannot be achieved on site, any shortfall may be provided off-site or through a cash in lieu contribution to the relevant borough. Relevant Core Strategy Policies include Policies DM1, DM2 and DM3 and Policy CS1 (Climate Change Mitigation) states that the Council will ensure that all development is designed and built to make the most efficient use of resources, reduce its life cycle impact on the environment and contribute to climate change mitigation and adaptation. This policy also

requires new build developments of over 500sqm of non-residential developments, since 2013, to achieve BREEAM 'Outstanding'.

121. BREEAM pre-assessments have been submitted for the student blocks and the historic buildings. These demonstrate that the proposed development can feasibly achieve a BREEAM 'Very Good' rating. It is not considered feasible to achieve a higher rating given the nature of the existing buildings. In particular, achieving a higher rating would require the development to meet mandatory credits relating to energy (Ene01). The limitations and character of the historic buildings and the existing student blocks make it infeasible to introduce the building fabric improvements that would be necessary to meet a higher energy rating. It is considered that the proposed development achieves the appropriate balance between sustainability, energy and heritage considerations. It would be appropriate to attach the standard condition requiring a design stage BREEAM assessment and achievement of 'Very Good' certification within three months of occupation/use.
122. The Energy Strategy submitted with the planning application demonstrates that, on the parts subject to refurbishment, the proposed development would deliver a 57% improvement on carbon emissions compared to a baseline of the existing buildings. This would be achieved primarily through the incorporation of energy efficiency measures to reduce energy demand. On the new build elements, the proposed development would deliver a 44% improvement on carbon emissions compared to Part L of the 2013 Building Regulations, which exceeds the 35% reduction sought by Policy 5.2 of the London Plan (non domestic). This would be achieved through a combination of energy efficiency measures to reduce energy demand and the incorporation of photovoltaic panels. The photovoltaic panels that achieve this emissions reduction would be spread across both the new build kitchen common rooms and the refurbished existing buildings. Across the whole development, A total of 421 sqm of photovoltaic panels, with 253 sqm on the roofs of refurbished buildings and 168 sqm on the roofs of new kitchen communal rooms.

Other Material Considerations

123. National, regional, and local planning policies seeks to ensure that new development should contribute to and enhance the natural and local environment. Local policy states that new developments should protect and promote biodiversity as part of sustainable design through the inclusion of sustainable drainage, tree planting, soft landscaping and habitat enhancement, green roofs and new or improved semi-natural habitats, where appropriate.
124. The Preliminary Ecological Appraisal and the Phase 2 surveys confirmed that breeding birds, black redstart, hibernating bats, roosting bats and commuting and foraging bats had the potential to be negatively affected by the proposed development, and as such, the mitigation measures set out should be secured to safeguard the status of these protected and notable species, reducing the effect to neutral or a positive effect.
125. The mitigation strategies outlined should be secured through a planning

obligation, to ensure that a negative effect for local wildlife populations and biodiversity is avoided and potentially enhanced through the landscaping plan and prevent residual effects. The low value habitat recorded during the baseline survey was locally frequent, and as such loss is not considered to be significant. The construction of gardens, and open space onsite will improve the structural and botanical diversity on site, enhancing the application site for a number of local species populations.

126. The implementation of enhancements listed within the submitted reports would secure positive gains to local biodiversity when compared to the baseline ecological conditions of the application site.
127. The mitigation proposals detailed in the submitted report would successfully address the potential impacts from the development to comply with both wildlife legislation and policy.
128. Flood Risk: Detailed discussions are taking place to address the remaining concerns regarding sustainable urban drainage and flood risk. With an update to be reported as late material. Given the information known at this stage, officers consider that this matter can be appropriately addressed by way of a planning condition.
129. Land Contamination: Policy DM1 requires that new development should minimise air, noise and contaminated land impacts in line with industry best practice. Development proposals for contaminated land should include remediation measures. The applicant has provided a "Ground Investigation Report". The Environmental Health Officer advises that the assessment has generally been completed in line with best practice and guidance. Land Science have not identified any significant contaminant linkages. The Environmental Health Officer is in agreement with these findings, and recommends safeguarding conditions.
130. Water Infrastructure: The proposed development is located within 5m of a strategic water main. Thames Water imposition of a condition to ensure that no construction shall take place within 5m of the water main. Also, as the proposed development is located within 15m of a strategic water main, Thames Water have requested details of a piling method statement, which is secured by condition.
131. Archaeology: The site is located within an area of archaeological interest. The NPPF and the London Plan (2011 Policy 7.8) make the conservation of archaeological interest a material planning consideration.
132. The site is located close to the River Thames in an Archaeological Priority Area. Several significant prehistoric discoveries were made during the construction of the water works in the mid 19th century. The archaeological desk-based assessment submitted with the application gives a thorough review of the archaeological potential of the site and past investigations. Archaeological trial trenches and test pits undertaken prior to construction of the Halls of Residence in the mid-1990s indicated evidence of ground disturbance associated with the construction of the water works, but also a number of prehistoric flints, medieval finds and evidence for post-medieval ploughing and a channel were recorded.

It is possible that the proposed new kitchen extensions and other ground works associated with landscaping and new services may have an impact on archaeological remains.

