

1.0 APPLICATION DETAILS

Ref: 19/02690/FUL
Location: 76 Beulah Hill (Linh Son Temple), Upper Norwood, SE19 3EW
Ward: Crystal Palace and Upper Norwood.
Description: Change of use of former dwellinghouse (C3) to a Buddhist Temple/place of worship (D1(h)) and erection of single storey rear extension (retrospective).
Drawing Nos: A04 100 A (Received 02/09/2019), A04 101 B (Received 12/05/2020), A04 102 A (Received 02/09/2019), A04 103 A (Received 02/09/2019), A04 104 A (Received 02/09/2019), A04 105 A (Received 02/09/2019), A04 106 A (Received 02/09/2019), A04 107 A (Received 02/09/2019), A04 108 A (Received 02/09/2019), A04 109 A (Received 02/09/2019), A04 110 A (Received 02/09/2019), A04 111 A (Received 02/09/2019).
Agent: Mr Andrew Sutherland
Applicant: Mr Diep Nguyen
Case Officer: Paul Young

- 1.1 This application is being reported to committee owing to the receipt of objection letters which number in excess of the threshold set out in the Croydon Constitution.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission, subject to the suggested planning conditions.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

CONDITIONS

- 1) Development to be retained in accordance with the approved drawings and reports except where specified by conditions.
- 2) Use to be restricted to a Buddhist Temple (Use class D1h) only.
- 3) Temple and public garden not to be open to the public before 7am and after 7pm except on Lunar New Year.
- 4) Restrictions on amplification (music/chanting/voice) outside the main property except on Vietnamese Mothers Day or Lunar New Year.
- 5) Restrictions on maximum number of worshippers/visitors/members of the public during Monday-Saturday, Sunday and on days of the two main festivals (Vietnamese Mothers Day and Lunar New Year)
- 6) Submission and compliance with a noise management plan.

- 7) Vehicular access and car parking area to be implemented and retained in accordance with the approved plans.
- 8) Visibility splays to be retained.
- 9) Security staff to manage site during large events in accordance with submitted details.
- 10) Revised details of waste stores to be submitted within 3 months and implemented within 3 months after approval of said details.
- 11) Implementation of cycle parking facilities within 3 months.
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

- 1) Community Infrastructure Levy
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Change of use of the site from a former residential property (Planning Use Class C3) to a Buddhist Temple/place of worship (Planning Use Class D1(h))
- Erection of a single storey rear (conservatory) extension. This extension has a width of 8.7m, a (maximum) rear projection of 3.5m, and a flat roof with an eaves height of around 2.5m.

3.2 Both the above elements are already in place (the application is retrospective). In addition to this, the applicant proposes the creation a new forecourt to the front of the property as well as the installation of cycle and waste stores to the side of the building.

3.3 The existing temple is open from 7am-7pm every day with exception on Lunar New Year when it is open from 11pm-2am.

3.4 During weekdays, the temple and rear garden area are open for prayer, quiet reflection and meditation. Visitors are permitted in the majority of the ground and lower ground floors of the building, save for a small area which contains accommodation for nuns. There are a number of facilities on these ground and lower ground floors, including shrine rooms, a library, an exercise room and a kitchen and dining area.

3.5 The upper floors are generally private and are generally used as meeting rooms and storage areas with the top floor functioning as accommodation for visiting monks.

3.6 During the weekends, classes (such as yoga, meditation and Tai Chi) take place along with a religious service.

Site and Surroundings

3.7 The application concerns an attractive, large detached 2 storey building with basement and roofspace accommodation. To the rear of the site is a large semi-public 'garden'/worship area containing numerous statues and water features, in addition to two outbuildings, one of which is used for storage, and one which is a garden meditation room. The building forms part of a row of similarly designed buildings known as the 'Victorian Villas row' which all lie on the North East Side of Beulah Hill.

3.8 The application building is Locally Listed (a non-designated heritage asset), and the site lies within the Beulah Hill Conservation Area (a designated heritage asset). It has a Public Transport Accessibility Level (PTAL) of 2.

