

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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The background of the document is a blurred construction site with several cranes against a blue sky with white clouds. In the foreground, there is a desk with a red safety helmet, a pair of safety glasses, and a blue pen resting on a white sheet of paper.

PLANNING STATEMENT

MARCH 2021

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Remedial works to ensure the building is compliant with the latest building regulations in terms of fire.

The Perspective Building, 100 Westminster Bridge Road, London, SE1 7XA

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Property: The Perspective Building, 100 Westminster
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1.0 INTRODUCTION

Application Summary

- 1.1 SHW Partnership LLP have been instructed by Kinleigh Folkard & Hayward to submit a planning application for remedial works to the external cladding of the Perspective Building, 100 Westminster Bridge Road, London, SE1 7XA. The remedial works are required to ensure the building is compliant with the latest building regulations in terms of fire safety.

Planning Statement

- 1.2 This planning statement will detail the proposal and address relevant policy issues as identified in national, regional and local policy guidance. Along with this report the application is accompanied by the following:
- Location Plan & Site Plan
 - Elevation Drawings
 - Schedule of Works
- 1.3 These drawings and this statement comprise the supporting documentation to the planning application. All information necessary to determine the application should be found within these documents.
- 1.4 This report has been prepared in accordance with the Royal Town Planning Institute Code of Conduct.

2.0 SITE DESCRIPTION

- 2.1 The Perspective Building is located on Westminster Bridge Road within the London Borough of Lambeth. The building has 19 floors with additional penthouse accommodation and basement level carparking. The site has no site-specific designations nor is the building listed.
- 2.2 The area surrounding the building contains a mixture of commercial and residential properties. Heading west along Westminster Bridge Road is Lambeth North Underground Station with numerous retail shops, cafes and restaurants beyond the crossroad. This retail front is adjoined by Lower Marsh which is a pedestrianised street adjacent to Waterloo railway station, which is core to the Lower Marsh Conservation Area. On the south side of Westminster Bridge Road there are a couple of educational institutions such as the Oasis Academy Library and Morley Collage to the east. There are various housing types within the vicinity, including terraced houses, mews and block housing estates.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 It is proposed to undertake remedial works to the Perspective Building to ensure the building is compliant with the latest building regulations in terms of fire safety. The proposal will involve the installation of cavity barriers to isolated areas, and the removal of high pressure laminated cladding panels and plywood boards to be replaced with cladding system to achieved Euroclass A2 or better.
- 3.2 The overall appearance of the building is intended to remain the same.

4.0 PLANNING HISTORY

- 4.1 The site has been subject to numerous planning applications. There is no discernible planning record associated with remedial works such as those that are proposed as part of this application.

5.0 PLANNING POLICY FRAMEWORK

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states any determination should be made in accordance with the Development Plan unless material considerations indicate otherwise. The proposal has been considered within the context of National, Regional and Local Planning Policy, and the key policies are summarised below.
- 5.2 Other material considerations are the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and a number of Supplementary Planning Policy Guidance and Documents prepared by the GLA and the Council, as well as emerging policy documents.

National Planning Policy Framework

- 5.3 The NPPF (2019) sets out the Government's planning policies for England and how they should be applied and is an important material consideration. It should be taken account of in the preparation of the development plan and in making decisions on planning applications.
- 5.4 Paragraph 8 outlines that there are three overarching objectives to achieving sustainable development. They are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. The three objectives are economic, social and environmental. Economically, the objective is to build a strong, responsive and competitive economy.
- 5.5 These objectives are:
- Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.6 Paragraph 10 confirms that the common theme running through National Planning Policy is a presumption in favour of sustainable development.

Achieving well-designed places

- 5.7 In terms of design paragraph 124 identifies that the creation of high-quality buildings and places is fundamental to what the planning system should achieve. It is also a key aspect of sustainable

development and creates better places in which to live and work. Developments should (inter alia) be visually attractive, with good architecture, layout and landscaping, and be sympathetic to the local character (paragraph 127).

