

## Planning Committee

Tuesday 2 September 2014

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Nick Dolezal (Chair)  
Councillor Maisie Anderson  
Councillor Sarah King  
Councillor Hamish McCallum  
Councillor Darren Merrill (Vice-Chair)  
Councillor Michael Mitchell  
Councillor Jamille Mohammed  
Councillor Adele Morris

### Reserves

Councillor James Barber  
Councillor Stephanie Cryan  
Councillor Catherine Dale  
Councillor Tom Flynn  
Councillor Jane Lyons  
Councillor Martin Seaton

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

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#### Contact

Sarah Koniarski on 020 7525 5824 or email: [sarah.koniarski@southwark.gov.uk](mailto:sarah.koniarski@southwark.gov.uk)  
Webpage: <http://www.southwark.gov.uk>

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 22 August 2014



# Planning Committee

Tuesday 2 September 2014

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

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|           | <b>PROCEDURE NOTE</b>   | 1 - 2    |
| <b>1.</b> | <b>APOLOGIES</b>  |          |
|           | To receive any apologies for absence.   |          |
| <b>2.</b> | <b>CONFIRMATION OF VOTING MEMBERS</b>   |          |
|           | A representative of each political group will confirm the voting members of the committee.                                      |          |
| <b>3.</b> | <b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>   |          |
|           | In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.                  |          |
| <b>4.</b> | <b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>  |          |
|           | Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting. |          |
| <b>5.</b> | <b>MINUTES</b>  | 3 - 6    |
|           | To approve as a correct record the minutes of the open section of the meeting held on 15 July 2014.                             |          |

| Item No. | Title  | Page No.  |
|----------|--|-----------|
| 6.       | <b>AUTHORISATION OF CONFIRMATION OF THE ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS I OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) ON HENSHAW STREET SE17 IN EAST WALWORTH</b> | 7 - 41    |
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**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

**PART B - CLOSED BUSINESS**

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

Date: 22 August 2014



## PLANNING COMMITTEE

### **Guidance on conduct of business for planning applications, enforcement cases and other planning proposals**

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.



7. No smoking is allowed at committee and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

**The arrangements at the meeting may be varied at the discretion of the chair.**

**Contacts:** The Head of Development Management  
Planning Section, Chief Executive's Department  
Tel: 0207 525 5437; or

Planning Committee Clerk, Constitutional Team  
Corporate Strategy, Chief Executive's Department  
Tel: 0207 525 7236



## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 15 July 2014 at 7.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Maisie Anderson  
 Councillor Sarah King  
 Councillor Hamish McCallum  
 Councillor Darren Merrill  
 Councillor Michael Mitchell  
 Councillor Jamille Mohammed  
 Councillor Adele Morris

**OFFICER SUPPORT:** Zayd Al-Jawad, s106 and CIL manager  
 Rob Bristow, planning officer  
 Alex Cameron, planning officer  
 Jonathan Gorst, legal officer  
 Sarah Koniarski, constitutional officer  
 Gary Rice, head of development management

### 1. APOLOGIES

There were none.

### 2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Addendum report which related to item six on the agenda
- Member pack which related to item eight on the agenda
- Supplemental agenda which related to item five on the agenda.

#### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

#### 5. MINUTES

##### RESOLVED:

That the minutes of the meetings held on 1 July 2014 be agreed as a correct record and signed by the chair.

#### 6. SECTION 106 UPDATE FOR 2012/13 AND 2013/14

Report: see pages 3 to 9 of the agenda and page 1 of the addendum report.

The committee heard an officer's introduction to the report.

##### RESOLVED:

To note the report.

#### 7. REPORT TO RELEASE £1,963,084.37 OF SECTION 106 FUNDING FROM VARIOUS DEVELOPMENTS IN GRANGE, RIVERSIDE AND SOUTH BERMONDSEY TOWARDS 34 IMPROVEMENTS TO TRANSPORT, PUBLIC REALM AND PUBLIC OPEN SPACE IN BERMONDSEY

Report: see pages 10 to 35 of the agenda.

The committee heard an officer's introduction to the report and asked questions of the officer.

##### RESOLVED:

To agree that funds totalling £1,963,084.37 be released from the listed legal agreements associated with developments in Bermondsey, to deliver a variety of improvements across the Bermondsey community council area. These improvements will consist of transport, public realm, lighting and public open space.

#### 8. DEVELOPMENT MANAGEMENT

Report: see pages 36 to 40 of the agenda.

##### RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

**8. 1-20 SPURGEON STREET, LONDON SE1 4YP**

**Planning application reference number 14/AP/0511**

Report: see pages 41 to 65 of the agenda.

**PROPOSAL**

*Change of use of part of ground floor from use class C1 to a retail unit (use class A1) including external alterations to the front elevation along Great Dover Street including the installation of a shopfront and an ATM, together with alterations to the side elevation along Spurgeon Street consisting of the installation of louvre panels and the provision of four disabled accessible hotel rooms in conjunction with hotel use on the upper floors.*

The committee heard an officer's introduction to the report and asked questions of the officer.

The officer corrected a reference to site location and description within paragraph three of the report, confirming that the hotel use planning permission (13/AP/0501) had been implemented.

The committee heard a representation from a spokesperson on behalf of objectors to the application and asked questions of the spokesperson.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

Councillor Karl Eastham addressed the committee in his capacity as a ward councillor for Chaucer ward. The committee asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

The committee expressed particular concern regarding the possible use of entrances and exits on Spurgeon Street committee noted that condition number 13 would require the applicant to ensure that the southern most entrance on Spurgeon Street would not be used as a general means of access to or egress from the building. The committee directed that an informative be added to decision notice to draw the applicant's attention to the use of entrances as fire escape doors for use solely in emergency.

A motion to grant planning permission was moved, seconded, put to the vote and declared.

**RESOLVED:**

1. To amend condition 9 to include reference to the on-site storage and disposal of

waste.

2. In relation to planning application number 14/AP/0511, to grant planning permission, subject to conditions (as amended).
3. To include an informative on the permission providing further guidance on access to and egress from the building, including the designation and use of emergency exits, with a view to preventing the casual use of exits on Spurgeon street, thereby safeguarding the amenity of nearby residents from potential noise nuisance.

Meeting ended at 8.08 pm

**CHAIR:**

**DATED:**

|                                    |                                |   |  |
|------------------------------------|--------------------------------|---|--|
| <b>Item No.</b><br>6.              | <b>Classification:</b><br>Open | <b>Date:</b><br>2 September 2014  | <b>Meeting Name:</b><br>Planning Committee |
| <b>Report title:</b>               |                                | Authorisation of confirmation of the Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) on Henshaw Street SE17 in East Walworth |  |
| <b>Ward(s) or groups affected:</b> |                                | All   |  |
| <b>From:</b>                       |                                | Director of Planning  |  |

## RECOMMENDATIONS

That the planning committee:

1. Authorise confirmation of the Article 4 Direction (Appendix A) to remove permitted development rights granted by Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows a change of use from a dwellinghouse (use class C3) to a house in multiple occupation (use class C4) and vice versa on Henshaw Street SE17 (Appendix B).
2. Note the updated equalities analysis of the Article 4 Direction (Appendix C).
3. Delegate to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995.

## BACKGROUND INFORMATION

### Legislation

4. On 1 October 2010 changes were made to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO) which granted a permitted development right allowing a change of use from use class C3 (dwellinghouse) to use class C4 (houses in multiple occupation) without the need for a planning application. The government's broad definition of the C4 Use Class is 'small shared houses or flats occupied by between three and six unrelated individuals who share basic amenities' (Circular 08/2010).
5. The change to legislation has meant that any change of use between a dwellinghouse and a small house in multiple occupation (HMO) has been able to occur without the need for planning permission.
6. The Housing Act 2004 in sections 254-259 defines a HMO as follows:
  - An entire house or flat which is let to three or more tenants who form two or more households and who share a kitchen, bathroom or toilet.

- A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to three or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities.
- A converted house which contains one or more flats which are not wholly self contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by three or more tenants who form two or more households.
- A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies.

### **Over-concentration of houses in multiple occupations (HMOs) on Henshaw Street**

7. Henshaw Street (Appendix B) is located in the northern part of the borough, in the East Walworth Ward. Situated close to the amenities of Elephant and Castle town centre, and within walking distance to underground and mainline rail links from Elephant and Castle and good bus links, it is an extremely well connected area, with a public transport accessibility level (PTAL) of 6a.
8. Complaints were received by the council from residents of Henshaw Street throughout 2010 and 2011 in relation to noise and other anti-social behaviour in connection with the large number of properties on the street in use as HMOs.
9. Further investigation in regard to these complaints and the number of HMOs on the street was carried out by the council during May and June of 2012. Efforts have been made to address problems with noise disturbance and anti social behaviour through Southwark Mediation, working with some landlords and residents. While this has produced some results, these have only been in cases where landlords are willing to go further than what is required of them by law.
10. The residents of Henshaw Street have provided a signed petition from 32 households in the street requesting that an Article 4 Direction be introduced to restrict any further permitted development from a dwellinghouse to an HMO. Two property owners signed the petition on behalf of the 19 properties they own between them, which makes a total of 51 properties supporting the Direction. Residents believe that an Article 4 Direction will stop further harm occurring from additional HMOs, and, over time, may lead to a reduction in the number of HMOs present on the street.
11. Further details about the over-concentration of HMOs in Henshaw Street and their impact can be found in paragraphs 30-35 of this report.

### **Article 4 Directions**

12. An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.

13. The National Planning Policy Framework (NPPF) advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area (paragraph 200).
14. The government's on-line National Planning Practice Guidance (NPPG) sets out guidance on the use of Article 4 Directions. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (paragraph 038). The guidance in the NPPG has replaced the government's previous guidance on Article 4 Directions which was found in the Replacement Appendix D to DoE Circular 9/95: General Development Consolidation Order 1995 (June 2012). Replacement Appendix D was archived on 6 March 2014.
15. The NPPG (paragraph 038) also states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.
16. Article 4 Directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. An immediate direction can withdraw permitted development rights straight away; however they must be confirmed by the local planning authority within 6 months of coming into effect to remain in force. Immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 045).
17. On 8 October 2013 Planning Committee agreed to the making of a non-immediate Article 4 Direction, withdrawing the permitted development rights for the change of use from use class C3 (dwellinghouse) to use class C4 (houses in multiple occupation), and vice versa, on Henshaw Street, SE17. In accordance with articles 5 and 6 of the (GPDO) (2010), the council went through the following stages to make the Article 4 Direction.

|         | Requirement   | Progress  |
|---------|---|---|
| Stage 1 | The council makes an Article 4 Direction withdrawing permitted development rights with non-immediate effect   | Complete<br>An Article 4 Direction was made with non-immediate effect on 17 October 2013 providing 12 months notification (Appendix A)  |
| Stage 2 | The council: <ol style="list-style-type: none"> <li>i. publishes the notice of direction in a local newspaper;</li> <li>ii. formally consults with the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of 21 days; and places a notice up on site for 6 weeks;</li> </ol> | Complete<br>Consultation on the Article 4 Direction was undertaken between 17 October and 28 November 2013 (see section on Consultation and Appendix D) and the requisite notifications on site and in the newspaper were placed. |



|         | Requirement  | Progress  |
|---------|--|---|
| Stage 3 | On the same day that the notice is given under Stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a Direction. | Complete<br>The Secretary of State was notified on 17 October 2013 (Appendix D).  |
| Stage 4 | Confirmation<br>The Direction comes into force on the date on which the confirmation notice is served on the owners/occupiers of the land.                                   | <u>Current stage</u><br>This report recommends that Planning Committee confirm the Article 4 Direction for implementation on or after the 17 October 2014 which is the earliest date that the Article 4 Direction can be confirmed. |

## CONSULTATION

18. The consultation undertaken following the implementation of the Article 4 Direction on 17 October 2013 has complied with provisions set out in the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010. Further detail is set out in Appendix D.
19. Notice of the Directions were made by:
- Local advertisement in the Southwark News
  - By placing no fewer than two site notices along Henshaw Street for a period of at least six weeks
  - Written notification sent to every owner/occupier on Henshaw Street, specifying a period of six weeks (17 October – 28 November 2013) in which representations can be made.
20. In accordance with the government guidance, the notification documents for the Article 4 Direction included:
- A description of the development and the area which the direction relates i.e. Henshaw Street
  - A statement of the effect of the direction i.e. removing the permitted development rights
  - Specifying that the direction is made under article 4(1) of the GPDO
  - Specifying a period of at least 21 days, stating the date on which that period begins, within which any representations concerning the direction may be made to the local planning authority i.e. the representation period was noted as being a period of six weeks from 17 October to 28 November 2013.

- Naming a place where a copy of the direction and a copy of a map defining the area/ site to which it relates can be seen at all reasonable hours i.e. the documents were noted as being available by appointment at the council offices at 160 Tooley Street, London SE1 2QH, between the following hours: 9am to 4.30pm, Monday to Friday. A copy of the Article 4 Direction and the map defining the area covered by the direction was also made available for download from the Council's website:  
[http://www.southwark.gov.uk/info/856/planning\\_policy/3289/article\\_4\\_directions](http://www.southwark.gov.uk/info/856/planning_policy/3289/article_4_directions)
21. On the same day that the notice of the Article 4 Direction was published (17 October 2013), the council notified the Secretary of State by forwarding a copy of the Direction (and the map defining the area to which the Direction relates) as well as a copy of the local consultation notices to the National Planning Casework Unit at the Department for Communities and Local Government (DCLG). The notification letter was acknowledged and a response has been received on 6 February 2014 from DCLG on the Article 4 Direction.
  22. Any representations received during consultation must be taken into account by the local planning authority in determining whether to confirm a Direction (see paragraphs (9) and (10) of article 5 of the GPDO). Material changes to the direction resulting from consultation will require re-consultation.
  23. In order to avoid any claims for compensation the non-immediate Article 4 Direction must be confirmed between 12 and 24 months from when the notice of it was first given. The non-immediate Article 4 Direction was made on 17 October 2013 and this was also the date that the last consultation/notification in respect of the Article 4 Direction was carried out which means that the non-immediate Article 4 Direction needs to be confirmed between 12 and 24 months after this date.

### **Summary of representations**

24. We received two representations during the consultation period. Provided below is a summary of the main points raised. The full responses are in Appendix D.

### **English Heritage**

- The NPPF requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. As Henshaw Street does not comprise of designated heritage assets or fall within a designated conservation area, as such we must conclude that the proposals do not have implications for the historic environment and we do not wish to comment in this instance.

### **Local resident on Henshaw Street**

- The street is plagued by anti-social behaviour. The peace and quiet of the street has now gone.
- One landlord owns 19 properties which are all HMOs and student let. Another owns four properties all in HMO occupation. Others are let by letting agents.

- Another two properties have been bought, Number 68 and 70. We now have over 50 per cent of HMOs on the street which is far too many in a residential street.
- The Article 4 Direction should have gone through immediately as this does not stop any other empty properties bought for HMOs.
- Council acted too slowly. Should have been action 20 years ago. Now the street has turned into a nightmare street.

The Department for Communities and Local Government (DCLG) responded on 6 February 2014 stating that the council will need to advise the Secretary of State about confirmation of the Direction in those circumstances as set out in the regulations. DCLG also noted that it would also be helpful to know if the council decides in due course not to confirm the Direction.

### KEY ISSUES FOR CONSIDERATION

25. The consultation responses received have been fully considered. Officers consider it is right and necessary to confirm the Article 4 Direction to withdraw the permitted development rights for change of use from use class C3 (dwellinghouse) to use class C4 (houses in multiple occupation), and vice versa, on Henshaw Street SE17.
26. The following sections of this report set out the justification for and evidence supporting the confirmation and implementation of the Article 4 Direction on 17 October 2014.
27. The NPPF advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area (paragraph 200). Further guidance on the use of Article 4 Directions is set out in the government's recently published on-line National Planning Practice Guidance (NPPG) (which has now replaced the document 'Replacement Appendix D to DoE Circular 9/95: General Development Consolidation Order 1995'). The guidance states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.
28. The House of Commons Communities and Local Government Committee prepared a report called "The Private Rented Sector" in July 2013 which put forward certain recommendations many of which the government adopted later that year in October 2013. One of the relevant recommendations can be found at paragraph 63 of the report which states "*Where there are community concerns about high concentrations of houses in multiple occupation, councils should have the ability to control the spread of HMOs. Such issues should be a matter for local determination. We therefore consider it appropriate that councils continue to have the option to use Article 4 Directions to remove permitted development rights allowing change of use to HMO.*"
29. The government's response to this recommendation was "The Government agrees with the Committee's recommendation. Councils will continue to have the option to use Article 4 directions where there are concerns from the local community about high concentrations of houses of multiple occupation. An Article 4 Direction is made by a Local Planning Authority, and confirmed by the Government. It serves to restrict permitted development rights in certain areas".