3.9 A current aerial photo of the site is shown below:



Planning History

3.10 The relevant planning history of the site, and those adjoining, are set out in the following table:

| Address and Reference | Description | Decision | Date |
|-----------------------|-------------|----------|------|
|-----------------------|-------------|----------|------|

| APPLICATION SITE | | | |
|--------------------------------|--|---------------------------------|------------|
| 96/02485/P | Use of part of ground floor as place of worship | Permission Granted | 12.02.1997 |
| 98/00195/P | Erection of two storey rear extension | Permission Granted | 25.03.1998 |
| 99/0029/C | Unauthorised use of site as a Place of Worship/Buddhist Temple | Enforcement Notice Issued | 04.04.1999 |
| | | Appeal Against Notice Dismissed | 10.01.2000 |
| 02/01468/P | Retention of statue in front garden | Permission Granted | 26.06.2002 |
| 05/04940/P | Use of part of the ground floor as a place of worship and the remainder of the building for ancillary purposes | Permission Refused | 27.07.2006 |
| 07/00449/P | Use of part of ground floor as a place of worship and the remainder of the building for ancillary purposes. | Permission Refused | 09.04.2007 |
| 11/02195/LE | Retention of meditation room at rear | Certificate Granted | 19.12.2011 |
| NEIGHBOURING SITES | | | |
| 78 Beulah Hill 19/03487/FUL | Erection of a two-storey plus basement building consisting of 7 x 1, 1 x 2 and 1 x 3 bedroom flats to the rear of 78 Beulah Hill (Chesterfield Lodge) along with associated landscaping (including demolition of standalone garage block). | Permission Granted | 26.09.2019 |

3.11 The site has a long and detailed planning history which is summarised below:

3.12 In February 1997 (application 96/02485/P), temporary planning permission was granted for the use of one room on the ground floor of the building as a place of worship. This permission was subject to conditions which:

- Limited the use to a period of 2 years, expiring on the 13/2/99;
- Limited the hours of use to between 1000 hours and 1400 hours on Sundays only;

- Limited the area to be used for worship to the one room specified in the application, and
- Required no sound amplification equipment to be used except for the safety of persons using the premises.

3.13 On the 4 June 1999, an Enforcement Notice was issued by the Council which required the cessation of the use of the premises as a place of worship with ancillary uses as a hostel, shop, library and print workshop. An appeal was lodged against the issue of the Enforcement Notice. On the 10 January 2000, the Inspector dismissed the appeal and upheld the Enforcement Notice.

3.14 Various other applications have been refused and enforcement notices were submitted for other developments on the site, including the raised patio and a conservatory to the rear, but these breaches of planning control were subsequently removed, or have subsequently become lawful/immune from enforcement action due to the passage of time (as set out in Section 171B of the 1990 Town and Country Planning Act)

3.15 The Enforcement Notice issued in 1999 requiring the cessation of the use was not complied with, and, as a result, a summons was issued and the owner of the house and the Master of the Linh Son Buddhist Association appeared in Court on the 29th September and the 12th October 2005. Following a trial the Master was found guilty of the charge of failing to comply with the Enforcement Notice (and fined accordingly).

3.16 Two further planning applications were subsequently submitted (05/04940/P and 07/00449/P). Both of these were refused on the grounds that the development would be detrimental to the residential amenities of the occupiers of adjoining property by reason of noise, general disturbance and inadequate parking arrangements and would thereby conflict with adopted planning policies at the time (within the Unitary Development Plan).

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the loss of the dwellinghouse is acceptable given that it has been replaced by a religious facility providing wider community benefits as supported by Policy SP5.
- The resulting internal and external changes do not harm the character or appearance of the site or the Conservation Area (designated heritage asset).
- Subject to conditions, the living conditions of adjoining occupiers would be protected from undue harm.
- Subject to the suggested conditions, the proposed development would not unduly increase parking pressures and would not harm highway safety.

