

Planning Division
London Borough of Lambeth Council
Phoenix House
10 Wandsworth Road
London
SW8 2LL

Your Ref

Our Ref
RJO/Y068964

Date
30 April 2013

For the attention of: Kevin Tohill

Dear Sir

**Application for Conservation Area Consent for the demolition of a boundary wall to facilitate the proposed Northern Line Extension
Land to the west of Kennington Green, at the corner of Kennington Road and Montford Place,
London, SE11**

On behalf of Transport for London (TfL), please find enclosed an application seeking conservation area consent for the demolition of the boundary wall located on land to the west of Kennington Green, at the corner of Kennington Road and Montford Place, London, SE11.

This submission follows pre-application discussions with Kevin Tohill, Elizabeth Martin, Rob Heslop from the London Borough of Lambeth (LBL) and Simon Hickman from English Heritage. As agreed with officers, this submission comprises four copies of the following:

- completed conservation area consent application form, with ownership certificates and notices;
- site location (i.e. 'red line') plan (1:1250 @ A4);
- plan and elevation drawings showing the extent of the proposed demolition (4 copies at A1 plus 2 additional copies at A3);
- photographs of existing boundary wall; and
- Heritage Statement, extracted from Appendix M of the NLE Environmental Statement (Design and Access Statement), prepared by URS.

The two permanent intervention and ventilation shaft and head houses, located at Kennington Park and Kennington Green, require the demolition of the existing buildings and structures to accommodate proposed above and below ground buildings and structures for plant and equipment associated with tunnel cooling, ventilation, smoke control and emergency intervention for the running tunnels below. Applications for conservation area consent are therefore being submitted for the demolition of buildings and structures that fall within the threshold defined in Circular 01/01: *Arrangements for Handling Heritage Applications*.

50 Broadway London T +44 (0)20 7227 7000
SW1H 0BL United Kingdom F +44 (0)20 7222 3480
DX 2317 Victoria W www.bdb-law.co.uk

9560115.03

This application is one of the two applications for Conservation Area Consent (CAC) that are being submitted together and at the same time as the application for a Transport and Works Act Order (TWAO) for the proposed extension to the Charing Cross branch of the Northern line from Kennington to Battersea, i.e. the Northern Line Extension (NLE). The two applications for CAC are as follows:

- **Kennington Green CAC** (this application): relating to the proposed demolition of the existing boundary wall and gates located on land to the west of Kennington Green, at the corner of Kennington Road and Montford Place, London, SE11; and
- **Kennington Park CAC**: relating to the proposed demolition of the existing Kennington Park Lodge, associated structures and fencing located in the north-eastern corner of Kennington Park.

Both of these applications for CAC are required as a consequence of the works proposed in the TWAO for the NLE and therefore, in accordance with section 12(3A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), we understand that you will automatically refer these applications to the Secretary of State for Communities and Local Government.

The Kennington Green shaft is proposed to be located within the green itself and the head house would be located within the land forming part of the Beefeater Gin distillery on the corner of Montford Place and Kennington Road. The demolition of the existing boundary wall is required to allow construction of the connecting adit from the shaft and the head house. Further details of the development and works proposed as part of the TWAO application can be found in the supporting NLE Environmental Statement, Chapter 4: Description of the NLE.

The enclosed Heritage Statement has been prepared in support of both CAC applications and identifies the relevant designated and non-designated heritage assets and provides an assessment of their significance and also the contribution of the application site to their significance. The Heritage Statement concludes that the demolition of the boundary wall is considered to result in a low to negligible magnitude of change to the setting of surrounding heritage assets, and the overall significance of these assets is not considered to change.

We trust that you have sufficient information to validate and process this application but if any further information is required please do not hesitate to contact me.

Yours faithfully



Birchan Dyson Bell LLP
Direct Line: +44 (0)20 7783 3425
Direct Fax: +44 (0)20 7233 1351
Email: robbieowen@bdb-law.co.uk

Application for conservation area consent for demolition in a conservation area. Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="NICHOLAS"/>
Last name:	<input type="text" value="STREET"/>		
Company (optional):	<input type="text" value="TRANSPORT FOR LONDON"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="WINDSOR HOUSE"/>		
Address 1:	<input type="text" value="50 VICTORIA STREET"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="SW1H 0TL"/>		

2. Agent Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="ROBBIE"/>
Last name:	<input type="text" value="OWEN"/>		
Company (optional):	<input type="text" value="BIRCHAM DYSON BELL"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="50 BROADWAY"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="SW1H 0BL"/>		

3. Description of the Proposal

Please describe the proposed works:

"DEMOLITION OF BOUNDARY WALL TO FACILITATE THE NORTHERN LINE EXTENSION SCHEME"

3. Description of the Proposal (continued)

Has the work already started? Yes No

If Yes, please state the date when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
PLEASE REFER TO COVERING LETTER	

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

- (a) a member of staff Yes No
(b) an elected member Yes No
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of the name, relationship and role

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

10. Certificates

**One Certificate A, B, C, or D, must be completed with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

(1) LAND REGISTRY SEARCH UNDERTAKEN; (2) REQUESTS FOR INFORMATION SENT TO ALL PARTIES IDENTIFIED THROUGH LAND REGISTRY SEARCH AND FOLLOW UP LETTERS SENT TO ALL PARTIES WHO DID NOT REPLY; AND (3) SITE VISITS UNDERTAKEN TO VERIFY EXISTING INFORMATION AND TO IDENTIFY ANY FURTHER INFORMATION RELATING TO POSSIBLE LAND OWNERS.

Name of Owner	Address	Date Notice Served
CHIVAS BROTHERS LIMITED	111-113 RENFREW ROAD, PAISLEY, RENFREWSHIRE, PA3 4DY	29/04/2013
PAPERLINK LIMITED	FIRST FLOOR, 104 COLLEGE ROAD, HARROW, MIDDLESEX, HA1 1BS	29/04/2013

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

EVENING STANDARD -

SOUTH LONDON PRESS -

25 APRIL 2013 & 2 MAY 2013

26 APRIL 2013 & 3 MAY 2013

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

D. M. D. D. (BDB)

30.04.2013

10 Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date DD/MM/YYYY:

[Empty box for date]

11. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

12. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

Robert Owen (BDB)

Date (DD/MM/YYYY):

30.04.2013 (date cannot be pre-application)

13. Applicant Contact Details

Telephone numbers

Country code: [] National number: [] Extension number: []

Country code: [] Mobile number (optional): []

Country code: [] Fax number (optional): []

Email address (optional):

[Empty box for email address]

14. Agent Contact Details

Telephone numbers

Country code: [] National number: 020 7783 3437 Extension number: []

Country code: [] Mobile number (optional): []

Country code: [] Fax number (optional): []

Email address (optional):

pamthompson@bdb-law.co.uk

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

[Empty box for contact name]

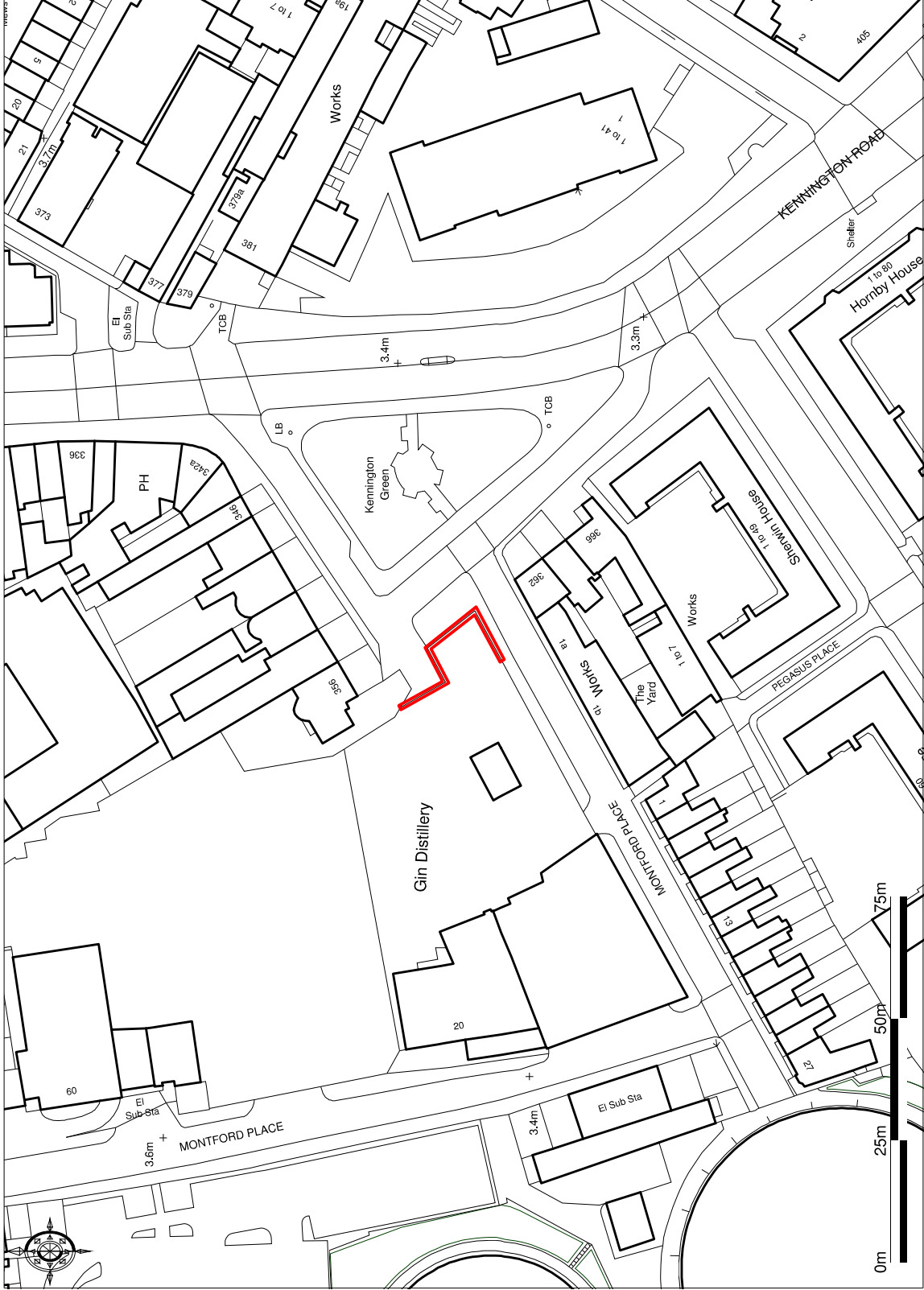
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[Empty box for telephone number]