133. The GLAAS advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case and given the nature of the development, the archaeological interest and/or practical constraints are such that the GLAAS consider a two- stage archaeological condition would provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

Conclusions and Planning Balance

134. The proposal would increase the number of bedrooms at the Site from 728 to 887, an increase of 159 bedrooms. The additional bedrooms would be provided through the refurbishment of the existing buildings and rooftop extensions. Three unused listed coal and muniments store buildings would be refurbished and brought back into use, providing flexible spaces that can be used by students and the community. The existing listed reception building would also be refurbished and would include a publicly accessible cafe.
135. The development proposals include the removal of all non-essential student car parking at the Site. This equates to a reduction in the parking capacity of the Site from 129 to 20. A total of 186 long-stay cycle parking spaces will be provided in areas close to the residential buildings, and a further 24 covered short-stay spaces in line with adopted London Plan standards.
136. Whilst the proposed development would cause harm to some identified heritage assets, this harm is outweighed by the public benefits, notably securing the optimal viable use of a number of listed buildings.
137. The proposed development would optimise an existing student halls of residents in a sustainable location.
138. The proposed units would assist in the delivery of housing accommodation (non-self contained units) in the borough albeit at a ratio of 2.5 bedspaces equals 1 unit.
139. The proposed development would result in an increased perception of overlooking to the properties on Seething Wells Lane and surrounding roads, however, the separation distance coupled with architectural additions to the extra units would minimise any impact.

Recommendation:

- A) Grant planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), as specified in the above legal agreements section, and the following conditions as set out below.
- B) Grant conditional Listed Building Consent, subject to the following conditions as set out below.

19/01207/FUL Planning Application Conditions

- 1 The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

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| A11558D1290I5 FORMER CHELSEA WATERWORKS OFFICE/LODGE EAST ELEVATION AS PROPOSED | 17.04.20 19 |
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| A11558D1172I7 Former Lambeth Waterworks District Office & Stores Building Reflected Ceiling Plan As | 17.04.20 19 |
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| A11558D1241I6 Former Chelsea Waterworks Coal Store North + West Elevations As Proposed | 17.04.20 19 |
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| A11558D1301I5 Proposed Site Sections | 17.04.20 19 |
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| A11558F1002I5 Existing Site Plan Block Plan | 17.04.20 19 |
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| A11558D116217 | Former Lambeth Waterworks Uncovered Coalstore | Proposed Roof Plan | 17.04.20 19 |
| A11558D112017 | Block T | Proposed Floor Plans, Elevations and Sections | 17.04.20 19 |
| A11558D120115 | Proposed Elevation | Simpson Way and Portsmouth Rd | 17.04.20 19 |
| A11558H137016 | Former Lambeth Waterworks District Offices and Stores | Building East and South Sections | 17.04.20 19 |
| A11558D134016 | Former Chelsea Waterworks Coal Store | South + East Sections As Proposed | 17.04.20 19 |
| A11558D155013 | Muniments Building | New Windows | 17.04.20 19 |
| A11558F120113 | Existing Elevation | Simpson Way and Portsmouth Rd | 17.04.20 19 |
| A11558H114116 | Former Chelsea Waterworks Coal Store | Ceiling Plan Demolitions | 17.04.20 19 |
| A11558H116015 | Former Lambeth Waterworks Uncovered Coal Store | Ground Floor Plan Demolitions | 17.04.20 19 |
| A11558H125116 | Former Lambeth Waterworks Muniments Building | North + West Elevations Demolitions | 17.04.20 19 |
| A11558D124016 | Former Chelsea Waterworks Coal Store | South + East Elevations As Proposed | 17.04.20 19 |
| A11558D130015 | Proposed Site Sections | | 17.04.20 19 |

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| A11558D1541I3 Chelsea Coal Store New Windows | 17.04.20 19 |
| A11558F1301I3 Existing Site Sections | 17.04.20 19 |
| A11558D1200I5 Proposed Elevation South and East Seething Wells Ln | 17.04.20 19 |
| A11558H1191I4 Former Chelsea Waterworks Office/Lodge Ground Floor Plan RCP As Existing | 17.04.20 19 |
| A11558D1161I7 Former Lambeth Waterworks Uncovered Coalstore Reflected Ceiling Plan | 17.04.20 19 |
| A11558D1542I1 Chelsea Coal Store External Entrance Doors | 17.04.20 19 |
| A11558F1200I2 Existing Elevation South and East Seething Wells Ln | 17.04.20 19 |
| A11558D1110I3 Block D Proposed Plans and Elevations | 17.04.20 19 |
| A11558H1152I6 Former Lambeth Waterworks Muniments Building Roof Plan Demolitions | 17.04.20 19 |
| A11558H1250I6 Former Lambeth Waterworks Muniments building South + East Elevations Demolitions | 17.04.20 19 |
| A11558H1351I7 Former Lambeth Waterworks Muniments Building Existing Sections Demolitions | 17.04.20 19 |
| A11558D1181I4 Block Z Proposed Internal Layout First Floor | 17.04.20 19 |

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| A11558D1143I7 Chelsea Coal Store Proposed Roof Layout | 17.04.20 19 |
| A11558D1370I6 Former Lambeth Waterworks District Offices and Stores Building East and South Sections | 17.04.20 19 |
| A11558D1171I7 Former Lambeth Waterworks District Offices & Stores Building Roof Plan As Proposed | 17.04.20 19 |
| A11558D1140I6 Chelsea Coal Store Proposed Internal Layout Ground Floor | 17.04.20 19 |
| A11558H1181I5 Block Z Roof Plan As Existing | 17.04.20 19 |
| A11558D1360I8 Former Lambeth Waterworks Uncovered Coalstore Proposed Internal Elevations | 17.04.20 19 |
| A11558D1152I5 Muniments Building Proposed Internal Layout Ceiling Plan | 17.04.20 19 |
| A11558D1102I8 Proposed Site Plan Second Floor | 17.04.20 19 |
| A11558H1280I7 Block Z elevations As Existing | 17.04.20 19 |
| A11558D1270I9 Former Lambeth Waterworks District Offices & Stores Building Proposed south & East Ele | 17.04.20 19 |
| A11558D1190I6 Former Chelsea Waterworks Office/Lodge Proposed Internal Layout | 17.04.20 19 |
| A11558H1340I7 Former Chelsea Waterworks Coal Store South + East Sections Demolitions | 17.04.20 19 |