5.0 CONSULTATIONS

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 Neighbour notification: 26 local addresses have been notified. 140 written representations of SUPPORT have been received. These cite the following (summarised) benefits:

- The temple provides a number of benefits to the local and wider community, including free food, free classes, educational and religious facilities, a public garden and a friendly set of staff/owners.
- The temple and surrounding grounds are aesthetically pleasing and provide a calm, positive and peaceful environment which improves mental (and physical) well-being.

6.2 In addition to the above, 45 written representations of OBJECTION have been received. The following issues were raised in the representations objecting to the development. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

| (Planning Related) Objection | Officer comment |
|---|--|
| <i>Principle of Development</i> | |
| Loss of residential accommodation | Addressed in Paragraphs 8.2-8.9 of this report. |
| <i>Impact on amenities of neighbouring properties</i> | |
| Harm to residential amenities in terms of noise and disturbance | Addressed in Paragraphs 8.19 – 8.24 of this report |
| <i>Transport and parking</i> | |
| Insufficient parking provision | Addressed in paragraphs 8.35-8.48 of this report |
| Increase in parking pressures and harm to highway safety | Addressed in paragraphs 8.35-8.48 of this report. |
| <i>Other matters</i> | |

| | |
|--|--|
| Strain on public services/infrastructure | The development is liable for business rates which could fund infrastructure and services. |
| Out of character/ harmful appearance of the site and Conservation Area | Addressed in paragraphs 8.10-8.18 of this report |

- 6.3 Note that a number of other non-planning related concerns (e.g. increase in vermin/mosquitos, loss of property value, etc) have also been raised.
- 6.4 Croydon Pollution Control Officer: No objections subject to conditions regarding opening hours, amplification in the rear public area and a noise management plan (Section 2.0 of the report)
- 6.5 Croydon Principle Transport Planner: No objections subjected to suggested conditions (Section 2.0 of the report)
- 6.6 Travel & transport planning officer: No objections subject to compliance with submitted Travel Plan

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.
- 7.3 The main planning Policies relevant in the assessment of this application are:

Consolidated London Plan 2016 (LP):

- 3.9 Mixed and balanced communities
- 3.14 Existing Housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 6.3 Effects of development on transport capacity

- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 8.13 Community Infrastructure Levy

Croydon Local Plan 2018 (CLP):

- SP2 Homes
- SP6 Environment and Climate Change
- SP4 Urban Design and Local Character
- SP5 Community Facilities
- SP8 Transport and communications
- DM10 Design and character
- DM13 Refuse and recycling
- DM19 Providing and protecting community facilities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance (SPD/Gs)

- Croydon Suburban Design Guide Supplementary Planning Document April 2019

Emerging London Plan

- 7.4 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Mayor gave notice of his Intention to Publish the New London Plan in early 2020. However, the Secretary of State wrote back in March 2020 setting out a number of directions to change the Plan (most significantly in terms of density, housing mix, small sites, aviation and industrial land). As such, the weight given the New London Plan has been diminished, particularly in relation to these Policies.
- 7.5 As such, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Townscape and visual impact
- Impact on amenities of surrounding residents
- Access, Parking and Highway Safety
- Sustainability and Flood Risk
- Biodiversity, Trees and Ecology
- Waste/Recycling Facilities

Principle of development

8.2 Policy SP5 of the 2018 Local Plan states that the Council will have a presumption in favour of new community uses provided they are in accordance with Policy SP5 and other applicable policies of the development plan.