Email address:

[Empty box for email address]

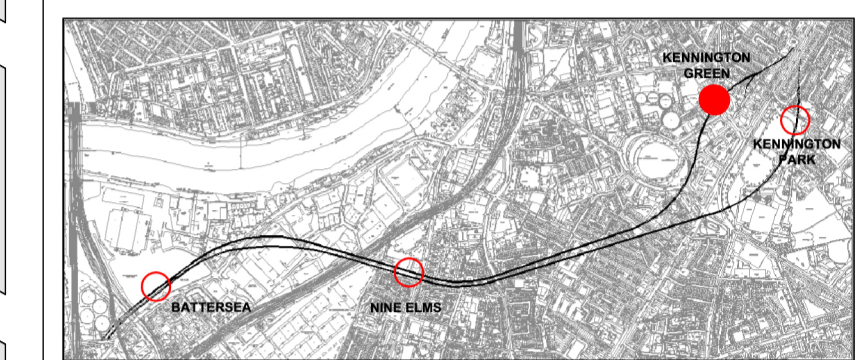
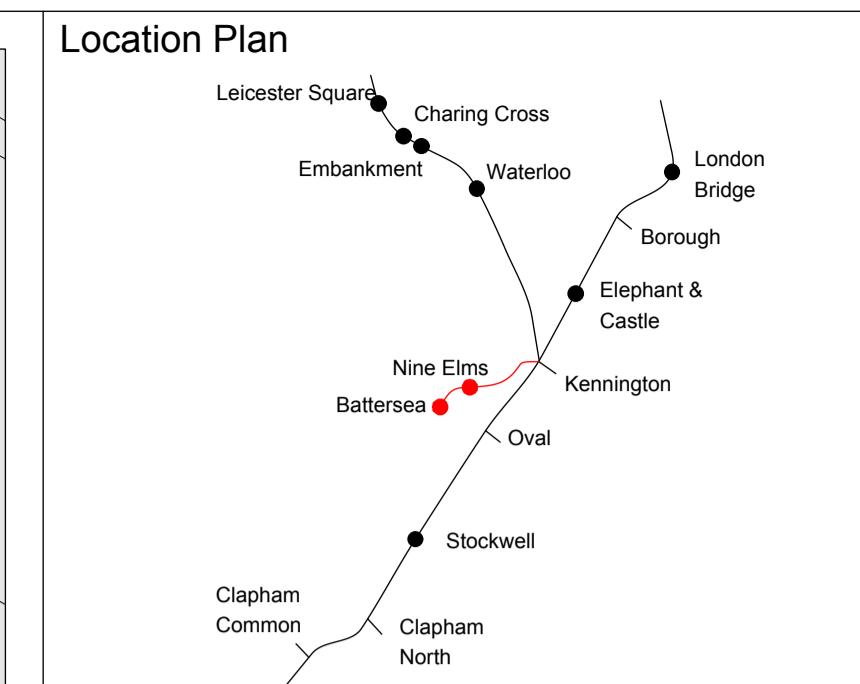
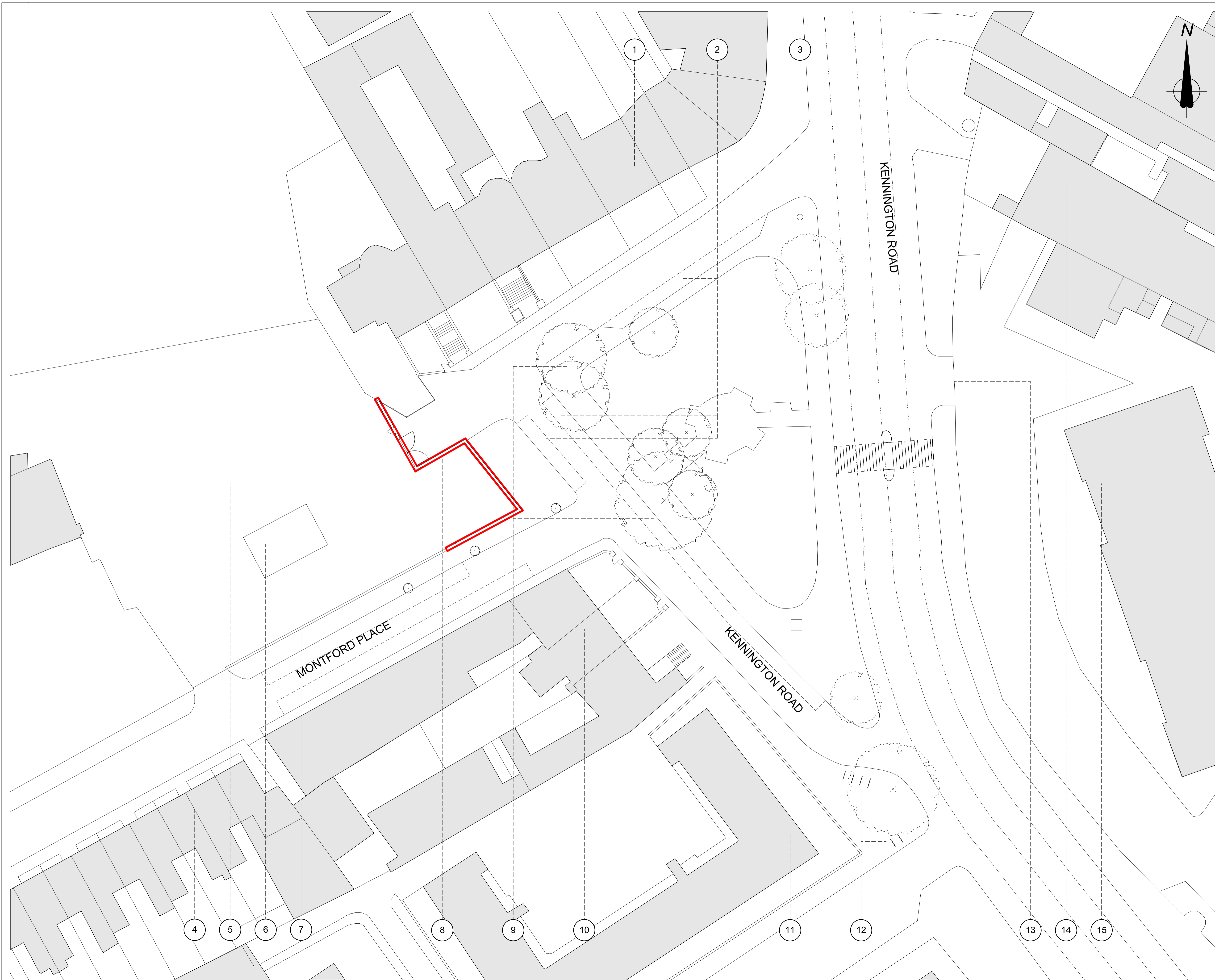
KENNINGTON GREEN CAC
SITE LOCATION PLAN



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100020440. Plotted Scale - 1:1250



LAND TO THE WEST OF KENNINGTON GREEN, MONTFORD PLACE, LONDON, SE11
1:1250 @ A4



1. RESIDENTIAL/COMMERCIAL
2. PARKING
3. POST BOX
4. 3 STOREY RESIDENTIAL TERRACE
5. BEEFEATER DISTILLERY
6. FUEL TANK
7. APPROX 3.5M HIGH BRICK WALL TO DISTILLERY
8. EXISTING BRICK WALL AND DISTILLERY GATE TO BE DEMOLISHED AS PART OF PROPOSED HEADHOUSE CONSTRUCTION (HIGHLIGHTED IN RED).
9. EXISTING TREES
10. 4-5 STOREY RESIDENTIAL TERRACE
11. 5 STOREY RESIDENTIAL APARTMENTS
12. CYCLE PARKING
13. CONTROLLED ENTRANCE GATE TO HOUSING
14. COMMERCIAL
15. APARTMENTS (FORMER SCHOOL)

SCALE 1:250 (A1) METRES

This drawing is for approval save for internal layouts which are illustrative only.