29. In summary, local authorities are advised to provide evidence of the harm that would result from further uncontrolled HMO development on the amenities of an area and on the proper planning of an area. Where there are concerns from the local community about high concentrations of HMOs councils have been encouraged to use their powers to use Article 4 Directions which is what the council is doing here.

### **Evidence from the community of the concentration of HMOs in Henshaw Street and beyond**

30. In light of the government's objectives through the Localism Act (2011) of handing power back to local communities to protect and promote important environmental and social interests it is considered that evidence brought forward by the residents of Henshaw Street about the social harm caused by high numbers of HMOs is material to any consideration of the making of Article 4 directions. In making such directions the council would be seeking to act in the wider interests of its communities.
31. Henshaw Street itself is a cul-de-sac, with access from Balfour Street to the south west, and no through route (Appendix B). The street measures approximately 200 metres in length and accommodates 78 three storey terraced houses, of which 77 are in use as single houses, and one has been converted into two flats, making a total of 79 properties. The streets immediately surrounding Henshaw Street, namely Chatham Street, Searles Road, Darwin Street and Balfour Street exhibit, in part, a similar type, size and age of property to Henshaw Street. However these surrounding streets are not as in tact as Henshaw Street, also accommodating more modern houses and blocks of flats.
32. The excellent transport connections and close proximity to places of employment and study has made Henshaw Street attractive to landlords looking to let out properties on a room by room basis, or a whole house to a group of people.
33. Evidence provided by residents of Henshaw Street to date, and the follow up investigation by the Planning Enforcement team during 2012 has provided a comprehensive picture of the number of HMOs on the street. Initial data from the residents of Henshaw Street put the number of properties in use as HMOs at 42 of the 79 properties on the street, accounting for 53 per cent of the street. Using Land Registry details and Planning Contravention Notices further information was requested regarding the use of these 42 properties. Responses were received in relation to 32 of the 42 properties contacted, a response rate of 76 per cent. 29 of the 32 responses met the criteria of a HMO. In total, 29 properties were confirmed to be in use as a C4 HMO (37 per cent). However further information received by residents in 2014 suggest that the number of HMOs in the street is at a higher figure of 42 properties (53 per cent). This is considered to be a very high concentration of HMOs for one particular street. Although Southwark has no policy identifying an acceptable level of HMOs in any particular street or area, other local authorities have adopted thresholds of 10 per cent.
34. Data has been obtained from Private Sector Housing and Public Health teams which identifies the use of residential properties in the borough. It is a record of properties that they have visited/inspected through necessity rather than a full survey or record of the borough's residential properties. This data is not a complete record. However it is considered that it provides a good overview of HMOs across the borough.

Table 1 - by postcode area

| SE1  | SE4  | SE5  | SE8  | SE11 | SE14 | SE15 | SE16 |
|------|------|------|------|------|------|------|------|
| 428  | 2    | 343  | 27   | 37   | 2    | 472  | 318  |
|      |      |      |      |      |      |      |      |
| SE17 | SE19 | SE21 | SE22 | SE23 | SE24 | SE26 |      |
| 222  | 18   | 21   | 312  | 5    | 42   | 3    |      |

Table 2 - by ward

| Brunswick Park | Camberwell Green | Cathedrals       | Chaucer          | College      | East Dulwich | East Walworth |
|----------------|------------------|------------------|------------------|--------------|--------------|---------------|
| 131            | 126              | 141              | 72               | 67           | 133          | 146           |
| Faraday        | Grange           | Livesey          | Newington        | Nunhead      | Peckham      | Peckham Rye   |
| 97             | 117              | 96               | 90               | 110          | 78           | 141           |
| Riverside      | Rotherhithe      | South Bermondsey | South Camberwell | Surrey Docks | The Lane     | Village       |
| 64             | 125              | 83               | 65               | 125          | 156          | 86            |

35. The breakdown by postcode district area and ward above suggests that HMOs are more concentrated in particular areas of the borough. SE1 and SE15 list the highest number of HMOs, however these postcode areas cover larger areas than others and are not fully contained within Southwark's boundaries. Looking at HMO data by ward produces similar conclusions. The data indicates that the East Walworth ward contains the second highest number of HMOs in the borough.

### Harm caused by high concentrations of HMOs

36. The 2010 report by DCLG "Evidence Gathering – Housing in Multiple Occupation and possible planning responses" sets out how to respond to the challenges of high concentrations of HMOs. The report identifies various impacts that occur as a result of high concentrations of HMOs:
- anti-social behaviour, noise and nuisance
  - imbalanced and unsustainable communities
  - negative impacts on the physical environment and streetscape
  - pressures upon parking provision
  - increased crime
  - growth in private rented sector at the expenses of owner-occupation

- pressure upon local community facilities
  - restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population.
37. Common complaints in regards to HMOs relate to noise, anti-social behaviour, refuse arrangements and transports considerations such as parking and cycle storage. In addition HMOs are often seen to increase the amount of residents living at a property, with a C4 HMO permitting up to six inhabitants, and introduce a more transient population to an area. Analysis of complaints from residents of Henshaw Street show that they have mainly been concerned with an increase in noise, nuisance and anti-social behaviour as a result of the high concentration of HMOs in the street. During follow up meetings with residents concerns were also raised over the impact of such a concentration of HMOs on the local community, due to a more transient, mainly student, population occupying the HMOs.
38. A high concentration of HMOs reduces the provision of purpose built family sized dwellings within the borough's housing stock.

### **Contribution of HMOs to housing needs**

39. Across Southwark HMOs form a significant part of the private rented housing stock. The Southwark Private Sector House Condition Survey 2008 estimated that there were 3,650 HMOs in the borough.
40. They can provide residential accommodation to identified groups, sometimes in need of support or care, individuals on housing benefit, and general housing to individuals such as students or young professionals. Following recent reform to housing benefits, the entitlement for a single, childless adult under the age of 35 is a single room in shared house as opposed to a self-contained unit.
41. HMOs are sometimes no more than a change in the mode of occupation of the property, where for example a group of unrelated students or friends sign an Assured Shorthold Tenancy (AST) for the whole property. HMOs that have undergone internal conversion are usually let out on a room by room basis, with the landlord or estate agent responsible for finding new tenants and, who beyond the shared facilities may have little interaction with each other.
42. In London the contribution of HMOs to general housing provision is considered significant. This is due to a number of factors:
- people wanting basic accommodation during the week
  - the affordable nature of renting a room rather than a self contained unit
  - the attractiveness to landlords, as a result of the often minimal physical changes needed to a property, and that the conversion to a six person HMO, including any internal works does not need planning permission.
43. The London Plan (with Revised Early Minor Alterations October 2013) Policy 3.8 advocates that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the

highest quality environments. It identifies HMOs as a strategically important part of London's housing offer and advocates their protection where they are of reasonable standard. The London Plan also requires that in considering proposals which might constrain HMO provision, including Article 4 Directions affecting changes between Use Classes C3 and C4, boroughs should take into account the strategic as well as local importance of HMOs.

44. However, the council must ensure that HMOs are spread out appropriately across the borough and measures are put in places to control the development of further HMOs in those areas where there are higher numbers of HMOs and a high number of complaints. This will help to ensure that local objectives to create more mixed, balanced and cohesive communities are not undermined.
45. Southwark's Strategic Housing Market Assessment (SHMA) (2008) and Housing Requirement Study identify that there is a need for more family housing in the borough across all tenures. The SHMA shows there is a 60 per cent need for three bedrooms plus dwellings when modelled against the London Plan targets. The SHMA also shows a need for two bedroom dwellings, particularly within market housing. Two bedrooms dwellings also frequently provide homes for families in need of larger dwellings due to the deficit of three bedrooms plus homes.
46. The last London SHMA refers to the failure to provide enough larger homes has seen over-crowding among families grow by a third over the decade to 2007. At the moment, as identified in Southwark's Housing Requirements Study 13,986 households live in overcrowded accommodation.
47. The creation and maintenance of mixed, balanced and sustainable communities is a strategic objective of the Core Strategy. Policies within the document seek to promote housing choice and aim to prevent concentrations of particular housing types that may limit housing choice in an area or harmfully erode the mix and balance of a community. In particular, Core Strategy policies 6 and 7 require all new residential development to provide a mix of housing tenures, types and sizes. Policy 8 sets out the approach to new student housing. Our strategy is to work with local universities and colleges to make sure that new student housing is built where it is needed. The council encourage student housing in town centres and places with good public transport accessibility. However the policy requires provision of 35 per cent affordable housing within student housing schemes. This is to encourage wider conventional housing in addition to encouraging student housing where it does not harm the local character and is supported by local educational institutions. Southwark has the highest amount of specialist purpose build student accommodation and overall when combined with private bed spaces, the borough accommodates the second largest number of student homes in London.

#### **Current controls over HMOs**

48. The Housing Act 2004 introduced mandatory licensing, which placed a duty on local authorities to license all HMOs that are three storeys and over, and are occupied by five or more people forming two or more households. Private Sector Housing and Public Health are the responsible sections in the council for HMO Licensing.
49. The properties on Henshaw Street are three storeys high. However, the investigation into the properties during 2012 showed that the vast majority of these properties were

occupied by no more than four people, meaning that they fall short of the mandatory licensing threshold of five people. Local authorities can, at their discretion, apply to the Secretary of State to extend licensing (additional licensing) to smaller types of HMOs.

50. Private Sector Housing and Public Health also have adopted HMO Standards, which apply to all HMOs, licensable or not. These standards place requirements upon landlords relating to issues such as fire safety, state of repair, room size, light, noise, security, food safety, minimum facilities, and management of the property.

### **Other local authorities**

23. A borough wide Article 4 Direction to remove permitted development rights related to small HMOs has already been implemented by Barking and Dagenham Council, Enfield Council and Newham Council.

### **Conclusions**

51. An Article 4 Direction can be made if the council is satisfied that it is necessary to protect local amenity or the wellbeing of an area. In determining whether to implement a Direction the council should have regard to material considerations including the guidance set out in the government's NPPG. As noted in this report, the guidance states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the Direction is intended to address. This report has set out the harm caused by the concentration of HMOs on Henshaw Street and also the concerns of local residents.
52. Class I of the GPDO grants permitted development rights to change from a dwellinghouse to an HMO and vice versa. It is not possible to withdraw permitted development rights for selective developments within a Class in the GDPO and if permitted development rights are withdrawn, both the above changes would require planning permission. Overall it is considered that the potential for harm generated by change of use from a dwellinghouse to an HMO significantly outweighs the benefits gained by enabling occupiers to exercise permitted development rights to change from an HMO to a dwellinghouse.

### **Compensation**

53. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 Directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 Direction withdraws, if they:
  - Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
  - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.
54. However, in the case of the Direction which is the subject of this report, the council will not be liable to pay compensation. This is because:



- The permitted development rights granted by Schedule 2, Part 3, Class I are a prescribed development, which means that compensation would only be payable for 12 months from the date that the Direction comes into force.
- Because the council will have provided at least 12 months notice of the implementation of the Direction, no compensation will be payable.

### **Planning applications**

55. When permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. In Southwark's case, the development plan includes the London Plan, the Core Strategy, saved policies in the Southwark Plan and adopted area action plans. The relevant saved policy in the Southwark Plan is 4.7 Non Self-contained housing for identified user groups. It should be noted that an Article 4 Direction would not apply retrospectively and would not necessarily reduce the current number of HMOs, and would also not necessarily mean that applications for new HMOs would be refused.
56. In addition, it should be noted that where submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 Direction, the council cannot charge a planning application fee.

### **Community impact statement**

57. Concerns have been expressed by residents of Henshaw Street on the impacts associated with the concentration of HMOs on the street, and, more broadly the undermining of the general amenity and quality of life of the permanent residents of the area. A petition from 32 households of Henshaw Street on the making of an Article 4 direction was received by the council.
58. It is clear from the problems which have been identified and the concerns expressed by residents that further uncontrolled HMO expansion on Henshaw Street would result in further harm to the owner occupiers living on the street. In the circumstances, the council would wish to control the development of further HMOs in this area where there is a high number of HMOs and a high number of complaints.
59. Officers do not consider that either the process or direct outcome of introducing an Article 4 direction raises any equalities issues. Affected parties would only include those required to submit a planning application i.e. existing or prospective landlords on Henshaw Street. Such an action could not be construed as discriminatory against any protected characteristic or disadvantaging to any particular group. Overall the equalities analysis (Appendix C) resulted in a positive impact on the protected characteristic groups as a result of the implementation of the Article 4 Direction. On the basis of the evidence available, the council will be seeking to encourage a broader mix of housing over the long term and to reduce the problems associated with a concentration of HMOs. An inability to control further changes of use to HMOs will therefore undermine local objectives to create more mixed, balanced and cohesive communities.

## **Financial implications**

60. There are no immediate direct financial implications arising from the recommendations. All prior preparatory and background work feeding into the report was undertaken by existing establishment staff. The cost of the consultation process including the staffing resources, collation and evaluation of responses was contained within planning budgets with no call on other council resources.
61. However, as noted in the report, should the decision be made to refuse planning permission for development that otherwise would have been granted by Schedule 2, Part 3, Class I the landowner/developer will have a period of 12 months in which they can make a claim to the council for compensation, from the date when the Direction comes into force. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure.
62. By giving 12 months notice before bringing the Direction into force, the council has removed its liability to pay compensation.
63. The recommendation in this report is for the confirmation of the Article 4 Direction (following a 12 month notice period) so no compensation claims or any further financial implications are anticipated.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Legal Services**

64. Planning committee is being asked to authorise confirmation of a non-immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2 Part 3, Class I of the GPDO 1995 (as amended). Part 3F of the Constitution under the section titled "Matters reserved for decision by the Planning Committee" at paragraph 3 reserves to Planning Committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This therefore confirms that Planning Committee has authority to take these decisions.
65. The statutory authority for making an Article 4 Direction is Article 4 of the GPDO. government guidance in respect of HMO's encourages and supports the control of HMOs through the use of Article 4 Directions and therefore the Council has authority both legislatively and constitutionally to make this Article 4 Direction.
66. Section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order. Section 108 has been recently amended to deal with those circumstances where permission granted under a development order has been withdrawn for development of a 'prescribed description' which is defined in section 2 of the Town and Country Planning (Compensation) (England) Regulations 2013. The effect of these new provisions is to limit the circumstances where compensation is payable for "prescribed description" development. In cases where notice of the withdrawal of the permitted development rights was published at least 12 months before the direction took effect NO compensation will be payable, even if the claim was made within 12 months of the direction coming into effect. As this Direction relates to

development of a “prescribed description” and the council is giving more than 12 months notice of the Article 4 Direction from the date of 17 October 2013, being the last date that the council consulted/notified on the non-immediate Article 4 Direction, the council would not need to pay any compensation.

67. Once the Article 4 Direction has been confirmed the council will need to notify all the statutory consultees in accordance with the requirements of the GPDO which includes the Secretary of State, who under Article 5(13) of the GPDO has the power to cancel or modify any direction under Article 4(1) either before or after its confirmation.

### **Human rights and equalities**

68. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Direction, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.
69. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of all of the owners of land in Henshaw Street have been considered under the Human Rights Act 1998, in particular those contained within Article 1 of the Convention which relates to the Protection of Property and Article 8 of the Convention, which protects private and family life, home and correspondence and both have been taken into account by the council in the consideration of consulting upon the making of this non-immediate Article 4 Direction. The effect of confirmation of the Article 4 Direction will not be to interfere with the existing development rights enjoyed by the residents of Henshaw Street as the Article 4 Direction does not have retrospective effect. It will only affect future planning applications made in respect of a change of use from a dwellinghouse (use class C3) to a house in multiple occupation for not more than 6 people (use class C4) by ensuring that an express application for planning permission is made. The effect of confirmation of the Article 4 Direction being made will be to reduce harm to the amenity of existing residents and to also encourage a balanced and mixed community. The council considers that the advantages of confirming the Article 4 Direction substantially outweigh the disadvantages to those residents who will no longer be able to benefit from the permitted rights granted for any future change of use.
70. In consulting upon the introduction and now confirmation of the non-immediate Article 4 Direction the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010.
71. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.

## Strategic Director of Finance and Corporate Services

72. The financial implications in paragraphs 60 to 63 above are noted, and it is recognised that the cost of the consultation has been contained within existing departmental budgets. No further costs are expected at this stage: as this is a non-immediate direction no compensation will be payable to any party affected by this decision.