8.3 Policy DM19.2 The Council will support applications for community use where the proposals:

- a. Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
- b. Comply with the criteria for D1 class uses in industrial locations set out in the policy
- c. Are accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group;

8.4 Community facilities are defined in the Croydon Local Plan as facilities providing for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

8.5 Policy SP5 also states that the Council will support and enable the provision and improvement of places of worship.

8.6 As such, the proposed use, as a place of worship, falls within the definition of a “community use” within the 2018 Croydon Plan and therefore, ordinarily the principle of the proposed use would be encouraged. The building is flexible and adaptable and indeed has a number of ‘uses’ in addition to the worship areas - ranging from office meeting rooms for staff, accommodation for monks and nuns, kitchen and dining facilities, as library/study areas as well as space for the various classes that are held there. It would not be in an industrial location and would serve a particular client group (in this case the Buddhist faith), and as such would broadly meet the requirements of Policy DM19.2. Notwithstanding, it is noted that the site has a relatively low PTAL rating and is not in the most

accessible location – this will be discussed/assessed further in the highways section of the report.

- 8.7 However, it is also noted that the lawful use of the site is as a large family dwellinghouse. London Plan Policy 3.14 (Existing Housing) states that the loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace. Additionally, Policy SP 2.2 part (g) of the 2018 Croydon Local plans states that the Council will not permit developments which would result in a net loss of homes or residential land.
- 8.8 As such, whilst this community use is encouraged by policies SP5 and DM19.2, the loss of this dwelling represents a conflict with Policy 3.14 of the London Plan and Policy SP 2.2(g) of the Croydon Local Plan. The benefits of this community use versus the loss of the residential building/land will therefore need to be explored and will be weighed up (along with all other considerations) in the conclusion/planning balance section at the end of the report.

Townscape and Visual Impact

- 8.9 Policy SP4.1 of the 2018 Local Plan states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.
- 8.10 Similarly, Policy DM10.1 of the 2018 Local Plan states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- The development pattern, layout and siting;
 - The scale, height, massing, and density;
 - The appearance, existing materials and built and natural features of the surrounding area; the Place of Croydon in which it is located.
- 8.11 The application site lies within the Beulah Hill Conservation Area (a designated heritage asset). Paragraph 193 of the 2019 NPPF 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 8.12 Similarly, Policy DM18.1 of the Local Plan states that “to preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:

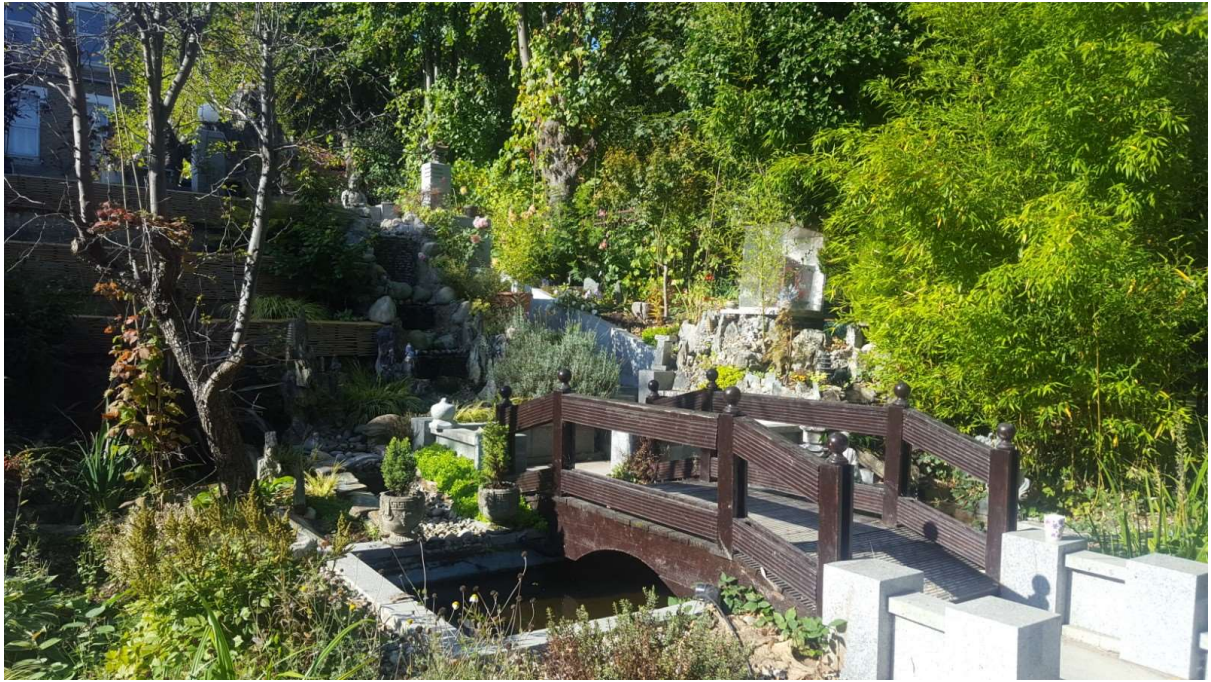
- Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;
- Proposals for development will only be permitted if they enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;
- Proposals for changes of use should retain the significance of a building and will be supported only if they are necessary to keep the building in active use; and
- Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process.