Rev	By	Chkd	Apprvd	Date	Description
04	SM	FM	SL	25/03/13	Formal Issue
03	SM	FM	SL	20/03/13	General Update
02	SM	FM	SL	11/03/13	General Update
01	SM	FM	SL	04/03/13	First Drawn

Client
Transport for London

studiodareARCHITECTS
Buro Happold
Consulting Engineers

Halcrow Group Ltd.
A CH2M HILL COMPANY
Elms House, 43 Brook Green
Hammersmith, London W6 7EF
TEL: 020 3479 8000
FAX: 020 3479 8001
www.halcrow.com



Project:
**NORTHERN LINE EXTENSION
TO BATTERSEA
CONSERVATION AREA CONSENT**

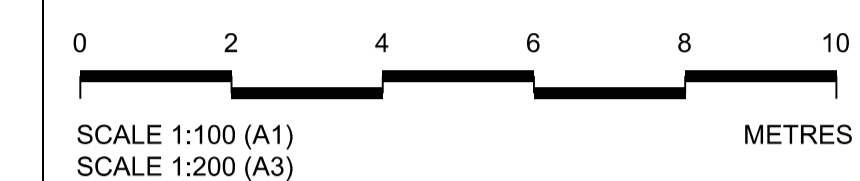
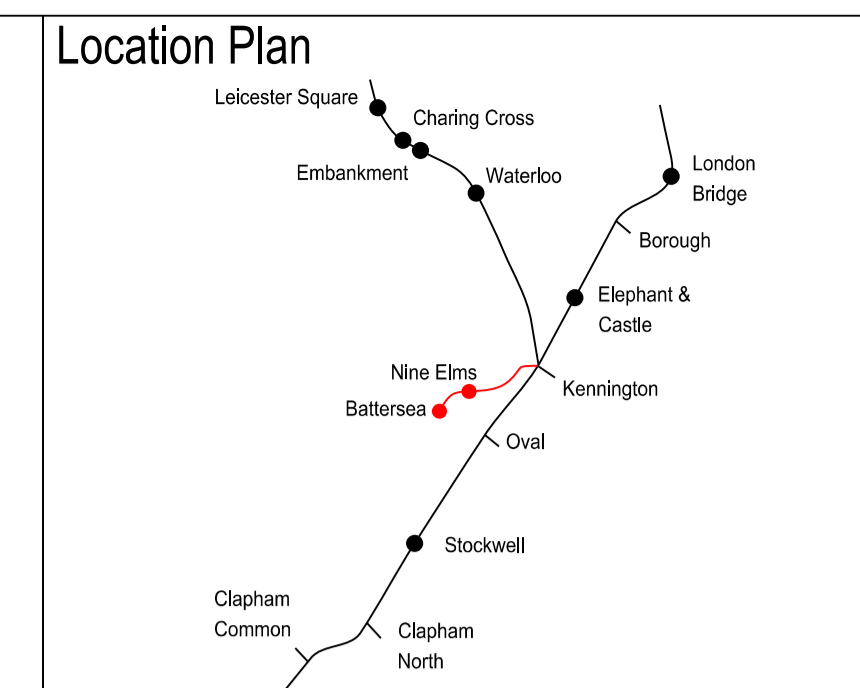
Drawing:
**KENNINGTON GREEN
EXISTING
SITE PLAN
SHOWING DEMOLITION**

Suitability:
S4 WORK IN PROGRESS

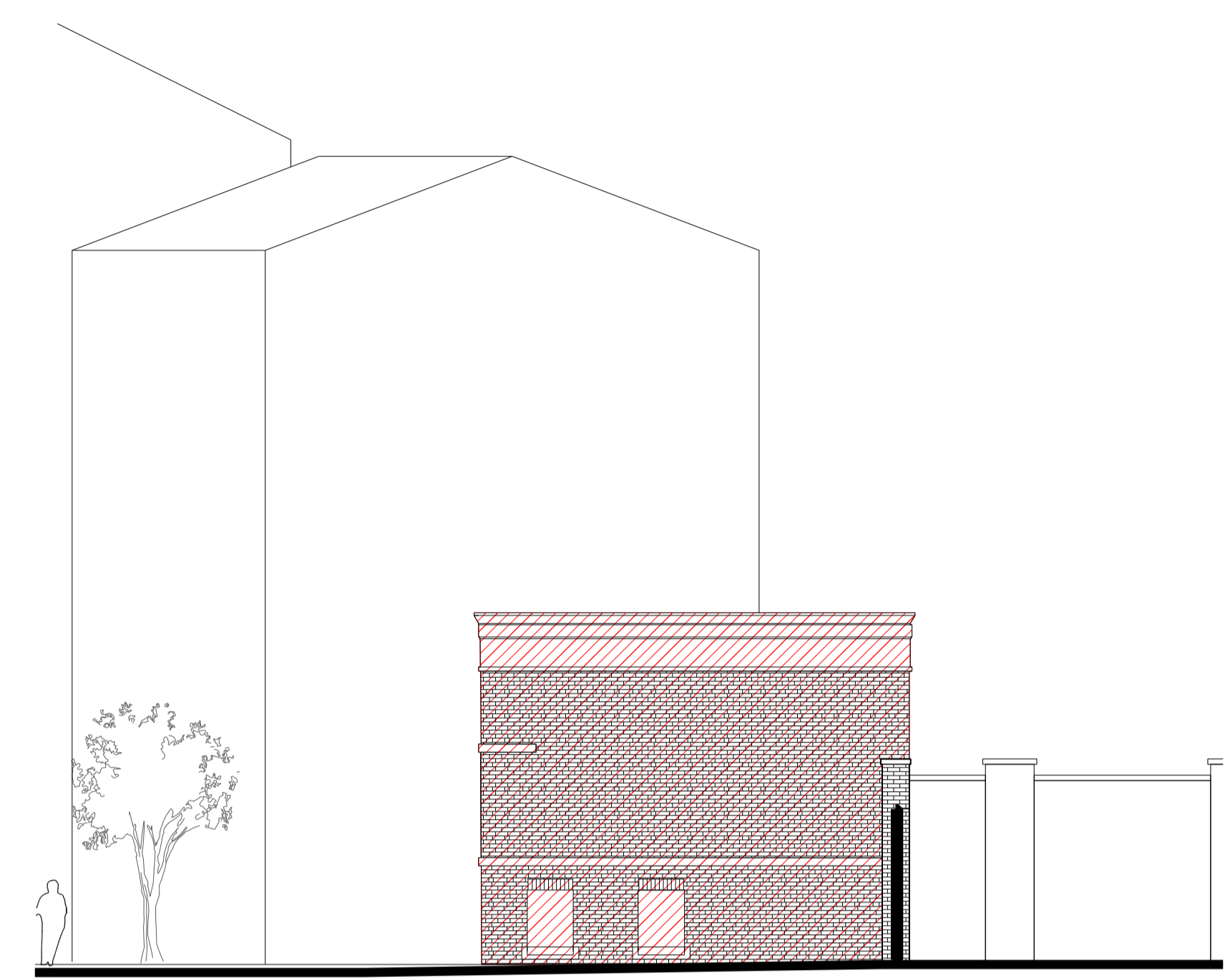
Drawn by: SM Date: 04/03/13
Checked by: FM Date: 04/03/13
Approved by: SL Date: 04/03/13
Drawing Scale: 1:250 @ A1 or 1:500 @ A3