### BACKGROUND DOCUMENTS

| Background Papers           | Held At   | Contact                         |
|-----------------------------|---|---------------------------------|
| Saved Southwark Plan 2007   | <a href="http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan">http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan</a> | planningpolicy@southwark.gov.uk |
| The Core Strategy 2011      | <a href="http://www.southwark.gov.uk/info/200210/core_strategy">http://www.southwark.gov.uk/info/200210/core_strategy</a>   | planningpolicy@southwark.gov.uk |
| Residents' Petition         | Southwark Council<br>160 Tooley Street<br>London<br>SE1 2QH   | planningpolicy@southwark.gov.uk |
| List of Henshaw Street HMOs | Southwark Council<br>160 Tooley Street<br>London<br>SE1 2QH   | planningpolicy@southwark.gov.uk |

### APPENDICES

| No.        | Title                     |
|------------|---------------------------|
| Appendix A | Draft Article 4 Direction |
| Appendix B | Henshaw Street map        |
| Appendix C | Equalities Analysis       |
| Appendix D | Consultation Responses    |

## AUDIT TRAIL

|   |   |                          |
|---|---|--------------------------|
| <b>Lead Officer</b>   | Simon Bevan, Director of Planning       |                          |
| <b>Report Author</b>  | Tim Cutts, Team Leader, Planning Policy |                          |
| <b>Version</b>  | Final                                   |                          |
| <b>Dated</b>  | 21 August 2014                          |                          |
| <b>Key Decision?</b>  | No                                      |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>                  | <b>Comments Included</b> |
| Director of Legal Services  | Yes                                     | Yes                      |
| Finance Director  | Yes                                     | Yes                      |
| <b>Cabinet Member</b>   | No                                      | No                       |
| <b>Date final report sent to Constitutional Team</b>                      |   | 21 August 2014           |

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995, AS AMENDED**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(AMENDMENT) (ENGLAND) ORDER 2010**

**DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES**

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(4) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plans, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 5, shall come into force on 17 October 2014.

SCHEDULE

Development consisting of a change of the use of a building to a use falling within Class C4 (houses in multiple occupation) of the Schedule to the use Classes Order from a use falling within Class C3 (dwellinghouses) of that Schedule being development comprised within Class I of Part 3 of Schedule 2 to the said Order and not being development comprised within any other Class.

1. Made under the Common Seal of the London Borough of Southwark this 17<sup>th</sup> day of October 2013

The Common Seal of the The Mayor  
and Burgesses of the London Borough  
of Southwark was hereto  
affixed in the presence of

N. B. COMBE

Authorised Signatory




19967

2. Confirmed under the Common Seal of the London Borough of Southwark this .....  
day of ..... 2014

The Common Seal of the The Mayor  
and Burgesses of the London Borough  
of Southwark was hereto  
affixed in the presence of

.....  
Authorised Signatory







APPENDIX B

JOHN MAURICE CLOSE

JOHN MAURICE CLOSE

HENSHAW STREET

CHATHAM STREET

BALFOUR STREET

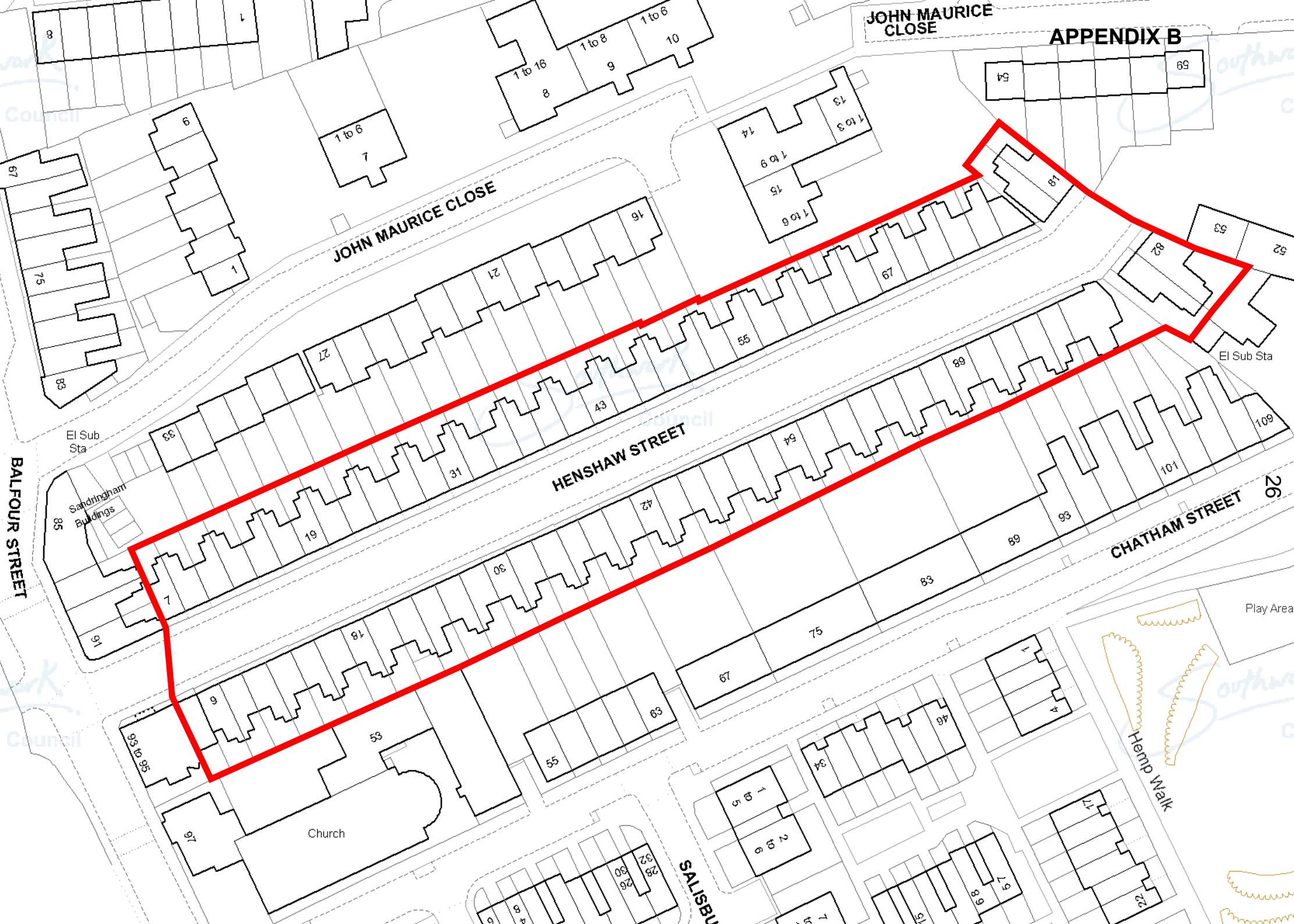
SALISBU

Sahoringham Buildings

Church

Play Area

Hemp Walk





## **Article 4 Direction:**

**Henshaw Street, SE17, East Walworth**

**Equalities Analysis:  
Stage 2**

**September 2014**

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**Section 1: Equality analysis details**


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|   |   |
|---|---|
| <b>Proposed policy/decision/business plan to which this equality analysis relates</b> | Article 4 Direction to withdraw the Permitted Development Rights for the change of use from a dwellinghouse (use class C3) to a House in Multiple Occupation for not more than 6 people (use class C4) on Henshaw Street, SE17, East Walworth |
|---|---|

|                                       |                       |                 |                             |             |                |
|---------------------------------------|-----------------------|-----------------|-----------------------------|-------------|----------------|
| <b>Equality analysis author</b>       | Barbara-Ann Overwater |                 |                             |             |                |
| <b>Strategic Director:</b>            | Simon Bevan           |                 |                             |             |                |
| <b>Department</b>                     | Chief Executive       | <b>Division</b> | Planning Policy             |             |                |
| <b>Period analysis undertaken</b>     | September 2014        |                 |                             |             |                |
| <b>Date of review (if applicable)</b> | N/A                   |                 |                             |             |                |
| <b>Sign-off</b>                       | Tim Cutts             | <b>Position</b> | Planning Policy Team Leader | <b>Date</b> | September 2014 |

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## Section 2: Brief description of policy/decision/business plan

### 1.1 Brief description of policy/decision/business plan

This updated equalities analysis supports the report to Planning Committee on 2 September 2014 which requests the confirmation of an Article 4 Direction to remove permitted development rights for a change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) on Henshaw Street, East Walworth.

The Article 4 Direction responds to changes in Houses in Multiple Occupation (HMO) planning legislation and the desire to exert greater control over this form of accommodation. A HMO is a single family dwelling where facilities such as bathroom or kitchen are shared by three or more unrelated individuals. Current planning legislation allows a family dwelling (Use Class C3) to change to a small House in Multiple Occupation (HMO) of three to six people (Use Class C4) without planning permission.

An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. In order to remove permitted development rights, evidence must suggest that there are exceptional circumstances where the exercise of the permitted development rights would harm local amenity or the proper planning of the area. There needs to be strong justification for the making and confirmation of an Article 4 direction.

The Article 4 Direction covers Henshaw Street because this is a location where there have been on-going complaints about an increasing cluster of HMOs on the street, causing harm to the amenity of residents.

The Article 4 Direction does not restrict development altogether, but instead require planning permission to use a family dwelling house as a small HMO. A planning application for the proposal would therefore need to be submitted. The direction would enable the council to manage the number, location and effects of new HMOs by considering the merits of individual planning applications within the context of the planning policy framework. The Article 4 Direction does not apply to existing HMOs so the current supply of properties would be unaffected.

The proposal was subject to a 6 week consultation period between 17 October and 28 November 2013 and at least 12 months notice before implementation in accordance with the General Permitted Development Order (2010) (as amended) and the national planning practice guidance.

The Core Strategy (2011) which has been subject to an Equalities Analysis does not take a specific position in relation to small HMOs but does make clear the priorities for protecting and increasing the amount of family housing through policy 7.

### Section 3: Overview of service users and key stakeholders consulted

| <b>2. Service users and stakeholders</b>  |  |
|---|--|
| <b>Key users of the department or service</b>                                   | <p>Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.</p> <p>The Article 4 Direction was consulted upon for a period of six weeks. A report recommending confirmation of the Direction will be reported back to Planning Committee on 2 September 2014.</p>   |
| <b>Key stakeholders were/are involved in this policy/decision/business plan</b> | <p>The key stakeholders involved in this proposal include: Cabinet Member for Regeneration, Planning and Transport, Southwark Councillors, Overview and Scrutiny Committee, Development Management and Planning Policy officers, Property division, Housing Strategy team, Southwark Health and Well-being Working Group.</p> <p>The Development Management team will be responsible for monitoring the Article 4 Direction and to determine any subsequent planning applications submitted for change of use.</p> <p>The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.</p> |

### Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of the proposal on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act. The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The making of the Article 4 Direction itself does not have a direct impact on any groups with protected characteristics. Decisions on planning applications made as a result of the direction may have a potential impact on people with a protected characteristic (age) in that the area and type of housing affected by the direction is typically occupied by young students.

It is considered however that the effect of the direction will promote good relations between people who do not share the protected characteristic (age) and those who do, in that it is likely to result in a more balanced and mixed community.

**Age** - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

**Potential impacts (positive and negative) of proposed policy/decision/business plan**

The majority of people occupying HMOs tend to be young and single forming households and tend to be transient, only living in the premises for a short time. In more deprived areas, they tend to be low-income households, mainly because they are economically inactive, full-time students or working in low-paid jobs. In the case of London, where property prices and rental are particularly high, HMOs provide an accommodation source for young professionals.

According to a government report by “Evidence Gathering – Housing in Multiple Occupation and possible planning responses” (2010) the concentration of young transient social grouping, such as students, living in relatively insecure accommodation can lead to increased levels of burglary and crime in an area. Anti-social behaviour, noise and nuisance can also be impacts resulting from a concentration of HMOs, and families or elderly residents may develop feelings of vulnerability as a result.

Over the long term, the impact of the implementation of the Article 4 Direction may result in a more dispersed pattern of HMOs in the area with younger people, in particular students, living in a wider range of neighbourhoods than currently experienced. A potential negative impact of a more dispersed set of students or young professionals over a larger area could lead to individuals experiencing feelings of isolation.

The demand from the private rented sector can marginalise the first-time buyer who is unable to compete in the market, which can then lead to a dilution of owner-occupied stock and a domination of houses in multiple occupation.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups and ages in society. It should also provide greater choice in terms of areas to live and therefore overall we have identified a positive impact.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to a positive impact. We will consider the provision and acceptable distribution of HMOs throughout the entire borough through the drafting of future planning policy and/or guidance and collation of a wider evidence base.

**Disability** - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal

day-to-day activities.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No evidence has been found that people with disabilities are more likely to live in HMOs. It is considered that there will be no adverse impact on people with disabilities following the implementation of an Article 4 Direction.

A concentration of HMOs in one area may put additional car parking pressures onto the surrounding streets. This may have a negative impact on people who have a disability and who drive a car. The Article 4 Direction may help to alleviate concerns relating to accessibility issues.

However, the completion of licence application forms and planning applications can be difficult for those with certain impairments. There may also be a differential impact if people with disabilities are unable to or find it difficult to engage with the consultation processes.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise. We know that those people with disabilities can find forms of consultation and communication difficult to understand.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

We will ensure that any communication or consultation is accessible to people with disabilities. Guidance can also be offered to applicants to complete the planning application process.

**Gender reassignment** - The process of transitioning from one gender to another.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

Members of this characteristic group may access HMO accommodation. However, no impacts are identified on this group as a result of the implementation of the Article 4 Direction.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups in society. Over the long term it should also help to improve community safety and community cohesion and encourage more mixed housing provision, which has a positive impact.

**Equality information on which above analysis is based.**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

#### **Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts. No specific impacts have been identified that would affect people differently as a result of their gender reassignment.

**Marriage and civil partnership** - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.**

#### **Possible impacts (positive and negative) of proposed policy/decision/business plan**

Married or same sex partners may access HMO accommodation. However, no identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups in society. Over the long term it should also help to improve community safety and community cohesion and encourage more mixed housing provision, which has a positive impact.

#### **Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

#### **Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts. No specific impacts have been identified that would affect people differently as a result of their marriage or civil partnership.

**Pregnancy and maternity** - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.



**Possible impacts (positive and negative) of proposed policy/decision/business plan**

According to a government report by “Evidence Gathering – Housing in Multiple Occupation and possible planning responses” (2010) the concentration of young transient social grouping, such as students, living in relatively insecure accommodation can lead to increased levels of burglary and crime in an area. Anti-social behaviour, noise and nuisance can also be impacts resulting from a concentration of HMOs, and pregnant women with families may develop feelings of vulnerability as a result.

The implementation of the Article 4 Direction and requirement for planning permission may result in the retention of more family accommodation in the area which will have a positive impact for pregnant women and their families.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

**Race** - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The East Walworth ward has a high BME population and also there is evidence of single migrant workers living in the area. These groups may be adversely affected by the potential inflated rental prices over the longer term that may arise if the number of HMOs is restricted. There may be a small negative impact upon this characteristic group.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups in society. Over the long term it should also help to improve community safety and community cohesion and encourage more mixed housing provision, which has a positive impact.

However, the completion of licence application forms and planning applications can be difficult for those people with English as their second language. There may also be a differential impact if people of different nationality are unable to or find it difficult to engage with the consultation processes.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts. No specific impacts have been identified that would affect people differently as a result of their race.

We will ensure there is adequate consultation with BME groups regarding the Article 4 Direction. Accessibility to translation services will be available if required.

**Religion and belief** - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups in society. Over the long term it should also help to improve community safety and community cohesion and encourage more mixed housing provision, which has a positive impact.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts. No specific impacts have been identified that would affect people differently as a result of their religion or belief.

**Sex** - A man or a woman.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The concentration of a young transient social grouping, such as students, living in relatively insecure accommodation can lead to increased levels of burglary and crime in an area. Added to this, the behaviour of some students, particularly drunken behaviour, is often considered to be anti-social by surrounding residents. Women can be disproportionately affected by community safety issues.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups in society. Over the long term it should also help to improve community safety and community cohesion and encourage more mixed housing provision, which has a positive impact.

#### **Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

#### **Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

**Sexual orientation** - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

#### **Possible impacts (positive and negative) of proposed policy/decision/business plan**

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction.