Regional Planning Policy - London Plan 2021

- 5.8 The London Plan 2021 is the Spatial Development Strategy for Greater London which was formally published by the Mayor on 2nd March 2021. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital.
- 5.9 Strategic planning in London is the shared responsibility of the Mayor of London, Corporation of the City of London, and 32 London Boroughs. Boroughs' local development documents must be 'in general conformity' with the London Plan, which must be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.
- 5.10 The document brings together the geographical and locational aspects of the Mayor's other strategies, to ensure consistency with those strategies, including those dealing with:
- Transport
 - Environment
 - Economic development
 - Housing
 - Culture
 - Health and health inequalities.

Particularly of note are the following policies:

- 5.11 **Policy D3** Optimising site capacity through the design-led approach - Development should facilitate efficient maintenance of buildings and achieve safe, secure and inclusive environments. Materials should be of high quality, with architecture that pays attention to detail, and gives thorough consideration to safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.
- 5.12 **Policy D9** Tall buildings - Architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan. Buildings should be serviced, maintained and managed in a manner that will preserve their safety and quality,
- 5.13 **Policy D11** Safety, security and resilience to emergency - Development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards.
- 5.14 **Policy D12** Fire safety - development proposals must achieve the highest standards of fire safety and ensure that they are constructed in an appropriate way to minimise the risk of fire spread.

Local Planning Policy – Lambeth Local Plan (2015)

- 5.15 The Lambeth Local Plan Adopted was adopted in September 2015. This document provides spatial policies, development management policies and site allocations to guide and manage development in the borough.

5.16 The relevant policies are detailed in section 6 onwards as they affect the site. Relevant policy to be addressed are as follows:

- Policy D2 - Presumption in favour of sustainable development
- Policy Q2 - Amenity
- Policy Q7 - Urban design: new development
- Policy Q8 - Design quality: construction detailing
- Policy Q11 - Building alterations and extensions
- Policy EN5 - Flood risk

6.0 PLANNING POLICY CONSIDERATIONS

6.1 This section reviews National, Regional and Local Planning Policies that are most relevant to the proposal and addresses how the proposed development complies with these policies with particular regard to the following planning matters. It is structured around considerations that are material to the development.

Context

6.2 The proposal is anticipated to have negligible effect to the external appearance of the building. At first it was considered whether the proposal constituted development, however, it is acknowledged that the proposal goes beyond the description of a minor operation and moreover, affects multiple flats. Planning permission is therefore sought given the scale of the alterations proposed.

6.3 The Lambeth Validation Checklist describes what is expected of Full Planning Applications. Having reviewed this checklist, this application is supported by drawings and supporting details to demonstrate the remedial works. The applicant has provided all necessary specialist evidence to confirm that the proposal will be in accordance with relevant policy and guidance.

Principle of the development

6.4 The majority of the Perspective Building is already clad in powder coated aluminium panels which is BS135 compliant and will therefore be maintained. The proposed works relate to the balconies on all elevations of the building (illustrated within the red boxes on the elevation drawings). The proposal is to remove non-compliant, high pressure laminated cladding panels and plywood boards behind, and replace these with Rockpanel and with cement boards behind to ensure the building has no combustible materials. Therefore, it is just a material change, and the appearance and sizes of the balconies will be the same as existing.

6.5 Additionally, it is proposed to install a cavity barrier to two isolated locations (illustrated by green lines on the elevation drawings) as it was found they did not exist there when they were design to be present. It is proposed to remove the cladding panels in these two locations, install cavity barriers then reinstate the existing powder coated aluminium cladding panels back.

6.6 The current cladding has been identified as combustible and not comply with the current Building Regulations or MHCLG Guidance. The existing cladding system is to be removed and replaced with a BS135 compliant system installed in conjunction with a specialist render system. Detail of this has been provided in the supporting documentation.