Drawing No.: GRNLEB-SDA-TU-XX-DR-ARC-44500
Revision: 04

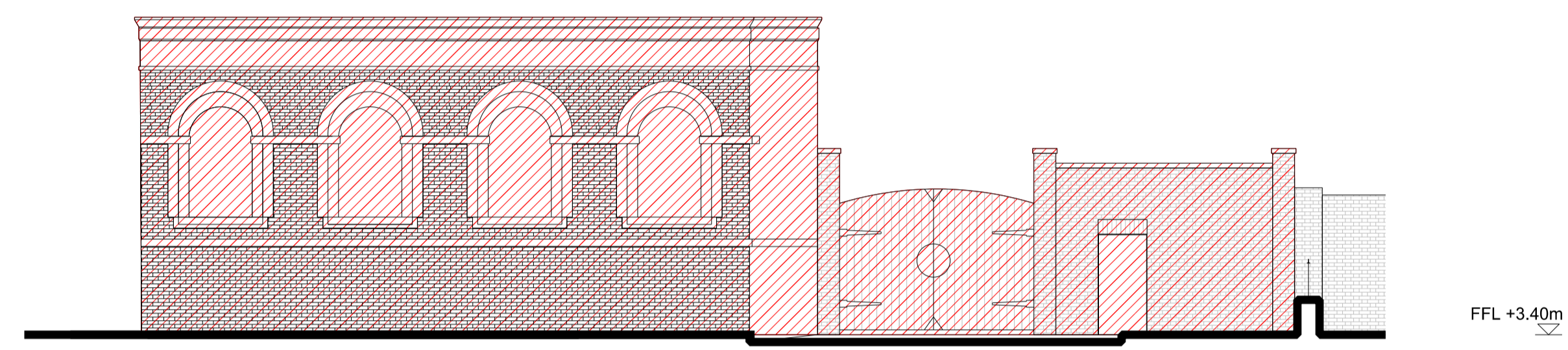
CONSERVATION AREA CONSENT DRAWING NUMBER 04



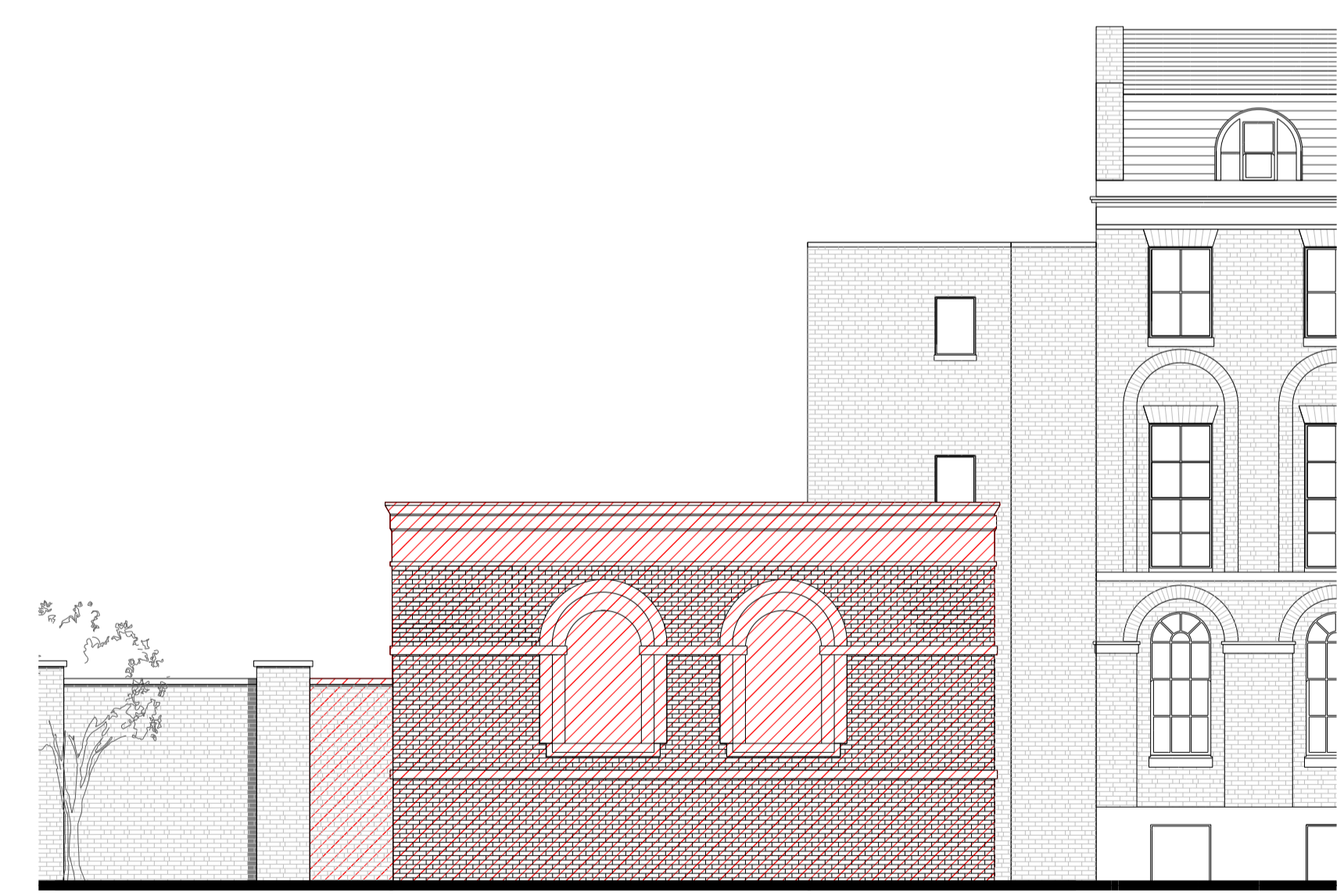
TO BE DEMOLISHED



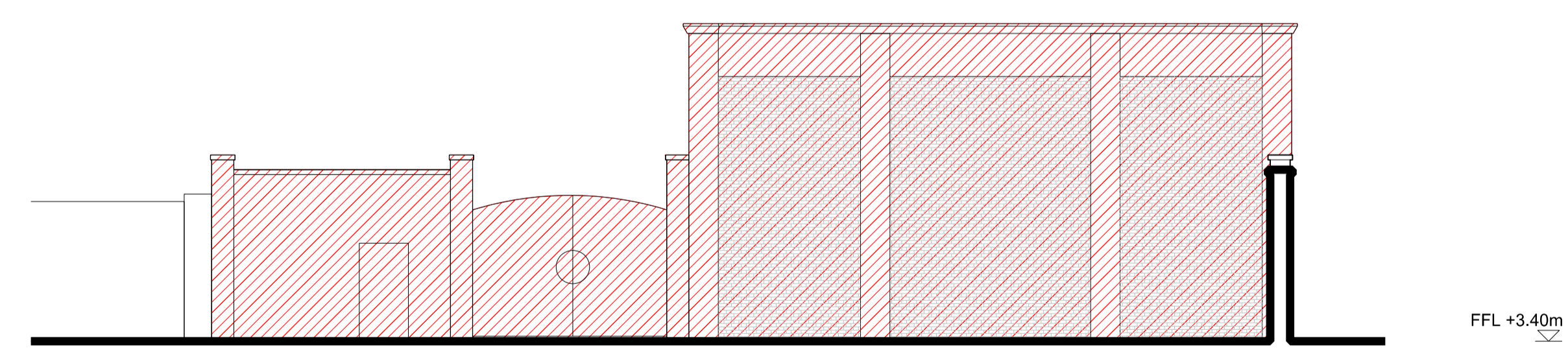
Existing Wall NORTH ELEVATION



Existing Wall Existing Gate & Wall EAST ELEVATION



Existing Wall SOUTH ELEVATION



Existing Gate & Wall Existing Wall WEST ELEVATION

Rev	By	Chkd	App	Date	Description
02	KD	KW	KW	25/03/13	Formal Issue
01	LB	KW	KW	18/03/13	Annotation amendment
00	KD	KW	KW	13/03/18	Draft

Client
Transport for London

JOHN MCASLAN + PARTNERS
studiodareARCHITECTS
Buro Happold Consulting Engineers

Halcrow Group Ltd.
A CH2M HILL COMPANY
Elms House, 43 Brook Green
Hammersmith, London W6 7EP
TEL: 020 3479 8000
FAX: 020 3479 8001
www.halcrow.com