The implementation of the Article 4 Direction and requirement for planning permission is to encourage and maintain balanced and mixed communities that support the needs of all groups in society. Over the long term it should also help to improve community safety and community cohesion and encourage more mixed housing provision, which has a positive impact.

#### **Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

#### **Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts. No specific impacts have been identified that would affect people differently as a result of their sexual orientation.

**Human Rights**

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of all of the owners of land in Henshaw Street have been considered under the Human Rights Act 1998, in particular those contained within Article 1 of the Convention which relates to the Protection of Property and Article 8 of the Convention, which protects private and family life, home and correspondence and both have been taken into account by the council in the consideration of consulting upon the making of this non-immediate Article 4 Direction. The effect of the Article 4 Direction will not be to interfere with the existing development rights enjoyed by the residents of Henshaw Street as the Article 4 Direction does not have retrospective effect. It will only affect future planning applications made in respect of a change of use from a dwellinghouse (use class C3) to a House in Multiple Occupation for not more than 6 people (use class C4) by ensuring that an express application for planning permission is made. The effect of the Article 4 Direction being made will be to reduce harm to the amenity of existing residents and to also encourage a balanced and mixed community. The council considers that the advantages of making the Article 4 Direction substantially outweigh the disadvantages to those residents who will no longer be able to benefit from the permitted rights granted for any future change of use.

**Information on which above analysis is based**

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Direction, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.

**Mitigating actions to be taken**

N/A

## Section 5: Further actions and objectives

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| <b>5. Further actions</b>  |  |   |                  |
|--|--|---|------------------|
| Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions. |  |   |                  |
| <b>Number</b>  | <b>Description of Issue</b>  | <b>Action</b>   | <b>Timeframe</b> |
| 1  | The initial decision would be to confirm an Article 4 direction and formally implement it. | Guidance suggests that the need and effectiveness for Article 4 directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage. | Annually         |

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**Overwater, Barbara-Ann**

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**From:** Warren, Sandra on behalf of planningpolicy  
**Sent:** 28 November 2013 09:56  
**To:** Overwater, Barbara-Ann  
**Subject:** FW: Article 4 Directions : Notification of Protected Shopping Frontages, Consultation in respect of Henshaw Street, Houses in Multiple Occupation  
Barbara-Ann

For your attention

---

**From:** [REDACTED]  
**Sent:** 27 November 2013 13:29  
**To:** planningpolicy  
**Subject:** Article 4 Directions : Notification of Protected Shopping Frontages, Consultation in respect of Henshaw Street, Houses in Multiple Occupation

Dear Planning Policy Team

**Article 4 Directions : Notification of Protected Shopping Frontages, Consultation in respect of Henshaw Street, Houses in Multiple Occupation**

Thank you for notifying English Heritage in respect of the Article 4 Directions for shopping frontages which came into force on 17 October 2013.

In respect of the consultation on the proposal to withdraw permitted development rights in respect of change of use from a dwellinghouse (class C3) to a house of multiple occupation (class C4) in Henshaw Street, Southwark, we have reviewed this consultation in light of the *National Planning Policy Framework* (NPPF) which requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. As Henshaw Street does not comprise of designated heritage assets or fall within a designated conservation area, as such we must conclude that the proposals do not have implications for the historic environment and we do not wish to comment in this instance.

Best regards

[REDACTED]  
Historic Places Adviser  
[REDACTED]

English Heritage | 1 Waterhouse Square | 138-142 Holborn | London | EC1N 2ST

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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Portico: your gateway to information on sites in the National Heritage Collection; have a look and tell us what you think.

<http://www.english-heritage.org.uk/professional/archives-and-collections/portico/>

03/07/2014

7/11/2013

Dear Barbara overwater  
 My husband I have been tenants at [redacted] Henshaw  
 Street for 35 years, my neighbours [redacted]  
 at [redacted] Henshaw St for 58 years, and we both  
 in their eighties, we are in our 60's and 70's  
 This street has always been a family st  
 Were everybody brought their families up  
 we all looked after neighbours.  
 We use to have lovely street parties.  
 And we were one big happy Community.  
 But not anymore.

The last 20 years, 2 Landlords have  
 Bought properties one landlord has [redacted] owns  
 19 Properties and they are all HMO'S  
 Student let, the other landlord owns  
 4 Properties and they are HMO'S (Student let)  
 These properties are let on a yearly  
 Basis.

Thats without other letting agents  
 Which let out for HMO'S Shearten Law,  
 Danel Rose Wink Work, Triplet. Com.  
 So our Peace and quite has now gone.  
 either side of [redacted] house,  
 They have student let properties, and next  
 door to me is student let.

They have no respect for elderly residents  
 or people with families.  
 The street is plagued by drunken Anti  
 Social Behaviour.

Its a waste of time reporting it to [redacted]  
 Southwark noise team, They do not do  
 anything about it, with Council cut backs  
 [redacted] is Working With 2 Landlords  
 who own the most Properties

Residents said landlords should take tough action against their tenants and tough action should be taken against these landlords.

These two landlords all their interest in is making profit from their HMOs. They don't have to live next door to their tenants.

Another two properties have been bought property 68 and 70, that's another 2 HMOs. We now have over 50% HMOs in the street which is far too many in a residential street.

1 Comment on the Article 4 Direction Planning. This should have gone through immediately as this does not stop any other empty properties, bought for HMOs.

We blame Southwark Council for not acting so slowly on this, especially [redacted] department.

This should have been into action 20 years ago.

Now the street has turned into nightmare street.

I look forward to your response

[redacted] C. Henshaw St Residents and Tenants Association



# Agenda Item 7

|                                    |                                |                                  |  |
|------------------------------------|--------------------------------|----------------------------------|--|
| <b>Item No.</b><br>7.              | <b>Classification:</b><br>Open | <b>Date:</b><br>2 September 2014 | <b>Meeting Name:</b><br>Planning Committee |
| <b>Report title:</b>               |                                | Development management           |  |
| <b>Ward(s) or groups affected:</b> |                                | All                              |  |
| <b>From:</b>                       |                                | Proper Constitutional Officer    |  |

## RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

## KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
  - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
  - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Legal Services**

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007 and the 2011 London Plan. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."
18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. Due weight should be given to relevant development plan policies according to their degree of consistency with the NPPF. The approach to be taken is that the closer the policies are to the policies in the NPPF, the greater the weight that may be given.

**BACKGROUND DOCUMENTS**

| <b>Background Papers</b>                                       | <b>Held At</b>  | <b>Contact</b>   |
|--|---|--|
| Council assembly agenda<br>23 May 2012                         | Constitutional Team<br>160 Tooley Street<br>London SE1 2QH      | Sarah Koniarski<br>020 7525 5824                               |
| Each planning committee item has a separate planning case file | Development Management,<br>160 Tooley Street,<br>London SE1 2QH | The named case officer as listed or Gary Rice<br>020 7525 5437 |

**APPENDICES**

| <b>No.</b> | <b>Title</b>                                     |
|------------|--|
| Appendix 1 | Items to be determined by the planning committee |

**AUDIT TRAIL**

|   |   |                          |
|---|---|--------------------------|
| <b>Lead Officer</b>   | Ian Millichap, Constitutional Manager   |                          |
| <b>Report Author</b>  | Sarah Koniarski, Constitutional Officer<br>Jonathan Gorst, Head of Regeneration and Development |                          |
| <b>Version</b>  | Final   |                          |
| <b>Dated</b>  | June 2014   |                          |
| <b>Key Decision?</b>  | No  |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments sought</b>  | <b>Comments included</b> |
| Director of Legal Services  | Yes   | Yes                      |
| Head of Development Management  | No  | No                       |
| Cabinet Member  | No  | No                       |
| <b>Date final report sent to Constitutional Team</b>                    |   | August 2014              |

**Applications to be Determined by the Planning Committee  
on Tuesday 2 September 2014**

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**Appl. Type** Full Planning Permission  
**Site** 5-9 ROCKINGHAM STREET, LONDON, SE1 6PD

**Reg. No.** 13-AP-3450  
**TP No.** TP/1421-7  
**Ward** Chaucer  
**Officer** Fennel Mason

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT AND GLA  
**Proposal**

Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m<sup>2</sup> restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage

## Item 7.1

**Appl. Type** S.73 Vary/remove conds/minor alterations  
**Site** SITE OF THE FORMER LONDON PARK HOTEL, 80 NEWINGTON BUTTS, LONDON, SE1 4QU

**Reg. No.** 14-AP-2207  
**TP No.** TP/1044-A  
**Ward** Cathedrals  
**Officer** Helen Goulden

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT  
**Proposal**

Variation of the approved drawings condition of planning permission 07-AP-0760 (as amended by 14-AP-1017) granted on 1 April 2008 [for: Erection of buildings comprising 1 building of up to 44 storeys (145.5 metres AOD) and a terrace of up to 7 storeys in height to provide 470 residential units (Class C3), theatre (Class D2) and cafe (Class A3 uses) and a pavilion building for retail/marketing suite purposes (Class A1/Sui Generis) with associated public open space, landscaping, underground car parking for 30 cars and servicing space] to secure the following minor material amendments:

Increase the height of the main building to 152.8 metres Above Ordnance Datum (AOD); and  
Removal of the two storey building fronting Newington Butts to be used as a marketing sales suite and future retail unit.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011.

**Appl. Type** Full Planning Permission  
**Site** SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1

**Reg. No.** 14-AP-2102  
**TP No.** TP/4-C  
**Ward** Grange  
**Officer** Rónán O'Connor

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT AND GLA  
**Proposal**

Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.

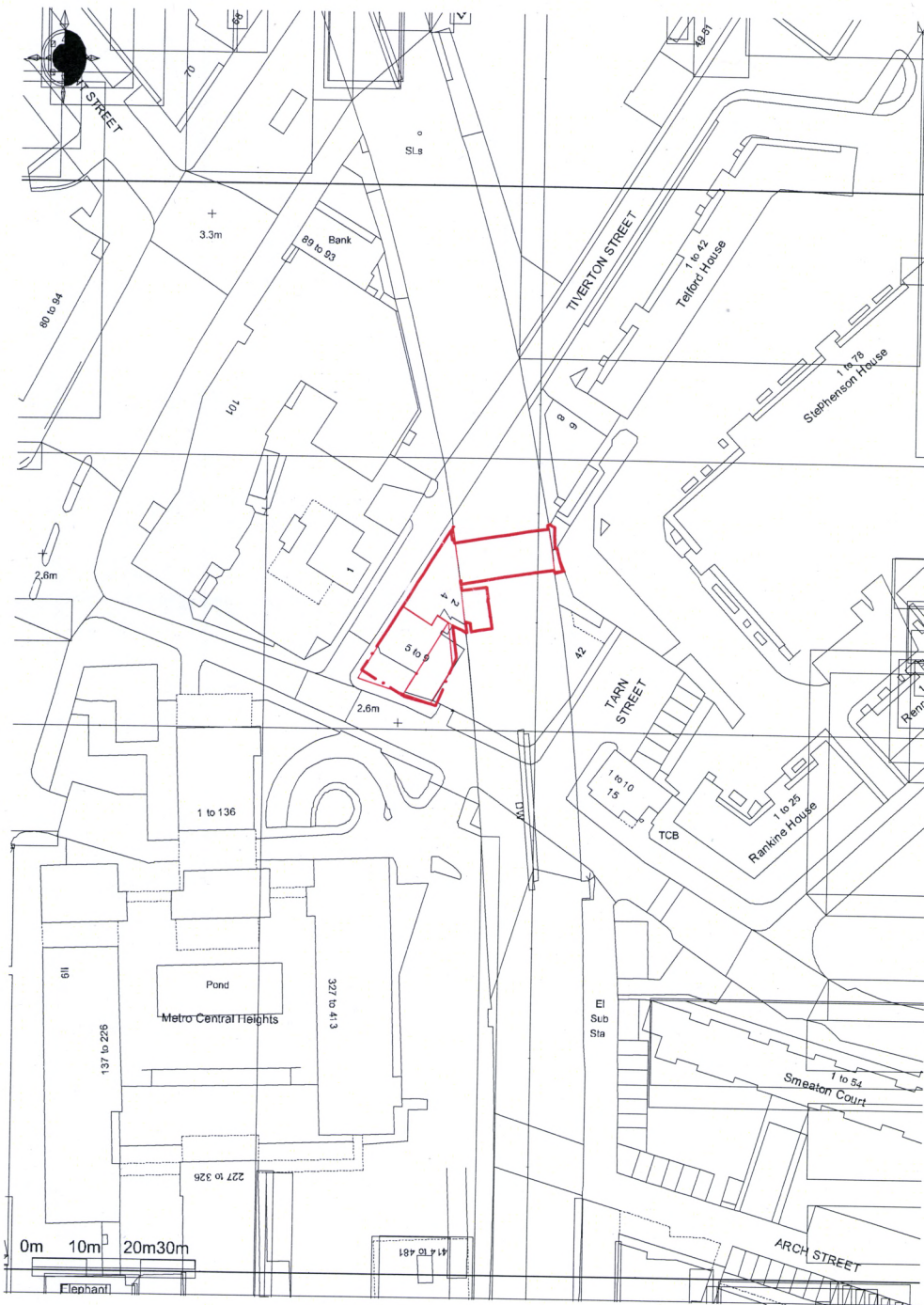
## Item 7.3

|             |  |        |             |         |       |
|-------------|--|--------|-------------|---------|-------|
| job         | ROCKINGHAM STREET<br>5-9 Rockingham Street, SE1 6PD  | drawn: | PL          | date:   | 12_06 |
| drawing     | SITE LOCATION PLAN<br>EXISTING   | scale: | 1:1250 @ A3 | job no: | 1729  |
| note:       | All dimensions to be checked on site. If the drawing exceeds the quantities shown on the drawings, the client is to be notified before the work is commenced. For all other purposes, the drawings are to be used for information only and are not to be used for any other purpose. |        |             |         |       |
| drawing no. | EX_OS  | rev.   | 1           |         |       |

| rev. | date     | description         | issued by | checked by |
|------|----------|---------------------|-----------|------------|
| 1    | 2013/09/ | ISSUED FOR PLANNING | PL        | AW         |

London Borough of Southwark  
 Received on:  
 14 OCT 2013  
 Planning Case File

London Borough of Southwark  
 Received on:  
 14 OCT 2013  
 13 AP 3450  
 Planning Case File



SOUTHWARK PLANNING  
 DC ADMIN  
 10 DEC 2013  
 SCANNED JR



|  |   |   |  |
|--|---|---|--|
| <b>Item No.</b><br>7.1                   | <b>Classification:</b><br>Open  | <b>Date:</b><br>2 September 2014          | <b>Meeting Name:</b><br>Planning Committee |
| <b>Report title:</b>                     | <b>Development Management planning application:</b><br>Application 13/AP/3450 for: Full Planning Permission<br><br><b>Address:</b><br>5-9 Rockingham Street, London SE1 6PD<br><br><b>Proposal:</b><br>Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m2 restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage |   |  |
| <b>Ward(s) or groups affected:</b>       | Chaucer   |   |  |
| <b>From:</b>                             | Head Of Development Management  |   |  |
| <b>Application Start Date</b> 29/11/2013 |   | <b>Application Expiry Date</b> 04/03/2014 |  |
| <b>Earliest Decision Date</b> 08/01/2014 |   |   |  |

## RECOMMENDATION

- 1 To grant full planning permission subject to conditions, the applicant first entering into an appropriate legal agreement by no later than 16 October 2014 and referral to the Mayor of London (GLA).
- 2 In the event that a legal agreement is not entered into by 16 October 2014, that the committee authorise the Head of Development Management to refuse planning permission for the reasons set out in paragraph 142.

## BACKGROUND INFORMATION

### Site location and description

- 3 The site is comprised of a small triangular piece of land which is bordered by Rockingham Street to the south, Tiverton Street to the west and the railway viaduct to the east. The site is presently occupied by a two storey restaurant and a vacant storage yard, in addition to the railway arches that also form part of the development site.
- 4 To the south of the site is the Metro Central Heights development which was designed by Erno Goldfinger and constructed in the 1960s. The development was Grade II listed in 2013. It is comprised of three main blocks ranging from 2 to 18 storeys in height.
- 5 Opposite Tiverton Street is a 6 storey office building, with a larger office building located behind on Newington Causeway. To the north of the site is a 22 storey building presently being constructed on Newington Causeway (discussed further in the planning history section, below).