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| A11558D114216 | Chelsea Coal Store Reflected Ceiling Layout | 17.04.20 19 |
| A11558H119213 | Former Chelsea Waterworks Office/Lodge Roof Plan As Existing | 17.04.20 19 |
| A11558F110214 | Existing Site Plan Second Floor | 17.04.20 19 |
| A11558D115015 | Muniments Building Proposed Internal Layout Ground Floor | 17.04.20 19 |
| A11558D137116 | Former Lambeth Waterworks District Offices and Stores Building West and North Sections | 17.04.20 19 |
| A11558D114116 | Chelsea Coal Store Proposed Internal Layout Mezzanine Floor | 17.04.20 19 |
| A11558D118315 | Block Z Roof Plan As Proposed | 17.04.20 19 |
| A11558H118014 | Block Z Ground + First Floor Plans As Existing | 17.04.20 19 |
| A11558D115115 | Muniments Building Proposed Internal Layout First Floor | 17.04.20 19 |
| A11558H127116 | Former Lambeth Waterworks District Offices and Stores Building North and West Elevation | 17.04.20 19 |
| A11558D126117 | Former Lambeth Waterworks Uncovered Coal Store North + West Elevations As Proposed | 17.04.20 19 |
| A11558H139016 | Former Chelsea Waterworks Office/Lodge Sections | 17.04.20 19 |

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| A11558D135116 | Former Waterworks Proposed Sections | Muniments Building | Lambeth | 17.04.20 19 |
| A11558H129215 | Former Waterworks Office/Lodge Elevations As Existing | | Chelsea North West | 17.04.20 19 |
| A11558D122514 | Proposed bay studies to typical block T and L | | | 17.04.20 19 |
| A11558D129214 | Former Waterworks Office/Lodge Elevation As Proposed | | Chelsea North & West | 17.04.20 19 |
| A11558D154013 | Chelsea Coal Store Main Entrance Screen Elevation | | | 17.04.20 19 |
| A11558F112015 | BlockT Drawings | Existing | | 17.04.20 19 |
| A11558F130013 | Existing Side Sections | | | 17.04.20 19 |
| A11558H119016 | Former Waterworks Office/Lodge Plan As Existing | | Chelsea Ground Floor | 17.04.20 19 |
| A11558D128015 | Block Z As Proposed | | | 17.04.20 19 |
| A11558D119213 | Former Waterworks Office/Lodge Proposed | | Chelsea Roof Plan As | 17.04.20 19 |
| A11558F113014 | Block L Drawings | Existing | | 17.04.20 19 |
| A11558H115016 | Former Waterworks Muniments building Floor Plan Demolitions | | Lambeth Ground | 17.04.20 19 |

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| A11558D1160110 | Former Waterworks Uncovered Proposed Ground Floor Plan | Lambeth Coalstore | 17.04.20 19 |
| A11558D110418 | Proposed Site Plan Roof Level | | 17.04.20 19 |
| A11558H115116 | Former Waterworks Muniments Building Plan Demolitions | Lambeth | 17.04.20 19 |
| A11558H124116 | Former Waterworks Coal Store North + West Elevations Demolitions | Chelsea | 17.04.20 19 |
| A11558H124116 | Former Waterworks Coal Store North + West Elevations Demolitions | Chelsea | 17.04.20 19 |
| A11558H135016 | Former Waterworks Muniments Building Existing Sections Demolitions | Lambeth | 17.04.20 19 |
| A11558D1100111 | Proposed Site Plan Ground Floor | | 17.04.20 19 |
| A11558D129114 | Former Waterworks Office/Lodge Elevation As Proposed | Chelsea South | 17.04.20 19 |
| A11558H114217 | Former Waterworks Coal Store Roof Plan Demolitions | Chelsea | 17.04.20 19 |
| A11558H114116 | Former Waterworks Coal Store Ceiling Plan Demolitions | Chelsea | 17.04.20 19 |
| A11558H129016 | Former Waterworks Office/Lodge East Elevation as Existing | Chelsea | 17.04.20 19 |

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| A11558D127119 | Former Lambeth Waterworks District Offices and Stores Building Proposed North & West E | 17.04.20 19 |
| A11558D110318 | Proposed Site Plan Third Floor | 17.04.20 19 |
| A11558D119113 | Former Chelsea Waterworks Office/ Lodge Proposed RCP | 17.04.20 19 |
| A11558H118214 | Block Z Ground and First Floor RCP's as Existing | 17.04.20 19 |
| A11558D115316 | Muniments Building Proposed Roof Plan | 17.04.20 19 |
| A11558H124016 | Former Chelsea Waterworks Coal Store South and East Elevations Demolitions | 17.04.20 19 |
| A11558H134117 | Former Chelsea Waterworks Coal Store North and West Sections Demolitions | 17.04.20 19 |
| A11558D021511 | Typical Layout for Refuse, Bike and Condensor Store | 17.04.20 19 |
| Kingston Hill | - Ecology Update V1 | 17.06.20 19 |
| Kingston Seething Wells | - Ecology Update V2 | 17.06.20 19 |
| A11558D126017 | Former Lambeth Waterworks Uncovered Coal Store South + East Elevations As Proposed | 17.04.20 19 |
| Addendum to Design and Access Statement | | 18.06.20 19 |
| A11558D1210P1 | Existing and Proposed Elevations Blocks M, R and N | 18.06.20 19 |