Project:
**NORTHERN LINE EXTENSION TO BATTERSEA
PLANNING DIRECTION DRAWINGS**

Drawing:
**KENNINGTON GREEN HEAD HOUSE
EXISTING ELEVATION
SHOWING DEMOLITION**

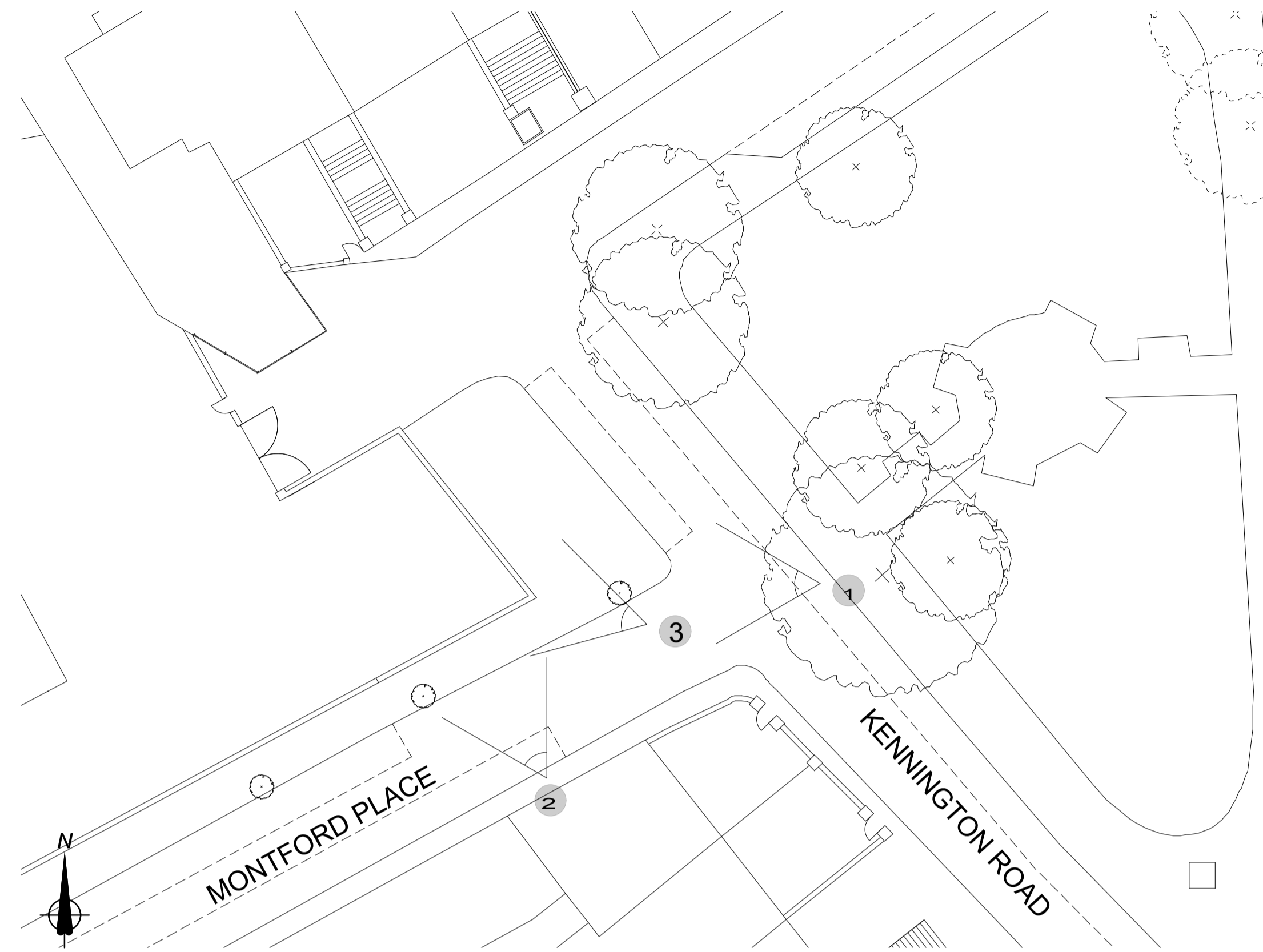
Suitability:
S4 FORMAL ISSUE TO CLIENT

Drawn by: KD Date: 08/03/13
Checked by: KW Date: 08/03/13
Approved by: KW Date: 08/03/13
Drawing Scale: 1:100 @ A1 or 1:200 @ A3

Drawing No.: **1453-KG-F000-XE-02** Revision: **02**

Note: Existing gate to be demolished and reinstated following proposed works

CONSERVATION AREA CONSENT DRAWING NUMBER 05



View 1

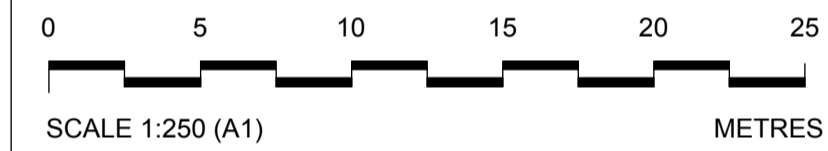
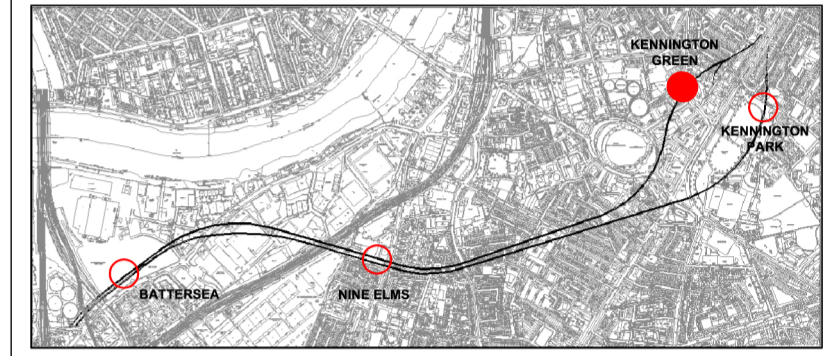
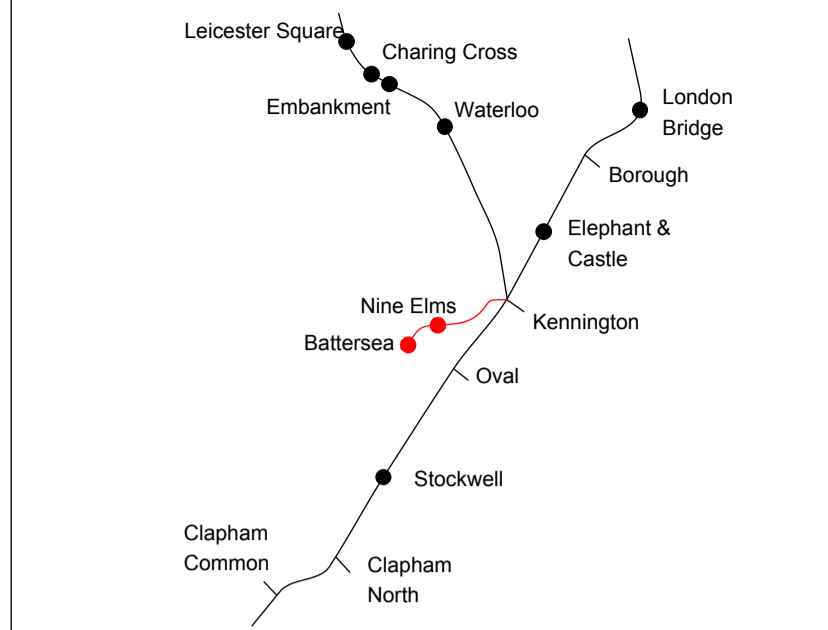


View 2



View 3

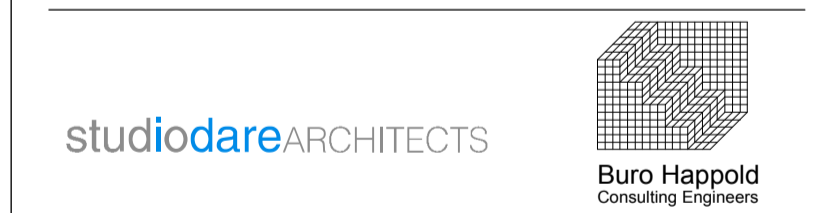
Location Plan



Rev	By	Chkd	Apprvd	Date	Description
04	NV	FM	SL	25/03/13	Formal Issue
03	SM	FM	SL	20/03/13	General Update
02	SM	FM	SL	11/03/13	General Update
01	SM	FM	SL	04/03/13	First Drawn

Client

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www.halcrow.com



Project: **NORTHERN LINE EXTENSION TO BATTERSEA CONSERVATION AREA CONSENT**

Drawing: **KENNINGTON GREEN PHOTOGRAPHS OF EXISTING BUILDINGS**

Suitability: **S4 FORMAL ISSUE TO CLIENT**

Drawn by: NV Date: 04/03/13

Checked by: FM Date: 04/03/13

Approved by: SL Date: 04/03/13

Drawing Scale: 1:250 @ A1 or 1:500 @ A3

Drawing No: **GRNLEB-SDA-TU-XX-DR-ARC-44515** Revision: **04**

CONSERVATION AREA CONSENT DRAWING NUMBER 06

Extracted from Appendix M of the NLE Environmental Statement (Design and Access Statement), prepared by URS

Heritage Statement

1.0 Introduction

- 1.0.1 This Heritage Statement has been produced in order to determine the importance of the heritage assets that will be directly affected by the construction of the Northern Line Extension (NLE) and to determine the effect on those assets. The purpose of this is to identify whether or not the NLE will lead to less than substantial harm to the significance (or importance) of a designated heritage asset and that the overall benefit of the project to the public is more than outweighed.
- 1.0.2 This has been prepared by URS Infrastructure and Environment Ltd. (URS) in association with Transport for London (TfL), Museum of London Archaeology (MOLA) and John McAslan + Partners (JMP).
- 1.0.3 This Heritage Statement sets out the relevant planning policy and guidance, before assessing the potential impacts on heritage at two of the NLE worksites, at Kennington Park and Kennington Green, which are both in the setting of designated heritage assets.