- 6 To the eastern side of the railway lines is an area of residential use which is predominantly characterised by 4-6 storey residential blocks.
- 7 The wider area is characterised by a mix of uses including retail and Southbank University, but the predominant use is office and residential. The range of building heights varies from 2 to 22 storeys, but it is considered that the predominant height is around 6-8 storeys although there are taller buildings within the immediate context of the site.
- 8 The site is located within the Central Activity Zone, the Air Quality Management Area, Archaeological Priority Zone, the Elephant and Castle Town Centre, and the Elephant and Castle Opportunity Area. The site is not located within a Conservation Area, but as discussed is located within the setting of the Grade II Metro Central Heights.

### **Details of proposal**

- 9 Planning permission is sought for the redevelopment of the site including the demolition of existing building and erection of a new mixed use 13 storey building containing 30 residential units, comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units, and a restaurant (A3 use) of 373m<sup>2</sup> in area at part basement/part ground floor level and mezzanine storage. A total of 34% of the residential accommodation is proposed as affordable housing.
- 10 The development would also provide 2 disabled car parking spaces within the railway arch, in addition to associated refuse and cycle storage, and bulk storage for both residential and commercial users.
- 11 The existing restaurant is to be demolished and the proposed development will provide new restaurant floorspace which will be occupied by the present user.

### **Planning history**

- 12 Planning permission (04-AP-1840) was granted in 2004 for the change of use to restaurant (Class A3) and office (Class B1) on ground and newly created mezzanine floor.
- 13 Planning permission (05-AP-1121) was granted in 2005 for a limited period for a change of use from general office/store to a mini cab radio control office.
- 14 Planning permission (08-AP-2834) was granted in 2009 for the variation of Condition 4 of permission 04-AP-1840 (which permitted change of use to a restaurant (Class A3) and office (Class B1) on ground and mezzanine floor) to extend the hours of operation by one hour from 11pm to midnight on any day.

### **Planning history of adjoining sites**

#### **42a Tarn Street**

- 15 Planning permission (02-AP-1507) was granted in 2002 for the extension of building and elevational alterations to form new office accommodation at first floor level.
- 16 Further planning permission (03-AP-1050) was granted in 2003 for the construction of additional two storeys to provide office and storage accommodation.

#### **89 to 93 Newington Causeway**

- 17 Planning permission (09-AP-1940) was granted in 2011 for the demolition of the



existing building and erection of a 22 storey mixed use building (comprising 38 residential units) including a mix of cafe and office floorspace at ground to second floor level.

- 18 Further planning permission (12-AP-0120) was granted in 2012 for the variation of several conditions associated with the above permission.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 19 The main issues to be considered in respect of this application are:
- a) principle of the proposed development in terms of land use and conformity with strategic policies;
  - b) design issues including layout, heights, massing, elevations and impact on the setting of the listed building;
  - c) transport issues, and loss of existing parking on the site;
  - d) affordable housing;
  - e) housing mix and type;
  - f) quality of accommodation;
  - g) traffic issues;
  - h) impact on the amenities of occupiers of adjoining properties;
  - i) energy and sustainability; and
  - j) planning obligations.

### **Planning policy**

#### **National Planning Policy Framework (NPPF)**

- 20 Section 1: Building a strong competitive economy  
 Section 4: Promoting sustainable development  
 Section 6: Delivering a wide choice of good quality homes  
 Section 7: Requiring good design  
 Section 8: Promoting healthy communities  
 Section 10: Meeting the challenge of climate change, flooding and coastal change  
 Section 11: Conserving and enhancing the natural environment

#### **London Plan July 2011 consolidated with revised early minor alterations October 2013**

- 21 3.3 Increasing Housing Supply  
 3.4 Optimising Housing Potential  
 3.5 Quality And Design Of Housing Developments  
 3.7 Large Residential Developments  
 3.8 Housing Choice  
 3.9 Mixed And Balanced Communities  
 3.12 Negotiating Affordable Housing On Individual Private Residential And Mixed Use Schemes  
 4.1 Developing London's Economy  
 4.7 Retail And Town Centre Development  
 5.1 Climate Change Mitigation  
 5.2 Minimising Carbon Emissions  
 5.3 Sustainable Design And Construction.  
 5.6 Decentralised Energy In Development Proposals  
 5.7 Renewable Energy  
 5.11 Green roofs And Development Site Environs

- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects Of Development On Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.6 Architecture
- 7.7 The Location and Design of Tall and Large Buildings
- 7.8 Heritage Assets And Archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing Noise And Enhancing Soundscapes
- 7.19 Biodiversity And Access To Nature
- 8.2 Planning Obligations

### **Core Strategy 2011**

- 22 1 – Sustainable development
- 2 – Sustainable transport
- 5 – Providing new homes
- 6 – Homes for people on different incomes
- 7 – Family homes
- 10 – Jobs and businesses
- 11 - Open spaces and wildlife
- 12 – Design and conservation
- 13 – High environmental standards
- 14 - Implementation and delivery

### **Southwark Plan 2007 (July) - saved policies**

- 23 The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 1.4 Employment sites outside the Preferred Office Locations and Preferred Industrial Locations
- 1.7 development within town and local centres
- 2.5 Planning Obligations
- 3.1 Environmental Effects
- 3.2 Protection of Amenity
- 3.3 Sustainability Appraisal
- 3.4 Energy Efficiency
- 3.6 Air Quality
- 3.7 Waste Reduction
- 3.11 Efficient Use of Land
- 3.12 Quality in Design
- 3.13 Urban Design
- 3.14 Designing Out Crime
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 3.19 Archaeology
- 3.20 Tall Buildings

- 3.28 Biodiversity
- 4.1 Density of Residential Development
- 4.2 Quality of Residential Development
- 4.3 Mix of Dwellings
- 4.4 Affordable Housing
- 5.1 Locating Developments
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.6 Car Parking
- 5.7 Parking Standards for disabled people and the mobility impaired

### **Southwark Supplementary Planning Documents (SPD)**

- 24 Sustainable Design and Construction 2009
- Affordable Housing 2008 (September) and 2011 Draft
- Section 106 Planning Obligations 2007
- Residential Design Standards 2011
- Elephant and Castle SPD
- S106 Planning Obligations and Community Infrastructure Levy Draft SPD

### **Principle of development**

- 25 The site is located within the Enterprise Quarter of the Elephant and Castle SPD and introduction of residential development is supported in principle on this site helping to increase the supply of dwellings within the Opportunity Area, providing more street activity and integrating this site into the surrounding neighbourhoods.
- 26 This SPD also identifies an opportunity for taller buildings to be developed around Newington Causeway to help define the gateway into the central area.
- 27 The proposed restaurant at ground floor and basement level would replace the existing premises on the site and provide potential for an increase in active frontages onto both Rockingham Street and Tiverton Street.

### **Affordable housing**

- 28 Strategic Policy 6 'Homes for people on different incomes' requires affordable housing in all new developments of 10 or more units. Within this area, developments are required to provide a minimum of 35% affordable housing and at least 35% of the scheme should be for private housing. Of the affordable homes 50% should be for social rent and 50% for intermediate/shared ownership.
- 29 It is important to note that the application as originally submitted provided 2 affordable housing units (comprising 4%) both of which were shared ownership. Following on from negotiations, the applicant has agreed to increase the quantum of affordable housing and to improve the mix.
- 30 The development would now provide the following tenure mix:
  - Private Housing: A total of 20 units (56 hr) being 65.9%
  - Shared Ownership: A total of 6 units (15 hr) being 17.6%
  - Social Rented: A total of 4 units (14 hr) being 16.5%
  - Total Affordable Housing is 10 units (29 hr) being 34.1%.
- 31 Saved policy 4.4 'Affordable Housing' of the Southwark Plan requires a minimum of 17.5% shared ownership and 17.5% social rented accommodation (each being 50% of the total 35% affordable housing requirement) to be provided within any major

development in this part of the Borough. This application provides 34.1% affordable housing with 17.6% shared ownership and 16.5% social rented units.

- 32 There is a modest shortfall (equating to 1 habitable room) in both the total affordable housing and the social rented accommodation when assessing the development against saved policy 4.4.
- 33 However, saved policy 4.5 'Wheelchair affordable housing' allows a dispensation in affordable housing of 1 habitable room for every affordable housing unit which complies with the wheelchair design standards. The development provides 2 x wheelchair affordable units, and so the development would meet policy in terms of the 35% affordable housing requirement.
- 34 The proposed development would have one core to serve the private, shared ownership and social rented units, which is welcome and complies with local policy ensuring that development should be 'tenure blind' in regard to its mix, appearance, and quality of design.
- 35 Furthermore, the prospective Registered Social Landlord (RSL) has confirmed that they would acquire the affordable units. As such, a clause is to be included within the S106 requiring the developer to provide legal confirmation of an agreement with an RSL prior to the commencement of development.

### **Density**

- 36 Saved policy 4.1 'Density of residential development' describes the residential density levels expected in different parts of the borough and refers to appendix 2 of the development plan for further guidance. Appendix 2.6 'Density Calculations' describes the methodology for calculating density in the borough.
- 37 Strategic policy 5 'Providing new homes' describes that in the central activity zone densities are expected to be between 600 and 1100 habitable rooms per hectare, and that within the action area cores the maximum densities set out above may be exceeded when developments are of an exemplary standard of design. Southwark's Residential Design Standards go on to describe the criteria that should be met if a development is to be considered as having an exemplary standard of design in section 2.2 'Density Standards'.
- 38 The site area stated by the applicant is 0.055 hectares, and there are 85 habitable rooms (residential use) in addition to the 14 habitable room equivalent associated with the non-residential use (a total of 99 habitable rooms). Therefore, the density of the proposed development is 1800 habitable rooms per hectare (hr/ha).
- 39 This means that the development is in excess of the normal density range expected within the central activity zone. In accordance with the Core Strategy, it may be possible to exceed this range, if exemplary design standards can be demonstrated. The quality of accommodation is discussed in detail below. In addition, the scale and form of the development should not be overbearing in its context, or cause significant harm to the amenity of neighbouring occupiers. These issues are also discussed further below.

### **Dwelling mix**

- 40 Strategic Policy 7 'Family homes' of the Core Strategy requires developments with 10 or more units to provide a minimum 60% of units with 2 or more bedrooms and a minimum of 10% 3, 4 or 5 bedroom units within the central activity zone.

- 41 This application proposal provides 87% of units with 2 or more bedrooms and 13% of units with 3 or more bedrooms. The development therefore exceeds the minimum policy requirements for 2 or more bedrooms and also provides 10% of 3, 4 or 5 bedroom units.
- 42 In addition, saved policy 4.3 'Mix of dwellings' of the Southwark Plan states that 10% of units in residential developments should be wheelchair accessible, on a habitable room basis. The proposed development will provide 2 wheelchair accessible units (a total of 8 habitable rooms) which comprises 9.4% of the development and therefore falls marginally short of the 10% requirement.
- 43 It is important to note that there is only space for two disabled car parking spaces at the site given the site constraints, and as such even if a third unit was created to be wheelchair compliant there would be insufficient parking available on-site. Furthermore, a fall back position for the applicant could be that one of the living areas within a wheelchair unit is internally divided to create an additional habitable room (to ensure the 10% requirement is met). However this would be counter-productive, and it is considered that larger rooms would be preferable.
- 44 As such, it is considered that on balance the modest shortfall in wheelchair housing in this instance is acceptable.
- 45 The proposed wheelchair units are designed to comply with the South East London Housing Partnerships Wheelchair Housing Design Guidelines (SELHPWHDG), as appended to Southwark's Residential Design Standards (SPD).
- 46 Officers are satisfied that the submitted application drawings currently show that these units will meet the SELHPWHDG requirements.

#### **Environmental impact assessment**

- 47 Applications where an Environmental Impact Assessment (EIA) is required will either be mandatory or discretionary, depending on whether they constitute Schedule 1 (mandatory) or Schedule 2 (discretionary) development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In this case the proposed development falls under Schedule 2, Category 10b 'urban development project' of the EIA Regulations where the threshold for these projects is a site area exceeding 0.5ha. The application site area is 0.055 ha and therefore well below this threshold.
- 48 An EIA would only be required for this current application site if it is likely to generate significant environmental effects having regard to the criteria set out in Schedule 3 of the Regulations, which include:
- The characteristics of the development
  - The environmental sensitivity of the location
  - The characteristics of the potential impact
- 49 A request for a Screening Opinion was not submitted with the application. However in this context, it is considered that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an inner London location and is located outside of a sensitive area as per Regulation 2(1), and the development is unlikely to generate any significant environmental effects of a magnitude that would require assessment through an EIA.

## Design and conservation

### Context

- 50 This site is relatively small and constrained, bordered by two streets and a railway viaduct running north-south; such that, creating an attractive and efficient layout on this site is challenging to achieve.
- 51 The site is presently occupied by a two storey restaurant and a vacant storage yard, in addition to the railway arches that also form part of the development site.
- 52 To the south of the site is the Metro Central Heights development which was designed by Erno Goldfinger and constructed in the 1960s. The development was Grade II listed in 2013. It is comprised of three main blocks ranging from 2 to 18 storeys in height.
- 53 Opposite Tiverton Street is a 6 storey office building, with a larger office building located behind on Newington Causeway. To the north of the site is a 22 storey building presently being constructed on Newington Causeway.
- 54 The wider area is characterised by a mix of uses including retail and Southbank University (LSBU), but the predominant use is office and residential. The range of building heights is varied from 2 to 22 storeys although the predominant height is around 6-8 storeys with other taller buildings within the immediate context of the site.
- 55 This site would benefit regeneration, being in a relatively poor state and contributing little to the local townscape. The redevelopment of the site is very much welcomed, but the quality of its urban and architectural design must be of a high standard that is sustainable in the longer term. The NPPF notes that good design is a key aspect of sustainable development and is indivisible from good planning, and that design should seek to promote or reinforce local distinctiveness.
- 56 Saved Policy 3.13 Urban design, requires that principles of good urban design must be taken into account in all developments. The height, scale and massing of buildings should be appropriate to the local context and should not inappropriately dominate its surroundings. The proposal for a 13 storey building on the site, which although taller than some buildings nearby, is not considered to be out of context with the scale and height of many buildings within the area.
- 57 As previously noted, the site is located within the Enterprise Quarter of the Elephant and Castle SPD which identifies an opportunity for taller buildings to be developed around Newington Causeway to help define the gateway into the central area. Of particular relevance to this proposal, the strategy for the Enterprise Quarter also includes the following requirements:
- Promote provision of active uses at ground floor and require active frontages at ground floor wherever possible.
  - Promote the redevelopment or refurbishment of underused land and buildings through development which demonstrates high quality architecture and helps to create a more consistent townscape.
  - Enable a cluster of tall buildings on Newington Causeway. Heights should diminish moving northwards along Newington Causeway. Elsewhere ensure that building heights relate to the context of the area.

## Height and scale

- 58 Core Strategy SP12, saved Southwark Plan policy 3.20, and policy in the London Plan set out criteria to guide decision making on applications for tall buildings. It is clear that the main impetus of the Replacement London Plan policy is for maximising the potential for redevelopment in the Opportunity Area and ensuring that careful consideration is given to all the various criteria relating to the impacts of a tall building. Southwark Plan saved policy 3.20 states that tall buildings (defined as one that exceeds 30m in height) may be suitable on sites which have excellent accessibility to public transport and are located in the Central Activities Zone (particularly in Opportunity Areas) outside landmark viewing corridors, where the building should:
- make a positive contribution to the landscape; and
  - be located at a point of landmark significance; and
  - be of the highest architectural standard; and
  - relate well to its surroundings, particularly at street level; and
  - contribute positively to the London skyline as a whole, consolidating a cluster within that skyline or providing key focus within views.
- 59 London Plan policy 7.7 provides specific policy guidance on suitable locations and design of tall buildings, generally encouraging tall buildings where they: create attractive landmarks enhancing London's character; help provide a coherent location for economic clusters of related activities and/or act as a catalyst for regeneration; and are acceptable in terms of design and impact on their surroundings.
- 60 The policy relates to the design and impact of large scale buildings requiring that they be of the highest quality design, be suited to their wider context, be attractive city elements and where appropriate contribute to an interesting skyline, consolidating clusters within that skyline paying particular attention, in residential environments, to privacy, amenity and overshadowing, providing high quality spaces, capitalising on opportunities to integrate green spaces and planting and support vibrant communities both around and within the building.
- 61 The London Plan also sets general policy directions to be followed in the Elephant and Castle Opportunity Area and states: 'The planning framework for the area around the Elephant and Castle should draw on its good public transport accessibility, closeness to the Central Activities Zone and relatively affordable land. This could be a suitable location to meet some of London's longer-term needs for extra office space and is generally suitable for tall buildings'.
- 62 The Elephant and Castle SPD supports tall buildings in certain areas, provided they respond to the surrounding context and act as focal points in views towards the Elephant and Castle along main roads and strengthen gateways into the central area. There is an emerging cluster of tall buildings within the vicinity of the site such as Eileen House and the Signal building, both on Newington Causeway.
- 63 Therefore, the aforementioned guidance supports the principle of a tall building on this site subject to the various tall buildings criteria, environmental impacts, and design. In considering the acceptability of the proposed height of 43.15m, due consideration should be given to the changes that are occurring within the wider Elephant and Castle regeneration area and the developing Enterprise Quarter which will further alter the scale and character of the area.