- 6.7 The Perspective Building is a multi-storey residential building with basement level car parking. It is proposed to install the new render system to improve the buildings fire reliance. As a result, the proposal will preserve the appearance and provide improved safety which supports the buildings longevity in the event of a fire. The proposal is therefore in compliance with Policy D11 & D12 of the London Plan.

Design, conservation and heritage

- 6.8 The design of the new render is meant to be similar to the existing, and therefore it is not anticipated to affect the buildings appearance. The supporting information submitted with this application demonstrates that the proposal will have negligible effect to the external appearance.
- 6.9 Policy Q8 of the Lambeth Local Plan aims to deliver high quality design. Development is required to be visually interesting with adequate detailing and should respond positively to the local context. The council will support development which is appropriate in scale, mass, bulk and form. Development proposals that apply elements and materials to external elevations should be built of durable, robust, low maintenance materials, efficient and fit for the life of the development. Furthermore, Policy Q11 supports proposals which positively respond to the host building in terms of the detailed design and materials.
- 6.10 The thickness, appearance, colour, and material of the proposed Rockpanel render system will closely match the existing aluminium render. The proposed RAL9006 colour will match the existing cladding sections to be removed. It is also proposed to replace the internal plywood insulation boards with cement boards, but this element will not affect the external appearance.
- 6.11 Additionally, it is proposed to install a cavity barrier to two isolated locations then reinstate the existing powder coated aluminium cladding panels back. This will be the exact same material and therefore this element of the proposal has no effect the appearance of the building. The powder coated aluminium cladding panels are already compliant with fire and building regulations and therefore do not need to be replaced with the Rockpanel system, unlike the panels on the balconies.
- 6.12 The proposal has sought high quality materials to match the existing building. There will be no change to the mass, bulk or appearance of the building and there would be no detrimental impact on the appearance of the surrounding area. The proposal is therefore compliant with Policy Q8 and Policy Q11 of the Lambeth Local Plan, and Policy D3 of the London Plan.

Neighbouring amenity

- 6.13 Paragraph 127 of the NPPF states that planning decisions should ensure development creates place “*which promote health and well-being, with a high standard of amenity for existing and future users*”. Furthermore, the London plans suggests that buildings and structures should “*not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing*”.
- 6.14 The proposal relates to the external cladding of the building and does not propose any additional windows or doors, it would not give rise to any undue amenity impacts to existing neighbouring residential units. The proposal would maintain all levels of privacy and would not result in an unacceptable material deterioration of the daylight or sunlight conditions. The replacement of the existing cladding with an updated system would enhance the safety and fire resilience of the building. The proposal is therefore considered compliant with Policy Q2 of the Lambeth Local Plan.



Environmental impact

- 6.15 The application site is in flood zone 3, however the area does benefit from the Thames flood defence. The application site is at very low risk which means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. Given that the proposal does not alter footprint of the building, nor does it increase any area of hard standing, there is no concern of the proposal having any impact to flood risk. The proposal is therefore considered compliant with Policy EN5 of the Lambeth Local Plan.

Section 106 and Community Infrastructure Levy (CIL)

- 6.16 It is not anticipated that a Section 106 would be required to mitigate any impacts from the development. The proposal would not be liable for CIL.

7.0 SUMMARY

- 7.1 The proposal seeks to replace the existing cladding system that does not comply with building regulations. The replacement cladding is of high-quality design and will be similar to the existing and does not detrimentally impact the appearance of the existing buildings. The proposal therefore respects and enhances Lambeth's varied local character. The proposal does not harm the amenity of neighbouring occupants nor does it impact the setting of the surrounding area.
- 7.2 The applicant has provided all necessary specialist evidence to confirm that the proposal will be in accordance with relevant policy and guidance.
- 7.3 It is considered that the proposal would not be detrimental to the visual amenities of the building and locality, or to the neighbouring occupants, therefore, it is respectfully requested that the Case Officer's recommendation is for planning permission to be granted.