1.1 Planning Policy and Guidance

- 1.1.1 This section provides an overview of all relevant policy and guidance.
- The Planning (Listed Buildings and Conservation Areas) Act 1990**
- 1.1.2 With respect to Conservation Areas, Section 72 of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area;
- 1.1.3 With respect to Listed Buildings, Section 16 (2) places the duty on the decision maker to have special regard to the desirability of preserving the building or its setting in determining such applications.
- National Planning Policy Framework: Heritage assets**
- 1.1.4 NPPF requires an applicant to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting (para 128). It goes on to say that *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*
- 1.1.5 In paragraph 131, the NPPF identifies three key factors local authorities should take into account in determining applications:
- *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.”*

1.1.6

Paragraph 132 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

1.1.7

Paragraph 135 states the effect of an application on the significance of a non-designated heritage asset requires a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

The London Plan

The relevant Strategic Development Plan framework is provided by the London Plan, published in July 2011. It includes Policy 7.6 – Design, which states:

“Strategic

A - Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Planning decisions

B - Buildings and structures should:

- a) be of the highest architectural quality*
- b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- c) comprise details and materials that complement, not necessarily replicate, the local architectural character*
- d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings*
- e) incorporate best practice in resource management and climate change mitigation and adaptation*
- f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- g) be adaptable to different activities and land uses, particularly at ground level*
- h) meet the principles of inclusive design;*
- i) optimise the potential of sites.”*

Policy 7.8 – Heritage Assets and Archaeology states:

“Strategic

London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

1.1.9

Planning Decisions
Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset."

Local Planning Policy

Lambeth Core Strategy:

1.1.10

Policy S9 'Quality of the Built Environment' states:

"The Council will improve and maintain the quality of the built environment and its liveability, in order to sustain stable communities, by seeking the highest quality of design in all new buildings, safeguarding and promoting improvements to the borough's heritage assets; protecting strategic views (including those that affect the outstanding universal value and setting of the Westminster World Heritage Site); supporting tall buildings (Waterloo London Plan Opportunity Area is identified as an appropriate locations for tall buildings); and improving the quality of the public realm; and creating safe and secure environments."

Lambeth UDP – Saved Policies (adopted 2007, saved policies January 2011)

1.1.11

Policy 33 'Building Scale and Design' states that all development should be of a high quality design. Major development should relate satisfactorily to adjacent townscape taking into account its scale, character, historic street layout and uses; and improve the sense of place and legibility, and define edges by retaining characterful buildings, appropriate building lines and extending frontages. Buildings should employ materials of high quality and durability that are of compatible or complementary colour and texture.

1.1.12

Policy 39 'Streetscape, Landscape & Public Realm Design' states:

"As much attention should be paid to the design of the areas between buildings as to buildings themselves. Development should provide or enhance an uncluttered, consistent, simple, accessible and coordinated public realm, with robust and appropriate materials and landscape design, enhancing the setting, connections and spaces between buildings. The design of public spaces and the style and siting of street furniture should relate well to the surrounding urban context and character."

1.1.13

Policy 41 'Views' states that the council will seek to protect views including, amongst other things, listed buildings, conservation areas, ancient monuments.

1.1.14

Policy 45 'Listed Buildings' deals with the setting of listed buildings and notes that proposals that adversely affects the setting of a listed building, or significant views of a listed building, will be refused.

1.1.15

Policy 47 'Conservation Areas' states:

(a) Protection - Development proposals in a conservation area should preserve or enhance the character or appearance of the conservation area.

(c) Demolition - The Council will resist granting consent for the demolition of a building, or a substantial part of a building that makes a positive contribution to a character or appearance of a conservation area.

The demolition behind a retained façade is generally destructive to the character of a building and should be avoided, particularly for traditional buildings of cellular form such as houses. Where demolition in a conservation area is acceptable, for example because the building does not contribute to the area, and its redevelopment would be beneficial in townscape term then a full planning application will be required to accompany the application for conservation area consent. Such replacement buildings should follow policy 33 and the opportunity should be seen as a stimulus to imaginative, high-quality design. Consent for demolition will be subject to a condition and/or section 106 agreement that the building shall not be demolished until a contract for new work has been made and planning permission for those works has been granted."

Conservation Area Statements

1.1.16

Conservation Area Statements have also been produced for Kennington, St Mark's and Kennington Park Road Conservation Areas. These are described in later sections.

1.1.17

English Heritage: The Setting of Heritage Assets (20 October 2011)

This document sets out English Heritage guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It provides the basis for advice by English Heritage on the setting of heritage assets when they respond to consultations.

English Heritage Understanding Place: Conservation Area Design, Appraisal and Management (25 March 2011)

1.1.18

The document offers detailed advice to those commissioning or undertaking appraisals of conservation areas. It includes a list of questions to help assess whether an unlisted building contributes to the significance of a conservation area (Table 2, page 15, of the EH document).

2.0 Proposed NLE Works at Kennington Park

2.1 The Site and Surroundings

2.1.1 The Kennington Park worksite is described in the Environmental Statement (ES) Volume I, *Chapter 4: Description of the NLE*, and located in an area of Kennington Park. The proposals involve the felling of a number of existing trees, along with the demolition of a lodge building (hereafter referred to as Kennington Park Lodge, or the lodge), perimeter fence and wooden structure associated with the Bee Keeping facilities in the north east corner of the park.

2.1.2 The lodge is a simple detached two-storey red brick dwelling with a hipped roof – a very utilitarian design and was built in 1938. It also comprises a timber shed/outbuilding and a lean to within its grounds which increases the overall development footprint. The lodge and its grounds are separated from the park by a timber fence on the south and west sides, and metal railings on the north and east. The lodge is neither nationally nor locally listed, but does lie within St Mark's Conservation Area. It is separated from the rest of Kennington Park by a close-boarded timber fence around its curtilage and screened by a belt of trees, shrubs and a hedge. A visually verified baseline photograph is provided in ES Volume I *Chapter 15: Townscape and Visual Amenity*, along with an assessment of the townscape impact associated with its demolition and eventual construction of a replacement community building and the head house which is required for a NLE traction substation and ventilation and intervention shaft.

2.1.3 The lodge is currently occupied by a number of community organisations, including Edible Lambeth and Bee Urban. There are several bee hives and an outbuilding associated with the lodge, as well as an area of vegetation.

2.1.4 The site is largely flat and bounded to the north by Kennington Park Place and to the east by St Agnes Place.

2.1.5 The western part of the site is currently fenced section of the park used for dog exercise and accessed by a gate at the north-eastern corner close to the Kennington Park Road entrance and a gate on the eastern side, close to the entrance from St. Agnes Place opposite Royal Road. An avenue predominantly of semi-mature ash with the occasional laburnum tree runs along the northern boundary. There is also a small group of young birch trees in the north-eastern corner of the site.

2.2 Heritage Designations

2.2.1 The designated heritage assets surrounding this site are shown in Figure 4.22 of the DAS. The site is not in an Archaeological Priority Area.

Conservation Areas (CAs)

2.2.2 The site lies within St Mark's CA, designated by LB Lambeth in 1969 and extended in 1981. The conservation area statement notes that the area is "characterised by smart terraced housing dating from the early 19th Century onwards; of particular note is Hanover Square. The imposing St Mark's Church is its principal landmark".

2.2.3 The site is immediately adjacent Kennington Park Road CA, designated by LB Southwark in 1968 to protect the largely 19th Century residential properties on these two roads and also the eastern side of Kennington Park Road.

Listed Buildings

2.2.4 The site lies some 160 meters from the Grade II listed Prince Consort Lodge of 1851 which stands on the far western edge of Kennington Park. It is considered that the proposed structures will unlikely to have any significant impact on this listed building.

2.2.5 The site is within the setting of The Bishops House, the gate piers to The Bishops House, 10 Kennington Place, 11 – 12 Kennington Place and 1 – 7 St. Agnes Place (and their railings) all Grade II listed buildings of high sensitivity.

Locally Listed Building

2.2.6 The only locally listed building within Kennington Park and its immediate environs is the War Memorial of 1924, a Portland stone monument by Lucas, Lancaster and Lodge, which is situated in the North Western corner of the park, some 125 meters from the site. Given the distance from the proposed development it is considered that there will be no material impact upon the setting of these locally listed buildings.

Registered Parks and Gardens

2.2.7 Kennington Park in the LBL is registered for its special historic interest (Grade II) under the Historic Buildings and Ancient Monuments Act 1953 in EH's Register of Historic Parks and Gardens.

Townscape Character Areas

2.2.8 Kennington Park, which opened in 1854, was laid out by James Pennethorne following an Act of Parliament in 1852 allowing the enclosure of the greater part of Kennington Common. It is listed as Grade II on the Register of Historic Parks and Gardens by English Heritage. This extensive, open area, which is well maintained, retains some of its important historic features, such as the Refreshment House, the aforementioned Prince Consort Lodge, the Old English Garden (1930s) and the remains of the Tinworth Fountain as well as avenues of mature trees including London Plane and evergreen Oak which create texture and structure. Other historic features such as the 1930s lido, the gymnasium, the shrubbery walks and the bandstand have been removed. The south eastern corner of the park is quieter and includes colourful, formal gardens and is generally more wooded, creating an increased sense of enclosure. The section of the park fronting onto Camberwell New Road includes extensive games courts and pitches, some of which are floodlit. At the junction of the A202 Camberwell New Road and Kennington Park Road/Clapham Road is the Grade II* listed Church of St. Mark, the grounds of which is publicly accessible and is used as a thoroughfare and a farmer's market.