- 64 Within this changing context, the proposed development would make a positive contribution. There is an opportunity for a positive relationship between this scheme and the aforementioned sites located nearby on Newington Causeway in particular. When considered together, these sites start to signal a gateway from the north of the Borough into the Elephant and Castle forming part of an emerging regeneration cluster of tall buildings. The 'gateway-significance' adds in addressing the fact that the site when viewed in isolation is not considered a point of landmark significance as defined by saved Southwark Plan policy 3.20. However the site would have some prominence as part of this gateway; and as the proposed building is of a sufficiently high architectural standard, relates well to the surrounding context and makes a contribution to the townscape, it is considered to comply with the intent of saved policy 3.20 of the Southwark Plan.
- 65 The building is considered to fit well within both the existing and emerging context described above, would not over-dominate its surroundings and would remain subservient in height to the buildings within the core and secondary clusters of the Elephant and Castle. In this way the development can be considered to make a positive contribution to the landscape and to the London skyline as a whole, consolidating (an emerging) cluster within that skyline and providing key focus within views, in line with policy 3.20. These points will be addressed in more detail below. The remaining emphasis in terms of tall buildings policy relates to architectural and urban design quality, impacts on surroundings including skyline and views and sustainability, all of which are addressed elsewhere within this report.
- 66 As sought within the Elephant and Castle SPD, the building would provide active frontages at street level. It is considered that the design of the replacement development provides a more open frontage on both Rockingham and Tiverton Streets improving the active frontage of this site.

### **Materials and detailing**

- 67 The design of the top of the building has successfully stepped down the top of the building, which improves the interest of the roofline and reduces the visual impact on the neighbouring developments. This results in effectively reducing the bulk on the north end of the top of the building.
- 68 In addition, the detailed finish of the building appears well designed having a regular repeated form without being bland and monotonous. The quality of the finish of the brickwork is an important aspect of the design as is the detailed design of the surface pattern of recessed panels, reveals, recessed and projecting balconies. These details should be provided to the local authority prior to construction and secured by way of condition.
- 69 The external appearance would achieve a good quality by using a consistent masonry finish. The use of aluminium on the external elevations of the upper floors has been limited to window frames, an amendment since original submission. In addition, the spandrels shown on the elevations between levels are now masonry (rather than aluminium).
- 70 The open double height terrace area at roof level with the associated framing pillars is a key design aspect to this building. Therefore it is recommended that a condition is imposed to ensure that this essential element of the design is constructed.
- 71 Overall, it is considered that the proposed design is of a high architectural quality and will contribute positively to the local scene. The success of the design relies on the quality and detailing of its materials. The local authority can suitably control these matters through conditions including material samples, sample panels of brickwork



and masonry and detailed drawings.

### **Setting of listed buildings (Metro Central Heights)**

- 72 The Metro Central Heights has recently been given listed grade II status. The buildings have a coherent massing and are an important example of post war modernist construction. Originally built as offices the buildings are now primarily residential. The blocks vary in height increasing in height to the north and south and reducing to the east and west.
- 73 Saved policy 3.18 of the Southwark Plan states that: "Permission will not be granted for developments that would not preserve or enhance.....The immediate or wider setting of a listed building." Although the 9 story block of Metro Central Heights is the nearest to the site, it is the other side of the road from the development and very much part of its own group which include much taller blocks. It is also a much longer block with greater bulk than the others. For these reasons and taking account of the previously discuss design merits of the scheme, it is considered that the proposed development would not unacceptably dominate or adversely affect its setting, which is considered to be preserved.

### **Amenity**

#### **Future occupiers**

- 74 Saved policy 4.2 'Quality of residential accommodation' states that planning permission will be granted for residential development where it achieves good quality living conditions and includes high standards of accessibility, outlook, privacy, natural daylight, ventilation, outdoor amenity space, safety, security and protection from pollution including noise and light.
- 75 As mentioned above, the density for the scheme is above the anticipated density range for this area, and the scheme must achieve exemplary design standards.
- 76 The Residential Design Standards SPD sets out guidance on what constitutes 'excellent' accommodation standards looking at factors such as exceeding minimum flat sizes, a preponderance of dual aspect units, and providing generous floor to ceiling heights.

#### **Daylighting analysis**

- 77 The applicant has provided a daylight/sunlight report that identifies two rooms (a bedroom and an open plan living/dining/kitchen area) at first floor level facing the railway viaduct that fall below the BRE guidance for daylighting. However, these rooms are not located within the same flat, and importantly each room has other windows providing an aspect (and daylight sources) from other orientations.
- 78 Otherwise the residential units on the remaining floors would have good access to natural light, being elevated and given that all flats are dual aspect, with some flats being triple aspect.
- 79 This means that daylight and sunlight penetration to the flats is generally very good and each would achieve high levels of internal amenity in terms of natural light.

#### **Outdoor amenity space**

- 80 Policy 4.2(ii) of the Southwark Plan and Section 3.2 of the SPD on Residential Design Standards states that development should provide high standards of outdoor/green

amenity space. The draft SPD advises that development should as a minimum meet and seek to exceed the following standards:

- 50m<sup>2</sup> of communal space per development
- For units containing 3 or more bedrooms, 10m<sup>2</sup> of private amenity space
- For units containing 2 or less bedrooms, ideally 10m<sup>2</sup> of private amenity space, and where this is not possible the remaining amount should be provided to the communal amenity space requirement.

- 81 The development would provide each of the proposed residential units with a private balcony or terrace with minimum areas of 5.4m<sup>2</sup> for a one bed unit, 6.0m<sup>2</sup> for a two bed unit, and 10.0m<sup>2</sup> for a three bed unit (up to 57.1m<sup>2</sup> in area for the duplex flats). The majority of the 2 bed units fall short of the guidance of the SPD, however all one and three bed units meet the amenity space standards. The overall shortfall of amenity space for the development is 50m<sup>2</sup> of communal, and an additional 51m<sup>2</sup> associated with the shortfall in the amenity spaces provided for the two bed units, resulting in a total of 101m<sup>2</sup> in area.
- 82 Given the constrained nature of the site and efficient use of land made by the development, combined with the need to provide renewable energy on-site (by way of photovoltaic panels on the roof of the building that could otherwise have been as amenity space) there is no area available for on-site communal amenity space.
- 83 Newington Gardens, a publicly accessible park is located only 130m to the north of the site and is conveniently sited for the future occupiers of the development. There are also other public open spaces within walking distance of the site. As such, whilst no communal amenity space is provided within the development, the future occupiers will have access to the other public open spaces in the vicinity of the site. Given the existence of other public open spaces within the vicinity of the site, along with the additional S106 contributions outlined below and the sustainable benefits of providing renewable energy by photovoltaic panels on the roof of the building, on balance it is considered acceptable in this instance for no communal amenity space to be provided on the site.
- 84 In accordance with the draft S106 Planning Contributions and Community Infrastructure Levy SPD the applicant agrees to contribute a total of £20,705 (comprising the full contribution for the 101m<sup>2</sup> shortfall) which will help to mitigate this shortfall within improved and new open space within the Borough.
- 85 Overall for these reasons it is considered that the proposed development provides an acceptable standard of amenity space for future occupiers, subject to an additional S106 contribution towards off-site public amenity space provision/enhancement.

#### **Internal space standards**

- 86 Supplementary Planning Document for Residential Design Standards 2011 details minimum space standards for residential units.
- 87 The table below describes the range of unit size proposed in this scheme, compared to the Residential Design standards.

| Unit size         | Minimum standard (sqm) | Proposed size range (sqm) |
|-------------------|------------------------|---------------------------|
| 1 bed (2 persons) | 50                     | 50 to 57                  |
| 2 bed (3 persons) | 61                     | 61 to 66                  |
| 2 bed (4 persons) | 70                     | 71                        |
| 2 bed (average)   | 66                     | 66                        |

| Unit size         | Minimum standard (sqm) | Proposed size range (sqm) |
|-------------------|------------------------|---------------------------|
| 3 bed (4 persons) | 74                     | 119                       |
| 3 bed (5 persons) | 86                     | 110 to 118                |
| 3 bed (6 persons) | 95                     |                           |
| 3 bed (average)   | 85                     |                           |

- 88 All units achieve the minimum standards for unit size, as well as the minimum standards for individual room size within units. The larger family units are particularly generous in size.
- 89 All of the proposed units are dual aspect and many are triple aspect, which represents an exemplary level of internal layout and outlook. The proposed flats include bulk storage areas, and have natural light and ventilation for all kitchens and a significant proportion of the bathrooms.
- 90 The proposed development is located in close proximity to the railway viaduct and will have habitable rooms facing the railway lines in many of the units. As discussed further below, a condition will be imposed requiring the residential units to be designed to a suitable internal noise level. With these measures in place it is considered that there would be an appropriate level of amenity in this regard.
- 91 The proposed residential windows will be located at least 22m from the nearest neighbouring residential unit, which is well in excess of the 12m separation distance required within the Residential Design Standards SPD. As such it is not considered that there would be any overlooking or loss of privacy which would cause material harm to any future occupier of this development.

### **Conclusion on quality of accommodation**

- 92 Whilst there is a shortfall on the quantum of amenity space, the development would provide residential units that would each have a private amenity space, all room and unit size requirements are met or exceeded, there is good outlook and access to natural light, and all units would be either double or triple aspect. Overall, for these reasons it is considered that the development would provide a good standard of accommodation for future occupiers.

### **Neighbouring occupiers**

- 93 Policy 3.2 'Impact on amenity' of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Also, there is a requirement in policy 3.1 'Environmental effects' to ensure that development proposals will not cause material adverse effects on the environment and quality of life.
- 94 Strategic Policy 13 'High Environmental Standards' of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environment in which we live and work.

### **Daylight and sunlight**

- 95 The applicant initially provided Daylight Assessments associated with 6-8 Tiverton Street and Metro Central Heights, which were superseded by a further Daylight and Sunlight Study (prepared by Right of Light Consulting) in support of the application.
- 96 The reports assess the application scheme based on the Building Research

Establishment (BRE) guidelines on daylight and sunlight.

- 97 The BRE sets out three detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site.
- 98 The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value (0.8 times the original value) before the loss is noticeable.
- 99 The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. Another method of calculation is the Average Daylight Factor (ADF) which is a more detailed assessment and considers the amount of sky visibility on the vertical face of a window, but also the window size, room size and room use. However it is often impractical to undertake ADF calculations for existing buildings as they would require a full survey of all rooms.
- 100 A number of objections have raised the issue of impact on daylight and sunlight, specifically to Metro Central Heights. As with all applications, the impact on the amenity of neighbouring residents needs to be assessed against the advice set out by the BRE, taking into account the nature of the property and the characteristics of the area. These impacts should then be considered in the light of any broader benefits of the development, and all other material considerations.
- 101 The report concludes that all main habitable windows pass the VSC test with the exception of 31 windows at 1-78 Stephenson House and 1-136 and 327-413 Metro Central Heights.
- 102 As mentioned, the BRE have determined that the daylight can be reduced by about 20% of their original value (0.8 times the original value) before the loss is noticeable. Of these windows which fall short, the two most affected habitable rooms are located within Metro Central Heights (identified as windows 219 and 230 within the Daylight and Sunlight Study) where the reduction is 0.57 from original. These windows already have a low existing VSC, being 10.0% and 10.8% due to the positioning of the windows and given that they are located beneath an existing overhang from the floor above. These rooms in particular would have a noticeable loss of daylight; however, it is relevant that the amount of light to these rooms is low at present.
- 103 The vast majority of the of the windows failing the VSC test only fall short by a slight amount, generally between 0.73 and 0.79 from the original value.
- 104 A high number of windows which fail the VSC test are already obstructed by existing overhanging walkways (or other overhangs), projecting wings of existing buildings or the close proximity of the buildings to each other.
- 105 The BRE acknowledges that in such situations a larger relative reduction in VSC may be unavoidable as the (existing neighbouring) building itself contributes to poor daylighting.
- 106 Overall, whilst there will be instances of relatively minor impacts upon existing daylight levels, it is considered that the proposed development will not have a significantly adverse impact on the light received by neighbouring properties. When considered in

the context of this urban location and the wider benefits of the development, it is considered that the impacts are not so significant to justify an objection on this basis.

### **Privacy and overlooking**

- 107 The Residential Design Standards SPD 2011 states that in order to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances between residential windows:
- A minimum distance of 12m at the front of the building and any elevation that fronts onto a highway
  - A minimum distance of 21m at the rear of the building.
- 108 The proposed development meets these minimum separation distances to neighbours and given the proposed arrangement of the buildings, it is considered that the proposed development would not result in a material impact on the amenity of any adjoining occupiers from overlooking or a loss of privacy.

### **Environmental protection**

#### **Air quality**

- 109 An assessment of possible impacts upon air quality has been submitted as part of the application. The Environmental Protection Team have assessed the document and agree with the recommendations that careful management at construction phase should be undertaken and that the residential units on floors one to nine should have mechanical ventilation provided. Accordingly, conditions are recommended to be imposed requiring these details to be provided to the local authority for approval should Members be minded to grant permission.

#### **Noise and vibration**

- 110 A Noise and Vibration Assessment has been submitted in support of the application. The Environmental Protection Team have assessed the report and consider that the noise and vibration criteria can be achieved by glazing and structure specification. As such it is recommended that a number of conditions are imposed including suitable internal noise levels, suitable sound insulation between commercial and residential units, protection of vibration, control of plant noise and suitable kitchen ventilation.

#### **Contaminated land**

- 111 The Environmental Protection Team have recommended that a condition is imposed requiring that prior to the commencement of development a site investigation and risk assessment is completed, following on from this in the event that contamination is found then a remediation strategy would be required along with a verification report.

#### **Construction and demolition management**

- 112 Should Members resolve to grant permission, it is recommended that the applicant submit a Construction and Demolition Management Plan for approval prior to the commencement of development.

#### **Transport issues**

- 113 The application site has a Public Transport Accessibility Level rating of 6b, the highest PTAL rating, meaning it has an excellent accessibility to public transport. There are tube and rail stations and many bus routes in the vicinity contributing to this rating.

The site is located in the Central Activities Zone and a Controlled Parking Zone (CPZ).

### **Access**

- 114 The proposed development will provide pedestrian access to the restaurant use is from Rockingham and Tiverton Streets, and access to the residential development is from Tiverton Street.
- 115 Vehicular access for the two disabled car parking bays is through a vehicle gate on Tiverton Street, which has been set back away from the footpath since the original submission.
- 116 There is some potential conflict between servicing and refuse collection with pedestrian movements, although this can be mitigated through a Service Management Plan secured by way of condition.

### **Car parking**

- 117 Given that the site is located within a CPZ and in order to prevent possible over spill parking from the development, it is recommended that a condition is imposed preventing any occupiers of this development being eligible for on-street parking permits.
- 118 As mentioned, the provision of two disabled car parking spaces is deemed appropriate for the scale and nature of this development on this small site.
- 119 The two wheelchair accessible spaces will be assigned to the two disabled units in the development. Whilst users would need to make the way to the residential entrance approximately 25m away, it is considered that given the site constraints there would be no practical alternative to have the car parking spaces closer to the entrance. On balance it is considered that this proximity would be acceptable.

### **Car club**

- 120 In order to provide future residents with means of access to a vehicle without increasing the numbers of vehicles on street, the applicant will provide 3 years membership to Zipcar car club for each eligible adult secured through the legal agreement. Car club bays are measures aimed at mitigating against an under provision of parking or a method to deter private parking and car ownership.

### **Cycle storage**

- 121 The minimum requirement for cycle parking for the residential development is a total of 37 spaces with 34 for occupiers and a further 3 for visitor cycle parking. In addition the minimum requirement for cycle parking associated with the restaurant use is 2 cycle spaces.
- 122 The development seeks to provide a total of 48 spaces for residential occupiers with another 2 for the restaurant users and 7 on-street spaces.
- 123 The proposed number of cycle spaces exceeds the guidance and aside from the on-street spaces would be secure and accessible for all. Details of the cycle parking type has not been provided, and a condition should be imposed requiring details to be provided to the local authority for approval. Visitor cycle parking for the restaurant is not covered but is convenient and will be passively secure as it is overlooked by the restaurant.