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| A11558H1172I4 | Former Lambeth Waterworks District Office & Stores Building Reflected Ceiling Plan As | 17.04.20 19 |
| A11558H1261I5 | Former Lambeth Waterworks Uncovered Coal Store North + West Elevations Demolitions | 17.04.20 19 |
| Block Z | Ground + First Floor RCP's As Proposed | 17.04.20 19 |
| A11558H1380I4 | Block Z Sections As Existing | 17.04.20 19 |
| A11558D1350I5 | Former Lambeth Waterworks Muniments Building Proposed Sections | 17.04.20 19 |
| A11558F1001I2 | Existing Site Location | 17.04.20 19 |
| A11558H1291I5 | | 17.04.20 19 |
| A11558D1250I5 | Former Lambeth Waterworks Muniments Building Proposed South and Ease Elevations | 17.04.20 19 |
| A11558D1180I4 | Block Z Proposed Internal Layout Ground Floor | 17.04.20 19 |
| A11558F1100I4 | Existing Site Plan Ground Floor | 17.04.20 19 |
| A11558D1130I8 | Block L Proposed Plans and Elevations | 17.04.20 19 |
| A11558D1170I7 | Former Lambeth Waterworks District Offices & Stores building Proposed Internal Layout | 17.04.20 19 |

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| A11558D117017 | Former Lambeth Waterworks District Offices & Stores building | Proposed Internal Layout | 17.04.2019 |
| A11558H126015 | Former Lambeth Waterworks Uncovered Coal Store North + East Elevations | Demolitions | 17.04.2019 |
| A11558D125116 | Former Lambeth Waterworks Muniments Building | Proposed North + West Elevations | 17.04.2019 |
| A11558H137117 | Former Lambeth Waterworks District Offices and Stores Building | West and North Sections | 17.04.2019 |
| A11558D134116 | Former Chelsea Waterworks Coal Store North + West Sections | As Proposed | 17.04.2019 |
| A11558D156012 | Lambeth Coalstore Building | New External Doorset | 17.04.2019 |
| A11558H117016 | Former Lambeth Waterworks District Offices & Stores Building | Ground Floor Demolitions | 17.04.2019 |
| | | | 06.06.2019 |
| A11558 D1100 I12 | - Proposed Site Plan | Ground Floor | 01.07.2019 |
| A11558 D1101 I9 | -Proposed Site Plan | First Floor | 01.07.2019 |
| A11558 D1102 I9 | -Proposed Site Plan | Second Floor | 01.07.2019 |
| A11558 D1103 I9 | -Proposed Site Plan | Third Floor | 01.07.2019 |

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| A11558 D 1395 P1 -Proposed section through new mansard roof and window to block R & N | P1 | 02.07.20 19 |
| A11558 D 1210 P1-Existing and Proposed Elevations on Seething Wells Lane - South side Blocks M, R an | | 01.07.20 19 |
| A11558 D1104 19 - Proposed Site Plan Roof Level | | 01.07.20 19 |

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

- 3 A sample of the facing materials to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced. The development shall then be built in accordance with these approved samples.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) and DM12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.

- 4 The development shall be completed in accordance with the following key design details which shall have been submitted to and approved in writing by the Local Planning Authority, before building operations commence. Details at a scale of 1:5 or 1:10 or similarly appropriate of:

- i) Glazed brick feature elements,
- (ii) window details and reveals,
- (iii) roofing details,
- (iv) PVs, including sections, finishes and colour
- (v) dormer windows
- (vi) Cycle stores and scooter parking
- (vii) external stand-alone condenser units
- (viii) refuse store

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) and DM12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.

- 5 The rooflights hereby permitted shall be of a conservation style, constructed in timber and set flush with the plane of the roof in which they are inserted. The rooflights shall be retained as such for the lifetime of the development.

Reason: In order to preserve or enhance the character of this part of the Conservation Area in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.

- 6 The site and building works required to implement the development shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at all on Bank Holidays and Sundays.

Reason: To safeguard the amenities of the adjoining residential occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 7 If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment.

- 8 The development hereby approved shall not commence until a finalised Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using Suds methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (2016) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 9 Prior to occupation, evidence (photographs and installation contracts) must be submitted to demonstrate that the sustainable drainage scheme for the site has been constructed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies 5.12 and 5.13) along with associated guidance to these policies and Kingston Council's Core Strategy Policy DM4 of the LDF Core Strategy Adopted April 2012.

- 10 The development shall be implemented in accordance with the details and recommendations set out within the accompanying Energy Statement prepared by Frankham.

Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (2016) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 11 Within 3 months of first occupation, evidence must be submitted to the council confirming that the development hereby approved has achieved not less than the CO2 reductions outlined in the accompanying Energy Statement prepared by Frankham, unless otherwise agreed in writing.

Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (2016) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 12 Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of first occupation of the development a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the development has achieved the agreed BREEAM Very Good rating shall be submitted to and acknowledged in writing by the Local Planning Authority.

Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 13 The levels of buildings, roads, parking areas and pathways within the site shall only be in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority before development is commenced.

Reason: To ensure that the appearance and functioning of the development is satisfactory and to safeguard the amenities of adjoining occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012 and comply with Supplementary Planning Document 'Access for All' (July 2005).

- 14 All works on site shall take place in accordance with the following details which shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the commencement of work:
- a) Statement on how the proposed development will be built
 - b) Provision for loading/unloading materials;
 - c) The route to and away from site for muck away and vehicles with materials;
 - d) Deliveries/collections to and from the site should use a route that is agreed with NRSWA team. The agreed route should be signed accordingly.
 - e) Protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
 - f) Protocol for managing vehicles that need to wait for access to the site; and
 - g) Whether any reversing manoeuvres are required onto or off the public highway into the site, and whether a banksman will be provided;
 - h) Temporary site access;
 - i) Signing system for works traffic;
 - j) Site access warning signs will be required in adjacent roads.
 - k) Whether it is anticipated that statutory undertaker connections will be required into the site.
 - l) Storage of plant, materials and operatives vehicles;
 - m) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
 - n) Location of all ancillary site buildings;
 - o) Means of enclosure of the site; and
 - p) Wheel washing equipment.
 - q) The parking of vehicles of site operatives and visitors.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 15 A Stage 2 Delivery and Service Plan (DSP) should be submitted for the approval of the local authority and should be carried out after the development has been operating for six months and that should include information from surveys and any necessary amendments to the outline DSP, and then annually thereafter. All deliveries should avoid traffic and parking peak times, school pick ups and

drop up times, where feasible.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 16 Prior to occupation of the accommodation hereby approved, a community use agreement for the use of the facilities on the site shall have been submitted and approved by the Local Planning Authority. The community use agreement shall set out detailed arrangements for access to and use of the facilities by the public.

Reason: In accordance with Policy DM24 (Protection and Provision of Community facilities) of the Royal Borough of Kingston upon Thames Core Strategy (2012).

- 17 The development shall be built and maintained in accordance with the approved arboricultural method statement. The approved protection scheme shall be implemented prior to commencement of any work on site and maintained to the reasonable satisfaction of the Local Planning Authority until the completion of the development.

Reason: In the interests of visual amenities and so that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 18 Prior to commencement of the relevant part of the development a detailed hard landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. The detailed landscape plan shall include details of hard materials, details of paving junctions, cycle stands, etc. The approved scheme shall be implemented prior to occupation of the development and shall thereafter be maintained thereafter.

Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 19 The development shall be implemented in accordance with the details and methodology set out within the submitted Travel Plan, and shall include the submission of a Travel Plan Monitoring Report to be submitted and agreed in writing by the Local Planning Authority, which contains the results of annually repeated staff travel surveys and demonstrates progress towards meeting targets.

Reason: To ensure that sustainable transport methods are encouraged and implemented in accordance with Policies CS5 (Reducing the Need to Travel) and CS6 (Sustainable Travel) of the LDF Core Strategy Adopted April 2012.

- 20 Before any occupation of the development hereby approved the overlooking mitigation measures identified within the Addendum to the Design and Access Statement (including deeper window cill and fritt to the lower proportion of the southern facing windows within Blocks N, M and R and room layout) shall be completed in accordance with the plans and drawings accompanying this application, and thereafter retained for the lifetime of the development.

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 21 The car parking accommodation shown upon the approved drawings shall be provided with a hard bound dust free surface, adequately drained before the development to which it relates is occupied and thereafter it shall be kept free from obstruction at all times for use by the occupier of the development and shall not thereafter be used for any purposes other than the parking of vehicles for the occupiers of the development and visitors to it.

Reason: To ensure the provision of adequate off-street parking accommodation and to avoid the congestion of surrounding roads by parked vehicles in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 22 A Car Park Management Plan demonstrating how the use of the car park will be controlled and detailing the signage necessary within the site to direct pedestrians and vehicles, together with details of the spaces for electric charging to provide 20% of all spaces for electric vehicles with an additional 20% passive provision for electrical vehicles in the future, shall be submitted to and approved in writing. shall be submitted to and approved in writing by the local planning authority within 6 months of commencement of development. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 23 Before any occupation of the accommodation hereby approved, detailed landscape plans shall be submitted for the infill planting screen along the southern boundary including details of species and size at planting proposed species (details of planting to be secured by condition).

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 24 No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that matters of archaeological interest can be recorded in accordance with Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

- 25 If heritage assets of archaeological interest are identified by stage 1 WSI then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure that matters of archaeological interest can be recorded in accordance with Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

- 26 Within six months of the commencement of development details of secure cycle parking facilities (including specification of racks and detailed layout) for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory cycle storage facilities and in the interests of highway safety in accordance with Policy DM8 (Sustainable Transport for New Developments) of the LDF Core Strategy Adopted April 2012.

- 27 No construction shall take place within 5m of the strategic water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to the commencement of the development. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The work has the potential to impact on local underground water utility infrastructure in accordance with Policy DM4 of the Core Strategy.