8.13 A single storey conservatory style extension has been erected to the rear of the property. This extension is shown in the photos below:





- 8.14 As can be seen, this extension is modest in scale in relation to the main building (which itself is 14.8m wide and 3.5 stories (14m) high). It is situated to the rear of the building and is of 'lightweight' design. As such, it is not considered that it harms the character or appearance of the host property or the wider conservation area.
- 8.15 It is noted that a number of alterations to the site have been undertaken to the front and rear of the site in association of the use, including a raised rear patio, several water features, front boundary walls/gates, numerous statues, 2 x outbuildings etc. However, all these features were erected/installed more than 4 years ago and so are now lawful/immune to enforcement under the provisions of Section 171B of the 1990 Town and Country Planning Act.
- 8.16 Notwithstanding, the rear of the site does display some good quality hard and soft landscaping features (such as fountains, ponds, bridges, statues etc). These are considered to complement the rear public garden area and the host building as well as adding visual interest to the wider area. Photographs of some of these features are below:





8.17 Given the assessment above, and subject to the attached conditions, the development is not considered to harm the character or appearance of the site or the surrounding Conservation Area, and indeed the good quality landscaping to the rear is considered to represent (an albeit limited) enhancement.

Impacts on Neighbouring Residential Amenity

8.18 Policy DM10.6 of the Croydon Local Plan states that The Council will support proposals for development that ensure that;

- The amenity of the occupiers of adjoining buildings are protected; and that
- They do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; and that
- They do not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling; and that
- Provide adequate sunlight and daylight to potential future occupants; and that
- They do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers.

8.19 The nearest properties to the site are numbers 78 and 74 Beulah Hill. Number 78 (Chesterfield lodge) is split into a number of flats, but submitted correspondence indicates that number 74 appears to have remained a single dwellinghouse.

8.20 As noted in the planning history section, planning permission has also been granted for a flatted building to the rear of number 78, though at the time of writing this development had not been commenced. To the rear of the site

opposite (to the north), lie a set of traditional semi-detached dwellings which front onto Eversley Road. The properties on Eversley Road have long and thin rear gardens, and as a result the properties themselves lie a significant distance (around 50m away) from the shared (rear) boundary with the application site (number 76).

8.21 The erected single storey rear extension only projects 3.5m beyond the rear of the property and is set at least 3m from the shared boundary with the nearest neighbour (number 78) at a height of just over 2.5m. As such, given its scale and location, it would not harm neighbouring amenities in terms of loss of light, outlook or privacy.

8.22 It is noted that a number of residents have raised concerns regarding loss of amenity to neighbours in the form of noise and disturbance.

8.23 Policy 7.15 of the 2016 London Plan states that development proposals should seek to manage noise by:

- avoiding significant adverse noise impacts on health and quality of life as a result of new development;
- mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses.

8.24 The temple is open from 7am-7pm every day with exception on Lunar New Year when it is open from 11pm-2am.

8.25 During weekdays, it is indicated that approximately 10 people per day visit for prayer, quiet reflection and meditation throughout the opening hours. Visitors are permitted in the majority of the ground and basement floors of the building, save for a small area which contains accommodation for the nuns.