### **Servicing**

- 124 The proposed location for deliveries, servicing and refuse collection for the residential units is from Tiverton Street. This is a narrow street and frequent deliveries to the main concierge could potentially cause conflict especially with vehicles accessing the development opposite. High numbers of deliveries such as shopping are possible due to the lack of car parking provided.
- 125 Further information is required regarding the servicing of the restaurant unit, as deliveries from Rockingham Street could cause conflict with cyclists due to the width of the street and high volumes of cyclist flow in the AM and PM peaks.
- 126 Should permission be granted, it is recommended that details of mitigation should be provided within a Service Management Plan, secured by way of condition. The expected number, frequency and type of vehicles proposed with the development should be included within this plan.

### **Refuse and recycling storage**

- 127 The proposed drawings show refuse and recycling storage for each of the buildings and uses. There is sufficient, segregated refuse and recycling storage space available for the commercial and residential elements of the scheme. These refuse stores are convenient for future occupiers and easily accessed from the street. The doors have been designed to ensure easy access to the storage spaces.
- 128 A compliance condition is recommended to ensure that the refuse and recycling storage is provided in accordance with the drawings.
- 129 For these reasons it is considered that the proposed development would provide sufficient refuse and recycling storage facilities to meet the likely needs of future occupiers.

### **Construction management plan**

- 130 The application does not include a Construction Management Plan. To ensure that the demolition and construction phase does not result in harm to the function of the transportation network and the amenity of neighbouring occupiers, it is recommended that a condition is imposed requiring the submission of a CMP prior to the commencement of development should Members resolve to grant permission.

### **Public realm**

- 131 The development provides for new paving along both Rockingham and Tiverton Streets in addition to the planting of 3 trees and installation of 4 Sheffield stands. Given that these works fall outside the site, the applicant has agreed to secure the obligation by legal agreement.

### **Landscaping**

- 132 The proposed development includes some minor works to the public realm (discussed above) and the application drawings show planting to be undertaken on the balconies and terrace areas. However, the information relating to the landscaping of the public realm and these amenity spaces lacks suitable detail. Should planning permission be granted, it is recommended that a condition is imposed requiring further details of this landscaping to be submitted to the local authority for approval.

### Flood risk

- 133 A Flood Risk Assessment has been prepared and submitted with the application. The site is situated within flood zone 3, which is considered to be 'High Risk', but does benefit from being defended by the Thames Tidal Defences.
- 134 The site of the development is situated within the 6 to 12 hour inundation zone and described as 'moderate' hazard within the Southwark Strategic Flood Risk Assessment (SFRA).
- 135 The Environment Agency recommend that finished floor levels be set a minimum of 300mm above the 1 in 200 year breach level plus climate change, as stated within table 6.4.4 *Spatial Planning & Development Control Recommendations* of the Southwark Strategic Flood Risk Assessment (SFRA). However, the submitted flood risk assessment (FRA) demonstrates that the site falls outside of the modelled breach extents and therefore should remain safe from inundation.
- 136 The Environment Agency have recommended a number of conditions are imposed relating to contamination and piling.

### Planning obligations (s106 undertaking or agreement)

- 137 Saved policy 2.5 of the Southwark Plan and Policy 6A.5 of the London Plan advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations, which sets out in detail the type of development that qualifies for planning obligations, and Circular 05/05, which advises that every planning application will be judged on its merits against relevant policy, guidance and other material considerations when assessing planning obligations.
- 138 The table below demonstrates the standard contributions generated from the Supplementary Planning Documents S106 toolkit and the contributions proposed by the applicant:

| Planning obligation  | Amount of planning gain calculated by toolkit (£) | Applicant financial contribution (£) |
|--|---|--------------------------------------|
| <b>Education</b>   | 52,795  | 52,795                               |
| <b>Employment during construction</b>                                      | 22,312  | 22,312                               |
| <b>Employment during construction management fee</b>                       | 1,749   | 1,749                                |
| <b>Public Open Space, Children's Play Equipment and Sports Development</b> | 56,554  | 56,554                               |
| <b>Transport Strategic</b>   | 281,052   | 281,052                              |
| <b>Transport Site Specific</b>   | 15,000  | 15,000                               |
| <b>Public Realm</b>  | 22,500  | 22,500                               |
| <b>Archaeology</b>   | 2,681   | 2,681                                |
| <b>Health</b>  | 33,867  | 33,867                               |
| <b>Community Facilities</b>  | 4,776   | 4,776                                |
| <b>Sub-total</b>   | 493,286   | 493,286                              |
| <b>Admin</b>   | 9,866   | 9,866                                |
| <b>Total</b>   | <b>503,152</b>                                    | <b>503,152</b>                       |



139 In addition, the legal agreement will secure the following:

- 6 shared ownership affordable housing units (3 x 1 bed and 3 x 2 bed)
- 4 social rented affordable housing units (2 x 2 bed and 2 x 3 bed)
- 3 years of car club membership for future occupiers
- The developer to complete the works to the public realm (paving, tree planting and cycle stands)
- £25,000 contribution towards TfL cycle hire scheme
- Provision to have a future connection to any communal heating network
- A signed contractual agreement between the developer and an RSL to confirm that they will acquire the affordable units (prior to commencement of development)
- £9,605 towards off-site carbon reduction measures in accordance with the S106 Planning Contributions and Community Infrastructure Levy SPD.

140 It is the opinion of the Council that the planning obligations sought meet the planning tests of Circular 05/05 and the CIL regulations (122 and 123). The contributions would be spent on delivering new school places as a result of the development, job creation during construction and in the final development, improvements to open spaces and sports facilities, improvements to increase the capacity of transport provision across the borough, improvements to the public realm, archaeology, new health facilities and improvements to community facilities. These are necessary in planning terms, directly related to the development and fairly and reasonably related to the impacts of the development.

141 Should the legal agreement be completed on or prior to 16 October 2014, the proposed development would be in accordance with policies relating to planning contributions.

142 In the absence of a legal agreement being completed by this date, the applicant will have failed to adequately mitigate against the impacts of the development on the local community and infrastructure. The development would therefore fail to be in accordance with saved policy 2.5 'Planning contributions' of The Southwark Plan [UDP] 2007 and the S106 Planning Obligations SPD and it would be recommended that the application be refused on this basis.

### **Sustainability**

143 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. Sustainable development is described as consisting of three broad dimensions, economic, social and environmental. The economic and social implications from this proposed development are covered in greater detail above.

144 In relation to environmental implications of development, section 10 of the NPPF 'Meeting the challenge of climate change, flooding and coastal change' describes the key role that planning has in securing radical reductions in greenhouse emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

145 Southwark's Core Strategy sets out the approach to achieving sustainable development in the borough in Strategic Policy 1, describing that development will be supported if it meets the needs of Southwark's population in a way that respects the limits of the planet's resources and protects the environment. Strategic Policy 13 'High environmental standards' then sets out how this can be achieved.

146 Policies 5.2, 5.3, and 5.7 in The London Plan 2011 outline the measures that the

Mayor expects developments to incorporate as part of the sustainable design and construction of energy efficient development schemes. In the consideration of energy efficient measures, application proposals should apply the Mayors Energy Hierarchy, using passive design and energy efficient measures to reduce heating and cooling loads, and feasibility assessments for low and zero carbon energy systems described in the London Renewable 'Toolkit'.

- 147 In line with Core Strategy policy 13 all new residential development should achieve Code for Sustainable Homes level 4. The Sustainability Statement sets out that the proposed new build residential units will be designed and constructed to achieve Code Level 4.
- 148 The Energy Strategy outlines that the development would incorporate such measures as high standards of insulation and air tightness and energy efficient lighting throughout.
- 149 Policy SPD19 of the Elephant and Castle SPD also requires that developments are future proofed and designed to be capable of connecting to a future CHP/communal heating network. The applicant has stated that the centralised boiler room means that a future connection to a district heating scheme would be viable in the future. As such, a clause will be included into the S106 agreement.
- 150 The incorporation of a CHP has been assessed in terms of feasibility, however the smallest commercially available CHP unit is too large for the scheme and is therefore not viable for this development.
- 151 The development proposes that photovoltaic panels at roof level, which would reduce the annual carbon dioxide emissions by 4.6%.
- 152 The incorporation of energy efficiency measures and the photovoltaic panels equates to a 25.2% reduction against Part L 2010 Buildings Regulations, which fails to meet the 40% improvement under the London Plan.
- 153 In accordance with the S106 Planning Obligations and Community Infrastructure Levy Draft SPD, where a development is unable to meet this 40% target then off-site mitigation will be sought. Contributions will be placed in a green fund and will be used to reduce carbon dioxide emissions in projects elsewhere in the borough.
- 154 In this instance, the development has a shortfall of 6.96 tonnes/CO<sub>2</sub> per annum, which equates to a contribution of £9,605, which is to be secured through the legal agreement.
- 155 Overall it is considered that the proposed development meets the relevant energy and sustainability policies of the Core Strategy, the London Plan and the Southwark Plan, and should be granted subject to suitable conditions.

### **Archaeology**

- 156 The applicant has submitted an Archaeological Desk Based Assessment that provides a summary of the archaeological potential of the site.
- 157 The application site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The exact location of the site is on land that is beginning to drop off from the Newington Causeway into the Rockingham Anomaly.
- 158 It is therefore recommended that a programme of archaeological observation and recording is maintained during groundworks on site and that this is secured by

condition.

## **GLA**

- 159 The development is referable to the Greater London Authority (GLA) as it comprises a building in excess of 30m in height, and as such the GLA was consulted on this application. It is required that should Southwark resolve to determine the application, that the development be referred back to the Mayor for his decision as to whether he direct refusal, take it over for his own determination, or allow the Council to determine it.
- 160 The GLA has provided its initial assessment on the original application (which has since been amended, in particular to significantly increase the affordable housing provision) and considered that the application on balance did not yet comply with the London Plan. The principle of the development is acceptable in strategic planning terms, and the design is supported.
- 161 Concerns were raised regarding the level of affordable housing provided and the lack of adequate viability assessment. It is noted that the applicant has since amended the quantum of affordable housing which is policy compliant.
- 162 Other minor questions were raised regarding transport, including further information and an additional car parking space. The applicant has since provided an Interim Travel Plan and a PERS Audit. Also, the wheelchair units have been decreased to two units which reduces the need for disabled car parking spaces, regardless given the site constraints it would not be possible to provide any additional usable car parking spaces on-site.
- 163 The GLA also raised several queries regarding energy efficiency and sustainability, specifically; requested further detail on how the demand for cooling will be minimised; requested the SAP models (DER sheets) to support the savings claimed; the applicant should ensure that the space heating from the restaurant can be served by the heating network; confirming that shading from adjoining high rise buildings has been considered when determining PV installation and associated savings; and the applicant should consider additional measures for carbon reductions (if little further potential carbon dioxide reductions on-site then this should be met off-site).
- 164 The applicant responded and provided further information relating to the demand for cooling; provided the SAP calculations; confirmed that if a district heating network is available when fitting out the restaurant then it will be connected (as well as connection for the residential element); and has confirmed that the potential shading effects had been factored into the calculations.
- 165 As raised by the GLA, the original Energy Strategy was prepared prior to 1 October 2013, which after this date the requirement for carbon dioxide savings raised from 25% to 40% above Building Regulations 2010. The applicant has explored the scope for additional measures, which is limited due to site constraints. However suitable mitigation measures have been set out above.

## **Other matters**

- 166 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

167 The CIL contribution based on the areas provided will be:  $3,042\text{m}^2 \times \text{£}35 = \text{£}106,470$ .

### **Conclusion on planning issues**

168 It is acknowledged that the site has specific constraints, in particular its restricted size and shape, which has restricted the opportunity to provide communal amenity space. The overall density is above that normally expected within the Central Activity Zone, but the residential accommodation is generally of a high standard with high levels of dual aspect flats and balconies to each apartment above the minimum requirements. The impact of the railway line has been mitigated by the dual and triple aspect flats.

169 The application proposal presents the opportunity to fulfil important regeneration aspirations of the area, providing much needed housing, including family housing and affordable housing, and improved commercial floorspace. These are considerations with considerable weight, since they would deliver sustainable development in accordance with the NPPF. It is considered that the proposed development overall will benefit the wider community by redeveloping this site and providing housing and retail use.

170 The application has been the subject to ongoing discussions regarding the quantum of affordable housing provided and as a result the applicant has agreed to increase the level significantly, which is now policy compliant.

171 Whilst careful control through appropriate conditions will be needed in relation to the detailed design and build quality of the development, the design of the scheme is considered to be of high quality and would contribute positively to the regeneration aspirations of the area.

172 The large number of objections to the application have been carefully considered, in particular there is notable concern in relation to potential impact on sunlight and daylight access. On balance it is considered that the impacts resulting relating to daylight are not so significant as to raise objection to an otherwise acceptable development. Officers consider that the proposed development is in overall conformity with the development plan and that the scheme is acceptable subject to the imposition of appropriate conditions and s.106 obligations.

### **Community impact statement**

173 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

174 The impact on local people is set out above.

### **Consultations**

175 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

176 Details of consultation responses received are set out in Appendix 2.

## Summary of consultation responses

177 A total of 70 letters of objection have been received from the following:

- Local Resident (x 16)
- Resident of Metro Central Heights (x 30) no address provided
- 18, 31, 47, 53, 55, 72, 83, 87, 99, 166, 167, 174, 176, 191, 320, 375, 381, 382, 391, 411, 475 Metro Central Heights
- 3 and 40 Stephenson House, Bath Terrace
- 42 Telford House, Tiverton Street.

178 The reasons for objection have been summarised as following:

### Amenity

- 179
- The development will block the views of the city and in particular will block views of the Shard from Metro Central Heights.
  - The access to daylight and sunlight, in particular to Metro Central Heights will be massively compromised. The reduction in daylight / sunlight will impact on the amenity of neighbouring occupiers, reducing solar gain and resulting in damp into neighbouring units.
  - The development will impact on neighbouring occupiers from overlooking and loss of privacy. Neighbours will no longer be able to keep the curtains open with future occupiers being able to look into flats, also no longer able to sit out on terraces as these will be overlooked also.
  - There are already a number of noise sources in the area which impact the amenity of occupiers, including from the Ministry of Sound, a rehearsal space and local churches, in addition to the previous restaurant at the application site.
  - The proposed development will result in additional noise impact from the construction phase, the new restaurant and general noise and disturbance caused by the increased density and use.
  - The close proximity to the railway lines, and the resulting overshadowing of the ground floor means that the public space is of questionable value.
  - The standard of accommodation for future occupiers of the development is questionable, including the quality of the balconies, which will be overlooked and not have much sunlight.
  - There is no clearly defined living and sleeping areas within the apartments above the third floor.
  - The development does not meet policy in terms of private amenity space.

### Bulk and scale

- 180
- The height of the building at 13 storeys is excessive and is out of character with the area, and considered to be a significant overdevelopment of this very small and constrained site. The scale is overbearing on a back street in this vicinity.
  - This site is on a secondary route in a predominantly residential area where development should be restricted to a scale of 5-7 storeys.
  - The proposed bulk of the building is too large and the developer is being greedy.
  - The development should only be comprised of a replacement restaurant at the site with no housing.
  - The density of the development exceeds that standard as set out within the development plan, and the developer has not justified the building in terms of exemplary design.
  - The density of population of people and buildings in the immediate vicinity of Elephant and Castle is already at saturation point and the proposed development will impose greater pressure on the infrastructure of the area.

- The gross overdevelopment of the site would set a bad precedent for future development within the area.

### **Design**

- 181
- Metro Central Heights is grade II listed and this proposed development should be reconsidered to ensure that this iconic building is not dwarfed by this skyscraper.
  - The proposed development will severely impact on the setting of Metro Central Heights due to its proximity, height and scale of development.
  - The design lacks the elegance of the neighbouring new development on Newington Causeway, with clean lines and regular surfaces.

### **Traffic**

- 182
- The car parking in the area is already extremely limited and the parking load will increase significantly.
  - There is a danger of Rockingham Street being opened up for vehicular access directly onto Newington Causeway, the impact from this and the increase from users of the new development would be impossible to cope with.
  - There are several cars usually parked on the site and these do not appear to have been addressed in the transport assessment.
  - The development will pose a danger to cyclists and pedestrians not only at construction stage but post occupation also.
  - The significant population increase as a result of this building and other recent developments will impact the station (Elephant and Castle Tube).