- 28 The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

Informative(s)

Informative: The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

19/01212/LBC Listed Building Consent Conditions

- 1 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

A11558D1290I5 FORMER CHELSEA WATERWORKS OFFICE/LODGE EAST ELEVATION AS PROPOSED 17.04.2019

A11558D1172I7 Former Lambeth Waterworks District Office & Stores Building Reflected Ceiling Plan As 17.04.2019

A11558D1241I6 Former Chelsea Waterworks Coal Store North + West Elevations As Proposed 17.04.2019

A11558D1301I5 Proposed Site Sections 17.04.2019

A11558F1002I5 Existing Site Plan Block Plan 17.04.2019

A11558D1162I7 Former Lambeth Waterworks Uncovered Coalstore Proposed Roof Plan 17.04.2019

A11558D1120I7 Block T Proposed Floor Plans, Elevations and Sections 17.04.2019

A11558D1201I5 Proposed Elevation Simpson Way and Portsmouth Rd 17.04.2019

A11558H1370I6 Former Lambeth Waterworks District Offices and Stores 17.04.20

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| Building East and South Sections | 19 |
| A11558D1340I6 Former Chelsea Waterworks Coal Store South + East Sections As Proposed | 17.04.20 19 |
| A11558D1550I3 Muniments Building New Windows | 17.04.20 19 |
| A11558F1201I3 Existing Elevation Simpson Way and Portsmouth Rd | 17.04.20 19 |
| A11558H1141I6 Former Chelsea Waterworks Coal Store Ceiling Plan Demolitions | 17.04.20 19 |
| A11558H1160I5 Former Lambeth Waterworks Uncovered Coal Store Ground Floor Plan Demolitions | 17.04.20 19 |
| A11558H1251I6 Former Lambeth Waterworks Muniments Building North + West Elevations Demolitions | 17.04.20 19 |
| A11558D1240I6 Former Chelsea Waterworks Coal Store South + East Elevations As Proposed | 17.04.20 19 |
| A11558D1300I5 Proposed Site Sections | 17.04.20 19 |
| A11558D1541I3 Chelsea Coal Store New Windows | 17.04.20 19 |
| A11558F1301I3 Existing Site Sections | 17.04.20 19 |
| A11558D1200I5 Proposed Elevation South and East Seething Wells Ln | 17.04.20 19 |
| A11558H1191I4 Former Chelsea Waterworks Office/Lodge Ground Floor | 17.04.20 |

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| Plan RCP As Existing | | | 19 |
| A11558D116117 | Former Lambeth Waterworks Uncovered | Lambeth Coalstore | 17.04.2019 |
| Reflected Ceiling Plan | | | |
| A11558D154211 | Chelsea Coal Store | | 17.04.2019 |
| External Entrance Doors | | | |
| A11558F120012 | Existing Elevation South and East Seething Wells Lane | | 17.04.2019 |
| A11558D111013 | Block D Proposed Plans and Elevations | | 17.04.2019 |
| A11558H115216 | Former Lambeth Waterworks Muniments Building | Roof Plan Demolitions | 17.04.2019 |
| A11558H125016 | Former Lambeth Waterworks Muniments building | South + East Elevations Demolitions | 17.04.2019 |
| A11558H135117 | Former Lambeth Waterworks Muniments Building | Existing Sections Demolitions | 17.04.2019 |
| A11558D118114 | Block Z | Proposed Internal Layout First Floor | 17.04.2019 |
| A11558D114317 | Chelsea Coal Store | Proposed Roof Layout | 17.04.2019 |
| A11558D137016 | Former Lambeth Waterworks District Offices and Stores Building | East and South Sections | 17.04.2019 |
| A11558D117117 | Former Lambeth Waterworks District Offices & Stores Building | Roof Plan As Proposed | 17.04.2019 |

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| A11558D114016 Chelsea Coal Store Proposed Internal Layout Ground Floor | 17.04.20 19 |
| A11558H118115 Block Z Roof Plan As Existing | 17.04.20 19 |
| A11558D136018 Former Lambeth Waterworks Uncovered Coalstore Proposed Internal Elevations | 17.04.20 19 |
| A11558D115215 Muniments Building Proposed Internal Layout Ceiling Plan | 17.04.20 19 |
| A11558D110218 Proposed Site Plan Second Floor | 17.04.20 19 |
| A11558H128017 Block Z elevations As Existing | 17.04.20 19 |
| A11558D127019 Former Lambeth Waterworks District Offices & Stores Building Proposed south & East Ele | 17.04.20 19 |
| A11558D119016 Former Chelsea Waterworks Office/Lodge Proposed Internal Layout | 17.04.20 19 |
| A11558H134017 Former Chelsea Waterworks Coal Store South + East Sections Demolitions | 17.04.20 19 |
| A11558D114216 Chelsea Coal Store Reflected Ceiling Layout | 17.04.20 19 |
| A11558H119213 Former Chelsea Waterworks Office/Lodge Roof Plan As Existing | 17.04.20 19 |
| A11558F110214 Existing Site Plan Second Floor | 17.04.20 19 |

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| A11558D115015 | Muniments Building Proposed Internal Layout Ground Floor | 17.04.20 19 |
| A11558D137116 | Former Lambeth Waterworks District Offices and Stores Building West and North Sections | 17.04.20 19 |
| A11558D114116 | Chelsea Coal Store Proposed Internal Layout Mezzanine Floor | 17.04.20 19 |
| A11558D118315 | Block Z Roof Plan As Proposed | 17.04.20 19 |
| A11558H118014 | Block Z Ground + First Floor Plans As Existing | 17.04.20 19 |
| A11558D115115 | Muniments Building Proposed Internal Layout First Floor | 17.04.20 19 |
| A11558H127116 | Former Lambeth Waterworks District Offices and Stores Building North and West Elevation | 17.04.20 19 |
| A11558D126117 | Former Lambeth Waterworks Uncovered Coal Store North + West Elevations As Proposed | 17.04.20 19 |
| A11558H139016 | Former Chelsea Waterworks Office/Lodge Sections | 17.04.20 19 |
| A11558D135116 | Former Lambeth Waterworks Muniments Building Proposed Sections | 17.04.20 19 |
| A11558H129215 | Former Chelsea Waterworks Office/Lodge North West Elevations As Existing | 17.04.20 19 |
| A11558D122514 | Proposed bay studies to typical block T and L | 17.04.20 19 |