2.3 Significance of Heritage Assets

2.3.1 The methodology for assessing the significance (or sensitivity) of heritage assets and the magnitude of change is described in ES Volume I, *Chapter 8: Archaeology and Built Heritage of the ES*.

2.3.2 The former park-keeper's lodge itself is considered to be of low sensitivity/significance given its utilitarian design and relatively recent construction.

2.3.3 The site lies within the St Mark's CA and Kennington Park both of high sensitivity/significance.

2.3.4 The site lies within medium distance views from the mid 19th century Prince Consort Lodge at the western entrance of Kennington Park, which is Grade II* listed and an asset of very high sensitivity/significance.

2.3.5

The site is within the setting of The Bishops House, the gate piers to The Bishops House, 10 Kennington Place, 11 – 12 Kennington Place and 1 – 7 St Agnes Place (including their railings) - all Grade II listed buildings of high sensitivity/significance.

2.3.6

The site is within the setting of a number of other undesignated buildings such as 13-16 Kennington Park Place (a row of Victorian houses that lie outside the Kennington Park Road Conservation Area) of low sensitivity/significance.

2.4

Impact of Proposed Demolition on Heritage Significance

2.4.1

On the basis that the park fence will be removed for the period during construction and replaced following completion it has been assumed that the temporary removal of this would not lead to any harm to the Conservation Area, Registered Park or setting of the Listed Buildings.

2.4.2

The impact of demolition of the lodge and wooden shed structure has been considered on each of the heritage assets described above. To do this the following questions from the English Heritage guidance on Conservation Areas have been answered as follows:

- Is it the work of a particular architect or designer of regional or local note? No, reflected in its unlisted status (neither nationally or locally listed).
- Does it have landmark quality? To a limited extent, though nowhere near the extent of the Grade II* listed Prince Consort Lodge at the western entrance to Kennington Park. It does however form a corner piece to the park and a step up in scale between the park and the three storey residential buildings along Kennington Park Place and to the east by St Agnes Place. It is a plain and unassuming red brick detached park-keeper's house, unlike any of the surrounding, much older buildings on these streets, and one that is considered to make a neutral contribution to the character and setting of the park. The timber shed adds to the park building like quality, although it does not have landmark quality or affect the designate heritage assets in any significant way.
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics? No. The lodge was constructed much later than the adjacent predominantly 19th Century buildings in the two conservation areas, and it is very different in terms of its style, materials, form and other characteristics.
- Does it relate to adjacent designated heritage assets (DHA) in age, materials or in any other historically significant way? No. The designated heritage assets described above are very different being of London stock brick or an orange-red brick, or stucco, and were built in the 19th Century (Nos 10, 11 and 12 Kennington Park Place and Nos 1-7 St Agnes Place are from the first decade of this century, the Bishop's Palace, by Richard Norman Shaw, is from the last decade.
- Does it contribute positively to the setting of adjacent designated heritage assets? No. Due to the reasons stated above, the lodge neither reflects the character of the CA (which is largely 19th Century), nor relates to the design of the other designated heritage assets, and therefore it cannot be considered to contribute positively to their setting, in terms of the registered park itself, as referred to above, it is considered to make a neutral contribution.
- Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings? Only to a limited extent -

The lodge and its shed occupies a corner of the park but is heavily screened from the park itself by belts of trees, shrubs and hedges, and a close-boarded timber fence and the bee-keeper's visitor's centre so has a very limited relationship with the open spaces or intrinsic character of the park itself.

- Is it associated with a designed landscape e.g. a significant wall, terracing or garden building? Partly. Although it is physically adjacent to the designed landscape at Kennington Park, this site was not originally part of the park itself and although its original use in the mid 20th century was to accommodate park's department staff this use has long been abandoned.
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands? No. It was constructed much later than the residential properties which overlook it and although it was an ancillary use to the park (as a park-keeper's home) it was only in this use for a relatively short period of the 160 year history of the park. The shed was constructed much more recently.
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park, or landscape feature? As stated above, the building was occupied by a member of the park department staff but only for a limited period.
- Does it have historic associations with local people or past events? The only historical association it had with the park was, as stated above, the home of a park-keeper but the design of the property is a very standard late 1930s municipal housing style and is certainly not a bespoke design which identifies it as a distinctive park building.
- Does it reflect the traditional functional character or former uses in the area? See comment above – it was ancillary to the park in that it housed a member of the grounds staff but its design does not reflect any other structure within the park.
- Does its use contribute to the character or appearance of the area? The original though long abandoned use as a park-keeper's house was ancillary to the park but given its modest scale, utilitarian design and visual separation from the public areas of the park by the heavy screening afforded by the fencing, hedging and landscaping it is considered to make very little contribution to the character or appearance of the area. The use of the lodge by its current occupants adds to the park like character of the area.
- Degree to which its historic form and values have been eroded? The lodge is a relatively modern structure in relation to the designated heritage assets, its form has not altered significantly since it was built just before the Second World War but its value to the historical significance of the park and the remainder of the conservation area is so limited that this issue has little relevance.

2.5

Summary

2.5.1

It is considered that the demolition of the lodge and shed will not have a significant impact on the setting or the significance of Kennington Park, and the surrounding heritage assets. Preservation by record would be undertaken by archaeological standing building recording to an appropriate level (English Heritage Level 1-2: drawings, photography and a written record of the building) in advance of the commencement of works and subsequent demolition.

2.6 Consideration of the Effect of the Proposed NLE Head House on the Significance of Heritage Assets

2.6.1 The size of the head house accommodation has been defined by the engineering requirements, ventilation and access to the underground structure. The community building is a reinstatement of the current community activities which occupy the existing lodge and the bee keeping facilities in its garden. The footprint of the development proposed for the site has therefore increased from the existing situation as a result.

2.6.2 The buildings have been designed to respect and enhance the setting of the park and the two conservation areas. They are small in scale, varying between one and two storeys high. They have been designed as two pavilions in order to break up the mass of the accommodation. The mass has been further reduced by the introduction of the mono-pitched roof form and the green roofs. On the head house this roof form allows a large surface area on the facade to be given over to louvres whilst reducing the perception of the bulk of the building to a minimum. The community building is a playful imitation of this form, allowing light and space to form the interest of the building internally.

2.6.3 Following consultation with English Heritage, the roof has been swept back from the corner of Kennington Park Place and St Agnes Place which reduces the impact of the building on the view of the listed buildings on St Agnes Place and Kennington Park Place.

2.7 Conclusion

2.7.1 The NLE project will result in two unlisted buildings that have a limited relationship with its surrounding heritage assets being demolished, to be replaced by a building that, as described in the previous section, results in a neutral effect to the setting of the surrounding designated heritage assets and, it is considered, one that will make a far more positive contribution to the character of the two conservation areas and the registered park which will be enhanced by the new structure. The existing fence will be rebuilt to the same design and will not result in any material changes.

2.7.2 It can therefore be concluded that the demolition of the former park-keeper's lodge will be more than compensated by the proposed head-house and community building, a significantly higher quality and greater visual interest, which is expected to become a noted local landmark itself that better respond to its parkland setting than the existing buildings.

2.7.3 The proposal replaces Kennington Park Lodge with a paired low-key structure which is sympathetic to the nature of the park and the local architectural typology but is of a bold and imaginative 21st century design. The head house is a necessary piece of infrastructure on which the extension of the Northern line depends, and the community building will help to continue the life of the thriving bee keeping venture that is so important to the community in this corner of the park.

3.0 Proposed NLE Works at Kennington Green

3.1 The Site and Surroundings

3.1.1 The Kennington Green worksite is located in the LBL, adjacent to Kennington Road (A23) which runs along its western side, and is approximately 170m north-west of Kennington Park. The green itself measures approximately 960m² and is bounded by a spur of Kennington Road which wraps around the western and northern sides. A number of substantial 4-5 storey townhouses face onto this spur, some of which have been converted into office accommodation. Montford Place leads south-west from this spur and is fronted by a terrace of cottages on the western side and a continuation of the tall wall enclosing the Beefeater Gin Distillery site on the eastern side. This wall is also connected to a building facade of the same material, which represents a gate house that is slightly taller than the wall itself. Commercial properties, including small shops, restaurants and bars, extend north from the northern side of the green along Kennington Road. Directly opposite the green on the eastern side of Kennington Road is the former Vauxhall Manor School, now a gated residential development, and to the north, a self-storage facility which also fronts onto Milverton Street.