8.26 The submitted documentation indicates that on weekends activity is higher. On Saturdays around 10-15 people visit the premises for functions (such as the yoga class which is at 9am-10am), and on Sundays approximately 30 people visit as there are a number of activities, including a religious service from 11am-1pm, a Tai Chi class from 5pm-6pm, and a meditation class from 6pm-7pm.

8.27 Visitors are also permitted to visit the rear 'garden' area, which increases the potential for noise disturbance to neighbouring occupiers. However, the premises is generally used during these times for prayer, quiet reflection and meditation, which by their nature are not high noise generating activities. It is also noted that at the bottom of the garden lies a meditation room/chamber,

and on occasion this will be occupied by single persons for longer term undisturbed prayer and meditation.

8.28 Notwithstanding, some music is also currently played in the rear 'garden' area, and this has the potential to cause noise nuisance if played at high volume levels at sensitive hours of the day. Reports of amplified chanting and use of a PA system have also been reported in the past. As such, a condition preventing the use of amplification equipment is recommended, except for the two festival days (Vietnamese Mothers Day and Lunar New Year – see paragraphs 8.32 and 8.33).

8.29 In general, the level of activity on a regular week is considered reasonable given the nature of the use, and subject to the attached conditions, it is considered that no undue harm would result to neighbouring amenity in terms of noise and disturbance.

8.30 Notwithstanding the assessment above, it is noted that there are a few occasions per year where activity at/around the site is notably higher (with an estimated 60-80 attendees) as outlined below:

- Vietnamese Mother's Day (August). The service is held 11am-1pm, with lunch from 1pm-2.30pm.
- Lunar New Year (January/February). The service is held 11pm-2am.

8.31 Conditions can be added to secure noise (and traffic) management plans to mitigate the impacts of this greater activity on these days, but it is acknowledged there would likely be some unavoidable harm to residential amenity in terms of noise, disturbance and traffic generation (see Highways section of report) on these days.