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| A11558D129214 | Former Chelsea Waterworks Office/Lodge North & West Elevation As Proposed | 17.04.2019 |
| A11558D154013 | Chelsea Coal Store Main Entrance Screen Elevation | 17.04.2019 |
| A11558F112015 | BlockT Existing Drawings | 17.04.2019 |
| A11558F130013 | Existing Side Sections | 17.04.2019 |
| A11558H119016 | Former Chelsea Waterworks Office/Lodge Ground Floor Plan As Existing | 17.04.2019 |
| A11558D128015 | Block Z As Proposed | 17.04.2019 |
| A11558D119213 | Former Chelsea Waterworks Office/Lodge Roof Plan As Proposed | 17.04.2019 |
| A11558F113014 | Block L Existing Drawings | 17.04.2019 |
| A11558H115016 | Former Lambeth Waterworks Muniments building Ground Floor Plan Demolitions | 17.04.2019 |
| A11558D1160110 | Former Lambeth Waterworks Uncovered Coalstore Proposed Ground Floor Plan | 17.04.2019 |
| A11558D110418 | Proposed Site Plan Roof Level | 17.04.2019 |
| A11558H115116 | Former Lambeth Waterworks Muniments Building Ceiling Plan Demolitions | 17.04.2019 |

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|----------------|----------|------------|---|----------------|
| A11558H124116 | Former | Chelsea | Waterworks Coal Store North + West Elevations Demolitions | 17.04.20 19 |
| A11558H124116 | Former | Chelsea | Waterworks Coal Store North + West Elevations Demolitions | 17.04.20 19 |
| A11558H135016 | Former | Lambeth | Waterworks Muniments Building Existing Sections Demolitions | 17.04.20 19 |
| A11558D1100111 | Proposed | Site Plan | Ground Floor | 17.04.20 19 |
| A11558D129114 | Former | Chelsea | Waterworks Office/Lodge South Elevation As Proposed | 17.04.20 19 |
| A11558H114217 | Former | Chelsea | Waterworks Coal Store Roof Plan Demolitions | 17.04.20 19 |
| A11558H114116 | Former | Chelsea | Waterworks Coal Store Ceiling Plan Demolitions | 17.04.20 19 |
| A11558H129016 | Former | Chelsea | Waterworks Office/Lodge East Elevation as Existing | 17.04.20 19 |
| A11558D127119 | Former | Lambeth | Waterworks District Offices and Stores Building Proposed North & West E | 17.04.20 19 |
| A11558D110318 | Proposed | Site Plan | Third Floor | 17.04.20 19 |
| A11558D119113 | Former | Chelsea | Waterworks Office/ Lodge Proposed RCP | 17.04.20 19 |
| A11558H118214 | Block Z | Ground and | | 17.04.20 |

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| First Floor RCP's as Existing | 19 |
| A11558D1153I6 Muniments Building Proposed Roof Plan | 17.04.20 19 |
| A11558H1240I6 Former Chelsea Waterworks Coal Store South and East Elevations Demolitions | 17.04.20 19 |
| A11558H1341I7 Former Chelsea Waterworks Coal Store North and West Sections Demolitions | 17.04.20 19 |
| A11558D0215I1 Typical Layout for Refuse, Bike and Condensor Store | 17.04.20 19 |
| Kingston Hill - Ecology Update V1 | 17.06.20 19 |
| Kingston Seething Wells - Ecology Update V2 | 17.06.20 19 |
| A11558D1260I7 Former Lambeth Waterworks Uncovered Coal Store South + East Elevations As Proposed | 17.04.20 19 |
| Addendum to Design and Access Statement | 18.06.20 19 |
| A11558D1210P1 Existing and Proposed Elevations Blocks M, R and N | 18.06.20 19 |
| A11558H1172I4 Former Lambeth Waterworks District Office & Stores Building Reflected Ceiling Plan As | 17.04.20 19 |
| A11558H1261I5 Former Lambeth Waterworks Uncovered Coal Store North + West Elevations Demolitions | 17.04.20 19 |
| Block Z Ground + First Floor RCP's As | 17.04.20 |

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| Proposed | 19 |
| A11558H1380I4 Block Z Sections As Existing | 17.04.20 19 |
| A11558D1350I5 Former Lambeth Waterworks Muniments Building Proposed Sections | 17.04.20 19 |
| A11558F1001I2 Existing Site Location | 17.04.20 19 |
| A11558H1291I5 | 17.04.20 19 |
| A11558D1250I5 Former Lambeth Waterworks Muniments Building Proposed South and Ease Elevations | 17.04.20 19 |
| A11558D1180I4 Block Z Proposed Internal Layout Ground Floor | 17.04.20 19 |
| A11558F1100I4 Existing Site Plan Ground Floor | 17.04.20 19 |
| A11558D1130I8 Block L Proposed Plans and Elevations | 17.04.20 19 |
| A11558D1170I7 Former Lambeth Waterworks District Offices & Stores building Proposed Internal Layout | 17.04.20 19 |
| A11558D1170I7 Former Lambeth Waterworks District Offices & Stores building Proposed Internal Layout | 17.04.20 19 |
| A11558H1260I5 Former Lambeth Waterworks Uncovered Coal Store North + East Elevations Demolitions | 17.04.20 19 |
| A11558D1251I6 Former Lambeth Waterworks Muniments Building | 17.04.20 19 |

