

Your Ref: 38667

Reference Number: **15/03867/OUT**



Case Officer: Mr Jeff Holt
Phone: 020 7926 1194
Email: Jholt@lambeth.gov.uk

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Planning, Regeneration and Enterprise
Development Management
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Site:	West Norwood Lawn Tennis Club 128 Knight's Hill London SE27 0SR
Proposed Development:	Outline application for the erection of new mixed use building to provide replacement tennis club facilities on ground floor and basement with 34 market and affordable dwellings (following demolition of existing tennis club buildings). All matters reserved except access.
Applicant:	Sunridge Investments Ltd And Skillcrown Homes Ltd

I refer to my previous letter acknowledging your comments on this proposal. The decision on the planning application is as follows:

Refuse Permission

The following conditions for permission or reasons for refusal apply:

1 The proposal would result in the loss of private open space without equivalent open space re-provision, additionally the scheme introduces development which would be inappropriate to the size and character of the existing open space, thereby harming its openness. This would be contrary to Lambeth Local Plan (2015) Policy EN1.

2 The proposed development, due to its proximity to the residential development at 1-66 Cheviot Gardens to the west, would give rise to conditions of mutual overlooking to the detriment of the privacy and residential amenity of future occupiers, contrary to Lambeth Local Plan (2015) Policy Q2 and London Plan (2015) Policy 7.6

3 The proposed communal residential amenity and child play space, due to its lack of sunlight, lack of privacy and poor access from the residential element, would result in a poor quality amenity space that would also increase the risk of crime or public disorder. This would be contrary to Local Plan (2015) Policy H5 and Q3 and London Plan (2015) Policy 3.5.

4 In the absence of evidence demonstrating appropriate exceptional circumstances, the proposed development would provide residential accommodation of poor design by including single aspect dwellings with limited outlook and are prone to overheating and susceptible to noise, contrary to Policy H5 of the Lambeth Local Plan (2015).

5 In the absence of a robust financial viability assessment to demonstrate otherwise, the proposed development fails to provide the maximum reasonable amount of affordable housing contrary to Policy H2 of the Lambeth Local Plan (2015) and Policy 3.12 of the London Plan (2015)

6 The proposed mix of affordable housing, due to an excessive amount of 1-bedroom units and insufficient 3-bedroom units, would fail to contribute to addressing the Borough's current and future housing needs. This would be contrary to Policy H4 of the Lambeth Local Plan (2015).

7 The proposal, by reason of its failure to mitigate its direct impacts through S.106 contributions, would result in an increase in demand on infrastructure and services to their unacceptable detriment. The proposal is therefore considered contrary to Policy D4 of the Lambeth Local Plan (2015).

Regards,
Lambeth Planning