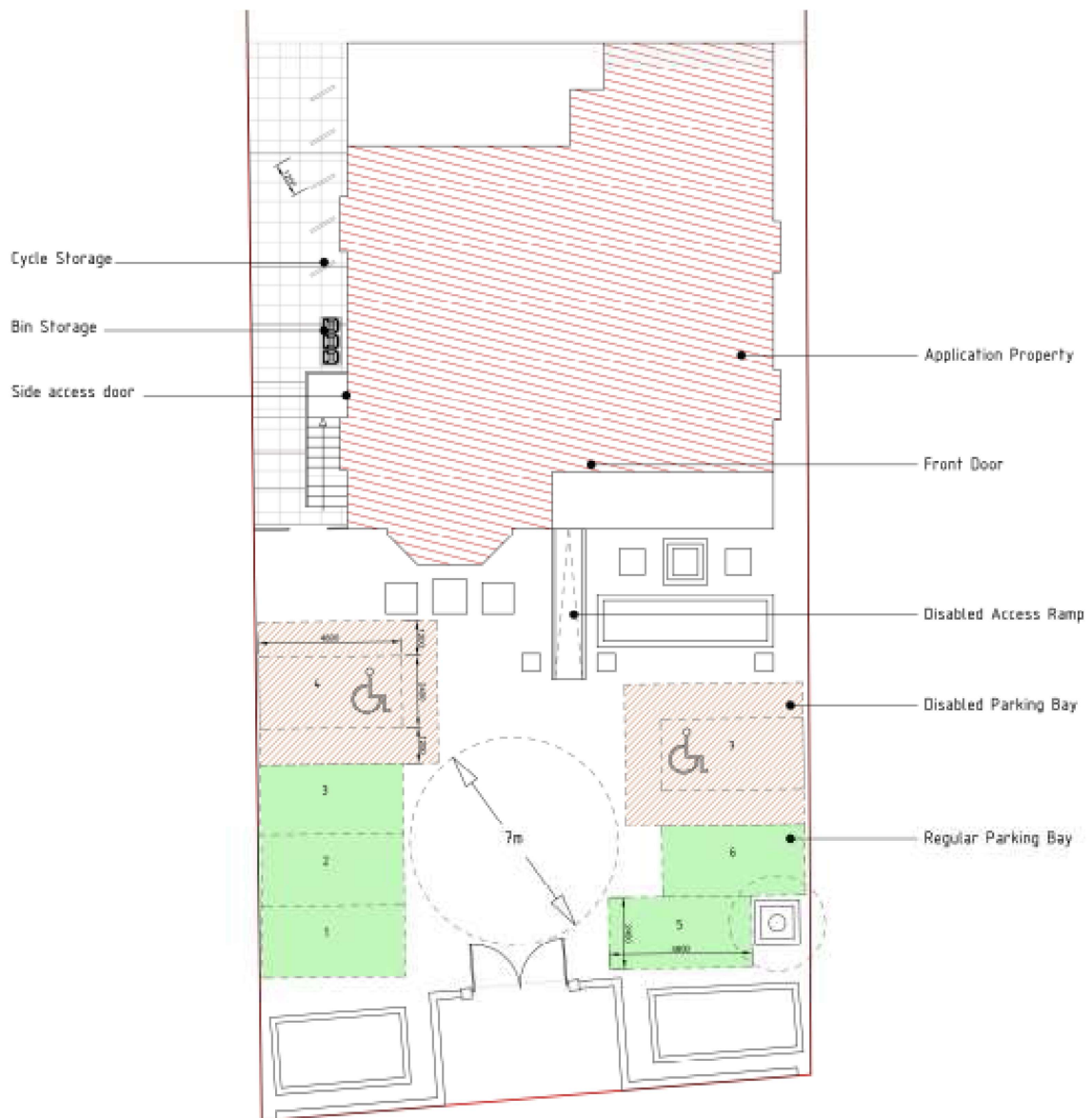
8.32 Were permission to be granted, a condition is recommended to ensure that the site is only permitted to be used as a Buddhist temple to ensure that the site is not used in a different manner by a differing religious groups or for other significant noise/traffic generating D1 uses (e.g. a day nursery) without a full (re)assessment from the Local Planning Authority.

Access, Parking and Highway Safety

8.33 Policy SP8.17 of the 2018 Croydon Local Plan states that outside high PTAL areas the Council will apply the standards as set out in the London Plan.

8.34 Paragraph 109 of the 2019 NPPF states that "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"

8.35 The site has a Public Transport Accessibility Level (PTAL) of 2 (low). Currently there is no formal parking layout on the forecourt of the property. As part of the application a formal arrangement is proposed, providing 7 vehicular parking spaces are shown on the plans, 2 of which are accessible. This proposed layout is shown below:



8.36 The 2016 London Plan does not set out specific vehicular parking standards for religious buildings but does indicate that where parking is provided, this should include at least 2 accessible spaces (which the development would comply with). Where there are no specific standards, the London Plan indicates that the level of parking should be determined by the transport assessment undertaken for the proposal, which should be in line with but not limited to the criteria set

out in the NPPF, the impact on traffic congestion, and the availability of on and off street parking.