Proposed North + West Elevations

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| A11558H1371I7 | Former Lambeth Waterworks District Offices and Stores Building West and North Sections | | 17.04.2019 |
| A11558D1341I6 | Former Chelsea Waterworks Coal Store North + West Sections As Proposed | | 17.04.2019 |
| A11558D1560I2 | Lambeth Coalstore Building New External Doorset | | 17.04.2019 |
| A11558H1170I6 | Former Lambeth Waterworks District Offices & Stores Building Ground Floor Demolitions | | 17.04.2019 |
| | | | 06.06.2019 |
| A11558 D1100 I12 | - Proposed Site Plan Ground Floor | | 01.07.2019 |
| A11558 D1101 I9 | -Proposed Site Plan First Floor | | 01.07.2019 |
| A11558 D1102 I9 | -Proposed Site Plan Second Floor | | 01.07.2019 |
| A11558 D1103 I9 | -Proposed Site Plan Third Floor | | 01.07.2019 |
| A11558 D 1395 P1 | -Proposed section through new mansard roof and window to block R & N | P1 | 02.07.2019 |
| A11558 D 1210 P1 | -Existing and Proposed Elevations on Seething Wells Lane - South side Blocks M, R and | | 01.07.2019 |

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

- 3 The development shall be implemented in accordance with the details and recommendations set out within the accompanying Heritage Statement prepared by Built Heritage Consultancy.

Reason: In order that the special architectural and historic character of this listed building is safeguarded in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.

- 4 The development shall be completed in accordance with the following key design details which shall have been submitted to and approved in writing by the Local Planning Authority, before building operations commence. Details at a scale of 1:5 or 1:10 or similarly appropriate of:

01. Details and supplementary information / samples review of new facing materials proposed to indoor and outdoor in relation to Listed Buildings on site (Lambeth Coal Store, Muniments Store, Chelsea Coal Store, Lambeth Office, Reception Office, Block Z of proposal). This includes information regarding proposed windows, doors, floors, ironmongery and any added facing materials to walls in relation to the listed buildings. Details to be submitted before refurbishment works commence for each relevant building

02. Details required in relation to new foul drainage excavations, in specific to assess impact on existing flagstone paving. Details and methodology to be submitted before works commence

03. Details of installation of foundations for mezzanine structure at Chelsea Coal Store, details for associated paving reinstatement plan and treatment at interface with listed building flagstone paving and any other relevant envelope. Details to be submitted before works commence

04. Details of soffit of the Chelsea Coal Store, details and information / samples of the finishes for the proposed soffit to be submitted before refurbishment works commence

05. Details of soffit of Lambeth Coal Store, details and information / samples of the finishes for the proposed soffit to be submitted before refurbishment works commence

06. Details of proposed raised flooring (this is to include samples of finishes review) to be submitted before flooring is to be installed

07. Detail and finishes review for proposed visible services and exhausts / intakes, this includes inexhaustibly: integration of thermally insulated heating pipes within listed buildings, proposed heaters, details and finishes for integrated vents and louvres incorporated within listed building envelope,

finishes of new proposed internal rainwater pipes, finishes of the “SVP pressed zinc roof vents” incorporated in listed buildings’ roof soffit

08. Details of new roof for Lambeth Coal Store, specifically the junction of new roof with existing coping stones. To be submitted before refurbishment works commence

09. Details of new steel trusses proposed for Lambeth Coal Store roof showcasing how they fit / match the roof structures of Chelsea Coal Store and Muniments Store. To be submitted before refurbishment works commence

10. Details of new gables proposed for Lambeth Coal Store. To be submitted before refurbishment works commence

11. Internal and external lighting strategy i.e. plan clearly identifying how many and what fixings and samples / photos of products and finishes to be used. Information to be submitted before installing lighting

12. Details of rooflights proposed for Muniments Store and Chelsea Coal Store. To be submitted before refurbishment commences

13. Details of the modern and neutral contributor wall fabric of Lambeth Coal Store (in reference to page 86 of Heritage Statement) to clarify whether retained or will be rebuilt

14. Details of proposed internal wall interface with existing window at Lambeth Former Office / Groundman’s Store to be submitted before Groundman’s Store refurbishment works commence

15. Sample review of WCs fittings to be submitted before installation of services

16. Details of replacement gate design for steps leading to basement at Lambeth Coal Store. Information to be submitted before refurbishment of the element to commence

17. Design and relevant details for new condenser units shed at Lambeth Coal Store to be submitted before refurbishment works commence

18. Details of alterations to external steps leading to basement at Lambeth Coal Store to be submitted before refurbishment of this element commences

19. Details of internal subdivisions at Muniments Store - to remain removable as per advice in Heritage Statement

20. Structural condition of bell tower and resultant repair strategy to be submitted before refurbishment works commence on Reception Building

Reason: In order that the special architectural and historic character of this listed building is safeguarded in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.

- 5 The tunnels connected to the coal store shall be secured but remain accessible during the works and after their completion, so that inspection, investigation and maintenance remain possible now and in the future.

Reason: In order that the special architectural and historic character of this listed building is safeguarded in accordance with Policy CS8 (Character, Heritage and Design) and Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Strategy Adopted April 2012.