

	this consultation will be reflected in the Summer 2018 Draft Revised Local Plan.				
Housing zone or Opportunity Area	- No				
Heritage Designations	- Opposite the Rush Common and Brixton Hill Conservation Area. The site is also opposite a number of listed buildings which are part of the heritage Aspen House Open Air School (Grade II) and approximately 100m to the west of the Grade I Listed Christ Church.				
Flood Zone	- No				
Ecological Designations	- No, but the trees on the site are protected by a Tree Preservation Order.				
PTAL	- 6a				
Tall buildings permitted	- Policy Q26 outlines the boroughs approach to tall and large buildings. Due to the site's location within a designated local view and in the setting of a number of listed buildings, tall buildings are not considered appropriate at this location.				
Car parking standards	- Car free development is considered appropriate in areas with high PTAL (Policy T7).				
LPA affordable housing target	Threshold	Affordable Housing target (unit)	Affordable Housing Tenure Split	Provision Requirement	
	10 units of more, or greater than 0.1 ha	50% with public subsidy, 40% without	70% Social Rented and 30% Intermediate	On site preferred	
	9 units of less	n/a	n/a	Financial contribution towards the provision of off-site housing 'in line with the Council's preferred methodology'	
Other	<ul style="list-style-type: none"> - TfL has previously submitted two planning applications for residential development on the site, details of which are below. These were refused by the Local Planning Authority and dismissed at appeal. - New build flatted development to the south has units overlooking the site. Privacy and amenity of these units will need to be maintained. - The site is identified as housing amenity land local open space within the Lambeth Open Space Strategy 2013. 				
Planning Policy Overview	<ul style="list-style-type: none"> - The site falls within the local protected vista north west of Christ Church along Christ Church Road (Policy Q25). Policy Q25 states that the council will resist harm to significant strategic views including Panoramas. - Policy Q20 states that development affecting listed buildings will be supported where it would conserve and not harm the special interest and not harm the significance/setting of a listed building. - Policy EN1 states that development which would involve the loss of existing public or private open space will not be supported unless it meets the tests outlined, specifically that: Replacement open space of equivalent or better quality and quantity should be provided within a suitable location in the local area. - Policy Q22 outlines the council's approach to development affecting Conservation Areas. The policy states that development proposals affecting the Conservation Areas will be permitted where they preserve or enhance the character and appearance of the Conservation Area including protecting the setting. - Policy Q10 outlines the borough's approach to trees. The policy notes that the council will not permit development that would result in the loss of trees of significant amenity, historic or ecological/habitat conservation value. Trees of value that are retained must be satisfactorily protected from construction impacts and site works during the development stage. 				

Planning History	Date	Reference	Description	Status
	30/06/1986	86/01328/PLANAP	Erection of 2 non-illuminated 96 sheet advertisement panels each measuring 40' x 10' with feather edged fencing and landscaping	Granted with conditions
	23/12/2004	04/03842/OUT	Outline application to erect 3 storey terrace combining 7 properties	Refused and dismissed at appeal
	06/09/2007	07/03541/FUL	Erection of three 2-storey 2 bedroom houses and 2-storey building to provide 4x1 bedroom and 2x2 bedroom units (all affordable housing)	Refused and dismissed at appeal
Local Planning Authority and GLA Feedback Meeting with Sue Foster of London Borough of Lambeth on 08/06/2017 and Sarah Considine of the GLA on 22/06/2017	<ul style="list-style-type: none"> - Principal of development - The principle for development has not yet been established on this site. It has been agreed that the principle for residential development will need to be established through an allocation within the emerging Local Plan (partial review: draft expected in Summer 2018). Positive feedback has been received in this respect from Lambeth planning officers and from the GLA, who signalled that they would support residential use. - Next steps - TfL will be reviewing the Draft Revised Local Plan upon publication and will continue to seek opportunities to promote residential use on this site. 			