- 8.37 The Croydon Transport Planner has assessed the gates, the vehicular and pedestrian access, and the proposed parking layout and has deemed them to be acceptable.
- 8.38 The temple also proposes to operate a booking system so that these spaces can be allocated effectively and to limit unmanaged trips to the site which could lead to overspill onto surrounding roads.
- 8.39 As noted above, currently the greatest levels of activity at the site are on Sundays when there are 3 'events' (a religious service from 11am-1pm, a Tai Chi class from 5pm-6pm, and a meditation class from 6pm-7pm).
- 8.40 The applicant has commissioned parking stress surveys using the Lambeth Methodology on two Sunday afternoons to determine parking stresses at the times of peak use.
- 8.41 In addition, the applicant has taken into consideration the impacts of nearby consented developments when calculating likely parking stress. As noted in the table below, according to Census data and factoring in a 0.85% increase in car ownership per year from 2011 (taken from TFL data), the two nearest consents should not result in any material overspill. The development at 49-51 Beulah hill would appear to result in some overspill, but it is noted that this development is further away from the application site, and that there is very limited catchment area overlap between the parking stress surveys submitted for both applications. Given the location of the site, it is considered that most of this overspill from the development at 49-51 Beulah Hill would likely occur in Spurgeon Road/Ave, Harold/Ellery Road and to a lesser extent Waddington Way. These roads all lie outside the parking stress catchment area which forms part of this application.

| Reference Number and Address | Mix of additional approved units | Number of parking spaces provided | Likely Car ownership of development (based on 2011 census data plus a 0.85% increase per year to 2020) | Difference between likely car ownership and parking provision |
|---|---|--|---|--|
| 19/05106/FUL Rear of 1-24 Founders Gardens | 8 x 3 bedroom dwellings | 8 | 9 | + 1 |
| 19/03487/FUL | 12 x 1 bed, 7 x 2 bed and 1 x 3 | 12 | 11 | - 1 |

| | | | | |
|------------------------------------|--|----|----|-----|
| Land to the rear of 78 Beulah Hill | bed flats (INCLUDING existing flats at 78) | | | |
| 17/03208/FUL 49-51 Beulah Hill | 5 x 1 bed, 17 x 2 bed, 9 x 3 bed | 17 | 25 | + 8 |

8.42 Notwithstanding, the submitted parking survey has presented a 'worse case' scenario (where there would be a reduction/overspill of 8 spaces from the 49-51 Beulah Hill development into the same catchment area). In this 'worst case scenario,' average parking stress in this area would remain below 80%. Lambeth Methodology indicates that high parking stress is generally considered to be 85% (plus).

8.43 As such, it is considered that on a regular week the development would not have an undue impact on parking pressures or the road network.

8.44 As noted previously, there are a few occasions per year where activity would be greater (such as Vietnamese Mother's Day and Lunar New Year). During these days, it is noted that some increased parking stress would result. However, on these days the temple has proposed to hire additional security staff in order to reduce the likelihood of inconsiderate/illegal parking.

8.45 Given these events only happen a few times per year, overall the impact on the highway network is not considered to be 'severe', and, as such, no conflict with Paragraph 109 of the NPPF is identified.

8.46 In relation to cycle parking, there are no strict standards for religious facilities, but the applicant in proposing the installation of 5 sheffield stands to the side of the building (accommodating 10 cycles) which is considered (more than) appropriate in this case, and would encourage more sustainable travel to the site.

Trees, Biodiversity and Ecology

8.47 The erected single storey rear extension was constructed on the existing hardstanding and did not therefore result in the loss of any materially significant trees or landscaping features. As noted in the townscape section of the report, the rear area displays some good quality hard and soft landscaping as well as a number of water features which add some (limited) biodiversity benefit to the local area.

Waste/Recycling Facilities

8.48 The submitted site plan shows the location of waste stores to the side of the existing building. This appears to have a greater pull distance than the 20m set out in planning policy, but there is sufficient space to the front of the site for this to be satisfactorily accommodated. As such, a condition requiring revised details is recommended (in Section 2.0).

Other matters

8.49 All other planning related matters have been considered and no other planning harm has been identified.

Conclusion/Planning Balance

8.50 The development has resulted in the loss of a dwellinghouse, and would result in some harm in terms of noise and disturbance and parking pressures a few times per year (during large events). However, the use provides a number of community benefits in the form of organised events, public worship areas and a public garden, and it considered to result some (albeit limited) benefits to biodiversity and to the wider Conservation Area. Subject to the recommended conditions, these benefits are considered to outweigh the identified harm and as such, the application is recommended for approval.