3.1.2 There is an access gate in the north-western corner which leads into the Beefeater Gin Distillery which is partly enclosed by a brick wall, measuring approximately 3.5m in height, of which a section will be demolished as part of the NLE works. The main distillery buildings are located on Montford Place. The facade of a five-storey red-brick building dating from 1905 has been extended to the rear and to the south by post-war concrete and metal clad industrial buildings of a similar height. The land to the north of the distillery is derelict and enclosed by a steel palisade fence.

3.1.3 There are four mature cherry trees (*Prunus spp.*) within the green and three mature ash trees just outside the square on the northern and western sides.

3.1.4 The site is not within an Archaeological Priority Zone. The site of the distillery water tank was built up with terraced houses by the mid-19th century, replaced by an industrial or commercial building in the early-20th century.

3.1.5 Historically, there were two semi-detached houses on the site. These are evident on historic maps until 1914, but have been removed by 1952. More recently there was a large bottling plant on the site, as part of the distillery, but this was demolished about ten years ago. This created an enclosure of the Green, with massing to two of its edges.

3.2 Heritage Designations

3.2.1 The designated heritage assets surrounding this site are shown in Figure 4.4 of the DAS.

Conservation Areas (CAs)

3.2.2 The site and its surroundings are within the Kennington CA (CA6), designated by LBL in 1968 and extended in 1979, 1997 and 2012. The Kennington CA covers a large area to the west of Kennington Park Road (A3) and surrounding the crossroads of Kennington Lane (A3204) and Kennington Road (A23). It is "characterised by smart terraced housing which developed from the late 18th century onwards. It also incorporates the impressive Duchy of Cornwall Estate, which was laid out in the 1910s to a very high standard of design and layout".

Listed Buildings

3.2.3 Several of the buildings fronting the green are listed, six of which are Grade II: 346, Kennington Road; 348 Kennington Road; 354 Kennington Road; 356 Kennington Road; 362, 364 and 366 Kennington Road; and Vauxhall Manor School Annex, Kennington Road. Numbers 350 and 352 Kennington Road are Grade II*.

3.2.4 In addition, the following buildings in the wider area are Grade II listed: 3 Montford Place Old Town Hall, (former Church of England Children's Society), 367 Kennington Road (now private offices) 328 Kennington Road, 324A and 326 Kennington Road, 320 and 322 Kennington Road and 318 Kennington Road.

Locally Listed Buildings

3.2.5 379 Kennington Road is a locally listed building.

Other Heritage Assets

3.2.6 Kennington Green is a designated London Square (protected under the London Squares Preservation Act 1931).

Townscape Character Areas

TCA 07: The Oval

3.2.7 This area is dominated by the Oval Cricket ground, a very substantial structure and local landmark which dominates the local street pattern. The Kennington Oval loops around the cricket ground and is fronted by 4-5 storey blocks of flats which form parts of the many estates which are present in the TCA. The post-war Claylands Road Estate lies to the south of The Oval whilst the 1930s Kennington Park Estate, one of the London County Council's largest inter-war estates of five storey neo-Georgian blocks of flats, lies to the north. The Beefeater Gin Distillery, the gasometers at Montford Place, a number of vacant and derelict sites, schools and a large superstore form important components of the area's character. The Kennington Conservation area was extended in 2012 to include the Beefeater Gin Factory. The sensitivity of this area is assessed as being **medium**.

TCA 09: Kennington

3.2.8 This area, which broadly conforms to the boundary of Kennington CA, is predominately residential comprising a mixture of Georgian and Victorian residential terraced housing and post-war estates and infill development. It is centred on the junction of the A3204 Kennington Lane and the A23 Kennington Road which is a vibrant local centre with numerous small shops, restaurants and bars, many with contrasting, colourful frontages. Georgian townhouses front the wide A3 Kennington Park Road in the east of the area with mature street trees in the wide pavements in front. The residential areas between the main roads are quiet and often secluded. Private open space prevails with most houses having gardens. Communal open space with access limited to residents linked to housing estates is most common in the north of the area. Cleaver Square, a high quality, publicly accessible tree lined space is located close to the A3 Kennington Park Road, fronted by Georgian townhouses, Kennington Green, a small open space with mature trees is located adjacent to the A23 Kennington Road increasing openness locally. This open space has suffered from neglect and railings have recently been removed. Light industry and commerce is most common in the south with the reuse of old building typical along Kennington Road and mews development along Stannary Street. The sensitivity of this area is assessed as being **high**.

3.3 Significance of Heritage Assets

3.3.1 The methodology for assessing the significance (or sensitivity) of heritage assets and the magnitude of change is described in ES Volume I, Chapter 8: Archaeology and Built Heritage.

3.3.2 The site is within the setting of Kennington CA and Kennington Green, a designated London Square, both of high sensitivity.

3.3.3 The site is within the setting of 3 Montford Place, 362, 364 and 366 Kennington Place, 356 Kennington Place, 354 Kennington Place, 350 and 352 Kennington Place, 348 Kennington Place, 346 Kennington Place, The former Vauxhall Manor School now The Lycee, Stannary Street, Old Town Hall, 367 Kennington Road, 328 Kennington Road, 324A and 326 Kennington Road, 320 and 322 Kennington Road, 318 Kennington Road, all listed at Grade II and of high sensitivity.

3.3.4 The site is within the setting of a locally listed building of moderate sensitivity, 379 Kennington Road, and other undesignated buildings of low sensitivity.

3.4 Impact of Proposed Demolition on Heritage Significance

3.4.1 The impact of demolition of a section of the modern traditional brick wall (resembling a single storey gate house from the Green - with arched blind windows) to the eastern boundary of the Beefeater Gin Distillery has been considered on each of the heritage assets described above. To do this the following questions from the English Heritage guidance on Conservation Areas have been answered as follows:

- *Is it the work of a particular architect or designer of regional or local note?* No. The elements to be demolished are of fairly standard construction boundary features.
- *Does it have landmark quality?* No. The wall is fairly non-descript and small scale. From a distance the wall contributes to the enclosure of the Green but on closer inspection it is clearly of a poor quality construction with a poor choice of brick.
- *Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?* Partly. The brick wall reflects the building materials used in many of the surrounding buildings, particularly around the Green itself and down the eastern end of Montford Place.
- *Does it relate to adjacent designated heritage assets (DHA) in age, materials or in any other historically significant way?* Partly. The brick wall relates slightly in terms of materials to many of the designated heritage assets.
- *Does it contribute positively to the setting of adjacent designated heritage assets?* Partly. The wall provides an unobtrusive contribution to the setting of Kennington Green, by providing a degree of enclosure.
- *Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?* Yes. The low height of the wall allows the opening out of one of the corners of the Green, and use of building materials that are prevalent in this area.
- *Is it associated with a designed landscape e.g. a significant wall, terracing or garden building?* No. Neither features are associated with a designated landscape.

- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands? No. The wall is not considered to do that.
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park, or landscape feature? Partly The Beefeater Distillery site is not considered to have a particularly historic association, as it was constructed in the early 20th Century. However, the wall is associated with the edge of the Green.
- Does it have historic associations with local people or past events? Does it reflect the traditional functional character or former uses in the area? No. The wall is not considered to be associated with the traditional functional character.
- Does its use contribute to the character or appearance of the area? No. The wall is not considered to contribute to the character or appearance of the area.
- Degree to which its historic form and values have been eroded? Several of the elements associated with the existing Green (including the walls and pavements which bound it) are in poor condition.

3.5 Summary

3.5.1 It is considered that the demolition of the brick wall will result in a low to negligible magnitude of change to the setting of surrounding heritage assets, and the overall significance of these assets is not considered to change.

3.6 Consideration of the Effect of the Proposed NLE Head House on the Significance of Heritage Assets

3.6.1 The proposed head house is linked to the surrounding houses by its proportion and massing. The width of the head house has been divided in two, which enhances the verticality of the building. The recessed central part draws from the language of the recessed secondary structures evident around the Green. Following consultation with English Heritage, the proportions of the facade to the Green have been amended to enhance its verticality further.

3.6.2 The ventilation requirements of the head house demand large areas of louvres but the largest has been set back into a roof structure which frees up the elevation to the Green to provide decorative treatment. The mansard roof structure is intended to echo the roofs of the nearby houses.

3.6.3 The head house will be built from London stock brick as the surrounding buildings and the mansard louvres will be coloured to match the neighbouring slate roofs.

3.7 Conclusion

3.7.1 The head house building replaces an inferior quality wall with accommodation which is in scale with the rest of the buildings around the Green and built from sympathetic materials. Urbanistically, its presence helps to complete the enclosure of the Green at an appropriate scale which has been lacking since the demolition of the houses early last century.

3.7.2 The structures that will be lost are of low to negligible importance themselves and on the setting of local designated heritage assets, and therefore the replacement structures will result in a beneficial overall effect.

ⁱLambeth Council. (2012). *Kennington Conservation Area Statement* (available: <http://www.lambeth.gov.uk/NR/rdonlyres/7F655C97-7AAD-4F2B-BDD8-8E1E7AFFDFEB/0/KenningtonConservationAreaStatement2012.pdf>. Last accessed 6 March 2013).