### **Sustainability**

- 183
- The energy efficiency and sustainability of the development should be built to the highest standard.
  - The information about sustainability is spurious and no real evidence has been provided that other onsite renewables have been tested. The solar array will actually only generate enough energy for 2 households.
  - The chosen method of construction is concrete and whilst there would be some benefit in thermal massing, its production creates 5% of the world's carbon dioxide. The development will not truly be carbon neutral despite the flowery language.
  - The sedum roof is a token gesture and highlights the lack of external drainage.

### **Affordable housing**

- 184
- Some of the objectors were unsure if any affordable housing was being provided, if not then this would be a concern given the potential loss of local social housing in the Heygate redevelopment.
  - More social housing should be provided within the development.
  - It is considered that more social housing should be built on derelict sites.

### **Financial implications**

- 185
- The development would cause significant devaluation of the properties located within Metro Central Heights. One objector claimed this would be £250k for each flat.

### **Public consultation**

- 186
- Only 11 people attended the public consultation event, which should not be taken as indicative of public response.

- There is no documentary evidence to substantiate subjective statements regarding the consultation. The consultation was not robust enough and was deeply flawed.
- The notice period for this consultation has fallen over the Christmas and new year period which has led to many local residents being away and not having had a chance to object.

### Other

- 187
- Could residents of the estate have a right of passage through or under the arch that is proposed for storage.
  - There is a small triangle of land on Tarn Street with derelict garages, could these be purchased and regenerated as part of the development.
  - The basement will present a subsidence risk by lowering the water tables and would also result in damage to these areas geological and archaeological heritage by drying out the ice age peat.
  - Tearing the heart and soul out of the Colombian community and iconic local cultural amenity.
  - The new restaurant / nightclub with live music and late opening hours will lead to increased crime and anti-social behaviour, endangering public safety and causing real nuisance.

### Human rights implications

- 188 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 189 This application has the legitimate aim of providing new commercial and housing. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

190 None

### BACKGROUND DOCUMENTS

| Background Papers  | Held At  | Contact  |
|--|--|--|
| Site history file: TP/1421-7<br>Application file: 13/AP/3450<br>Southwark Local Development Framework and Development Plan Documents | Chief executive's department<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries telephone:<br>020 7525 5403<br>Planning enquiries email:<br>planning.enquiries@southwark.gov.uk<br>Case officer telephone:<br>020 7525 5470<br>Council website:<br>www.southwark.gov.uk |

**APPENDICES**

| No.               | Title                           |
|-------------------|---------------------------------|
| <b>Appendix 1</b> | Consultation undertaken         |
| <b>Appendix 2</b> | Consultation responses received |
| <b>Appendix 3</b> | Recommendation                  |

**AUDIT TRAIL**

|   |   |                          |
|---|---|--------------------------|
| <b>Lead Officer</b>   | Gary Rice, Head of Development Management |                          |
| <b>Report Author</b>  | Fennel Mason                              |                          |
| <b>Version</b>  | Final                                     |                          |
| <b>Dated</b>  | 20 August 2014                            |                          |
| <b>Key Decision?</b>  | No  |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>                    | <b>Comments Included</b> |
| Strategic director, finance & corporate services                        | No  | No                       |
| Strategic director, environment and leisure                             | Yes                                       | Yes                      |
| Strategic director, housing and community services                      | Yes                                       | Yes                      |
| Director of legal services  | No  | No                       |
| Director of regeneration  | Yes                                       | No                       |
| <b>Cabinet Member</b>   | No  | No                       |
| <b>Date final report sent to Constitutional Team</b>                    | 20 August 2014                            |                          |



**APPENDIX 1****Consultation Undertaken****Site notice date:** 06 December 2013**Press notice date:** 12 December 2013**Case officer site visit date:** 06 December 2013**Neighbour consultation letters sent:** 09 December 2013**Internal services consulted:**

Archaeology  
 Design and Conservation  
 Environmental Protection Team  
 Housing Strategy  
 Planning Policy  
 Transportation  
 Waste Management

**Statutory and non-statutory organisations consulted:**

English Heritage  
 Environment Agency  
 Greater London Authority  
 Network Rail  
 Thames Water  
 Transport for London

**Neighbour Consultee List for Application Reg. No. 13/AP/3450**

|                  |                          |             |  |
|------------------|--------------------------|-------------|--|
| <b>TP No</b>     | TP/1421-7                | <b>Site</b> | 5-9 ROCKINGHAM STREET, LONDON, SE1 6PD |
| <b>App. Type</b> | Full Planning Permission |             |  |

| <b>Date Printed</b> | <b>Address</b>  |
|---------------------|---|
| 09/12/2013          | 205 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 204 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 203 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 206 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 209 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
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| 09/12/2013          | 207 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 202 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 196 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 195 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 194 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 197 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 201 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 199 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 198 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 220 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 219 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 218 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 221 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |
| 09/12/2013          | 225 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW |









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| 09/12/2013   | 115 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BB                   |
| 09/12/2013   | 114 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BB                   |
| 09/12/2013   | 113 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BB                   |
| 09/12/2013   | LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF                              |
| 09/12/2013   | UNIT 8 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 7 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 10 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD     |
| 09/12/2013   | FLAT 1 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | UNIT 9 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 3 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 6 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | 409A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                  |
| 09/12/2013   | 399A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                  |
| 09/12/2013   | 398A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                  |
| 09/12/2013   | UNIT 1 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 5 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 4 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD      |
| 09/12/2013   | UNIT 2 TO 3 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD |
| 09/12/2013   | FLAT 12 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 11 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 10 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 13 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 16 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 15 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 14 SMEATON COURT ARCH STREET LONDON SE1 6PF                                  |
| 09/12/2013   | FLAT 9 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 4 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 3 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 2 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 5 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 8 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 7 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | FLAT 6 SMEATON COURT ARCH STREET LONDON SE1 6PF                                   |
| 09/12/2013   | 292 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB                   |
| 09/12/2013   | 284 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB                   |
| 09/12/2013   | 277 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX                   |
| 09/12/2013   | 299 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB                   |
| 09/12/2013   | 337 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                   |
| 09/12/2013   | 330 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                   |
| 09/12/2013   | 306 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB                   |
| 09/12/2013   | 253 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX                   |
| 09/12/2013   | 200 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW                   |
| 09/12/2013   | 193 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW                   |
| 09/12/2013   | 186 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BT                   |
| 09/12/2013   | 224 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW                   |

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| 09/12/2013      | 246 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX                 |
| 09/12/2013      | 239 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX                 |
| 09/12/2013      | 231 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX                 |
| 09/12/2013      | 358A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                |
| 09/12/2013      | 348A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                |
| 09/12/2013      | 101 NEWINGTON CAUSEWAY LONDON SE1 6BN   |
| 09/12/2013      | 368A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                |
| 09/12/2013      | 389A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                |
| 09/12/2013      | 379A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                |
| 09/12/2013      | 378A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                |
| 09/12/2013      | 412 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                 |
| 09/12/2013      | 359 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                 |
| 09/12/2013      | 352 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                 |
| 09/12/2013      | 345 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ                 |
| 09/12/2013      | 383 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                 |
| 09/12/2013      | 405 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                 |
| 09/12/2013      | 398 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                 |
| 09/12/2013      | 390 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX                 |
| 09/12/2013      | FLAT 17 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FIRST FLOOR AND SECOND FLOOR 87-87A NEWINGTON CAUSEWAY LONDON SE1 6DH           |
| 09/12/2013      | BASEMENT TO SEVENTH FLOORS EILEEN HOUSE 80-94 NEWINGTON CAUSEWAY LONDON SE1 6EF |
| 09/12/2013      | UNIT 5 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ              |
| 09/12/2013      | UNIT 2 RAILWAY ARCH 100 ROCKINGHAM STREET LONDON SE1 6PD                        |
| 09/12/2013      | UNIT 1 RAILWAY ARCH 99 ROCKINGHAM STREET LONDON SE1 6PD                         |
| 09/12/2013      | 9 ROCKINGHAM STREET LONDON SE1 6PD  |
| 09/12/2013      | 5 GAUNT STREET LONDON SE1 6DP   |
| 09/12/2013      | FLAT 50 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 49 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 48 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 51 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 54 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 53 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 52 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | 2-4 TIVERTON STREET LONDON SE1 6NZ  |
| 09/12/2013      | UNIT 4 RAILWAY ARCH 102A ROCKINGHAM STREET LONDON SE1 6PG                       |
| 09/12/2013      | UNIT 3 RAILWAY ARCH 101 ROCKINGHAM STREET LONDON SE1 6PD                        |
| 09/12/2013      | FLAT 28 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 27 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 26 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 29 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 32 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 31 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 30 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 25 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 20 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 19 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 18 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 21 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 24 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 23 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 22 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 43 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |
| 09/12/2013      | FLAT 42 SMEATON COURT ARCH STREET LONDON SE1 6PF                                |







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| 09/12/2013      | 375 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 374 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 369 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 364 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ           |
| 09/12/2013      | 363 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ           |
| 09/12/2013      | 362 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ           |
| 09/12/2013      | 365 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 368 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 367 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 366 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 388 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 387 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 386 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 389 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 393 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 392 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 391 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 385 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 379 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 378 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 377 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 380 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 384 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 382 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 381 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX           |
| 09/12/2013      | 26 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA            |
| 09/12/2013      | FLAT 7 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY  |
| 09/12/2013      | FLAT 6 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY  |
| 09/12/2013      | FLAT 5 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY  |
| 09/12/2013      | FLAT 8 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY  |
| 09/12/2013      | FLAT 1 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL        |
| 09/12/2013      | 42A TARN STREET LONDON SE1 6PE  |
| 09/12/2013      | FLAT 9 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY  |
| 09/12/2013      | FLAT 42 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 38 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 37 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 36 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 39 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 41 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 40 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY |
| 09/12/2013      | FLAT 4 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1<br>6NY  |
| 09/12/2013      | FLAT 2 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL        |

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| 09/12/2013          | FLAT 19 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 18 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 20 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 23 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 22 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 21 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 17 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 12 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 11 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 10 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 13 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 16 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 15 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 14 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 18 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 17 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 16 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 19 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 21 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 20 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 2 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY  |
| 09/12/2013          | FLAT 15 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 10 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 1 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY  |
| 09/12/2013          | FLAT 11 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 14 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 13 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 12 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 31 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 30 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 3 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY  |
| 09/12/2013          | FLAT 32 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 35 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 34 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |

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| 09/12/2013          | FLAT 33 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 29 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 24 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 23 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 22 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 25 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 28 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 27 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 26 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013          | FLAT 24 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL    |
| 09/12/2013          | FLAT 16 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 15 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 14 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 17 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 2 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 19 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 18 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 13 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 9 RENNIE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PN      |
| 09/12/2013          | FLAT 8 RENNIE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PN      |
| 09/12/2013          | FLAT 7 RENNIE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PN      |
| 09/12/2013          | FLAT 1 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 12 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 11 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 10 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 3 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 29 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 28 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 30 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |



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| 09/12/2013   | 436 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 439 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 442 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 441 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 440 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 435 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 430 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 429 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 428 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 431 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 434 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 433 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 432 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 453 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 452 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 451 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 454 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 457 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 456 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 455 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 450 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 445 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 444 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 443 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 446 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 449 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 448 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 447 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | FLAT 1 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN               |
| 09/12/2013   | RAILWAY ARCH E NEWINGTON CAUSEWAY LONDON SE1 6DH                           |
| 09/12/2013   | UNIT 4 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ         |
| 09/12/2013   | UNIT 3 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ         |
| 09/12/2013   | STORE LOWER GROUND FLOOR SMEATON COURT 50 ROCKINGHAM STREET LONDON SE1 6PF |
| 09/12/2013   | 423 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 422 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 421 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 424 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 427 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 426 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 425 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 420 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 415 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 414 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | FLAT 2 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN               |
| 09/12/2013   | 416 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 419 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 418 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 417 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | 458 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT            |
| 09/12/2013   | FLAT 3 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN               |
| 09/12/2013   | PUB MANAGERS FLAT ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN    |
| 09/12/2013   | FLAT 10 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                |
| 09/12/2013   | FLAT 5 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN               |

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| 09/12/2013      | FLAT 8 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                    |
| 09/12/2013      | FLAT 7 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                    |
| 09/12/2013      | FLAT 6 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                    |
| 09/12/2013      | FLAT 9 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 4 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 3 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 2 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 5 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 8 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 7 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 6 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | EXCLUDING SECOND FOURTH AND SIXTH FLOOR LANCASTER HOUSE 70<br>NEWINGTON CAUSEWAY LONDON SE1 6DF |
| 09/12/2013      | FLAT 11 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                   |
| 09/12/2013      | SIXTH FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF                                |
| 09/12/2013      | 82 NEWINGTON CAUSEWAY LONDON SE1 6DE  |
| 09/12/2013      | FIRST FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF                                |
| 09/12/2013      | UNIT 1 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BN                              |
| 09/12/2013      | SECOND FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DG                               |
| 09/12/2013      | UNIT 1 5-9 ROCKINGHAM STREET LONDON SE1 6PD   |
| 09/12/2013      | FLAT 10 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                   |
| 09/12/2013      | UNIT 2 5-9 ROCKINGHAM STREET LONDON SE1 6PD   |
| 09/12/2013      | FOURTH FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DG                               |
| 09/12/2013      | 469 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 468 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 467 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 470 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 473 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 472 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 471 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 466 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 461 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 460 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 459 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 462 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 465 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 464 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 463 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | WETHERSPOONS METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON<br>SE1 6DQ                     |
| 09/12/2013      | ARCHES 104 TO 105 NEW KENT ROAD LONDON SE1 6DT  |
| 09/12/2013      | FLAT 9 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                    |
| 09/12/2013      | FLAT 1 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD                                      |
| 09/12/2013      | FLAT 4 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                                    |
| 09/12/2013      | 481 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 476 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 475 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 474 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 477 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 480 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 479 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | 478 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT                                 |
| 09/12/2013      | FLAT 56 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ  |
| 09/12/2013      | FLAT 55 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ  |
| 09/12/2013      | FLAT 54 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ  |





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| 09/12/2013   | FLAT 41 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                |
| 09/12/2013   | FLAT 40 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                |
| 09/12/2013   | FLAT 76 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 5 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA      |
| 09/12/2013   | FLAT 4 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA      |
| 09/12/2013   | FLAT 3 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA      |
| 09/12/2013   | 6 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA           |
| 09/12/2013   | 9 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA           |
| 09/12/2013   | 8 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA           |
| 09/12/2013   | 7 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA           |
| 09/12/2013   | 2 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA           |
| 09/12/2013   | 89 NEWINGTON CAUSEWAY LONDON SE1 6BN                                    |
| 09/12/2013   | 250 SOUTHWARK BRIDGE ROAD LONDON SE1 6NJ                                |
| 09/12/2013   | 6-8 TIVERTON STREET LONDON SE1 6NZ                                      |
| 09/12/2013   | 1 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA           |
| 09/12/2013   | 77-85 NEWINGTON CAUSEWAY LONDON SE1 6BD                                 |
| 09/12/2013   | 49-51 TIVERTON STREET LONDON SE1 6NZ                                    |
| 09/12/2013   | 20 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 19 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 18 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 21 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 25 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 24 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 22 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 17 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 12 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 11 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 10 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 13 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 16 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 15 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | 14 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA          |
| 09/12/2013   | FLAT 87 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 86 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 85 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 88 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 91 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 90 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 89 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 84 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 79 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 78 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 77 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 80 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 83 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 82 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 81 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013   | FLAT 34A TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013   | FLAT 17A TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY |
| 09/12/2013   | ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN                   |
| 09/12/2013   | FLAT 8A TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY  |
| 09/12/2013   | 103 GAUNT STREET LONDON SE1 6DP   |

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| 09/12/2013          | FLAT 46A STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 35A STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 99 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 94 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 93 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 92 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 95 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 98 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 97 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 96 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ                |
| 09/12/2013          | FLAT 22 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                |
| 09/12/2013          | FLAT 68 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 67 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 66 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 69 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 72 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 71 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 70 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 65 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 60 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 59 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 58 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 61 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 64 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 63 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 62 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR  |
| 09/12/2013          | FLAT 13 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |
| 09/12/2013          | FLAT 12 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |
| 09/12/2013          | FLAT 11 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |
| 09/12/2013          | FLAT 14 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |
| 09/12/2013          | FLAT 17 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |
| 09/12/2013          | FLAT 16 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |

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| 09/12/2013          | FLAT 15 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW    |
| 09/12/2013          | FLAT 10 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW    |
| 09/12/2013          | FLAT 75 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 74 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 73 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 76 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 1 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW     |
| 09/12/2013          | FLAT 78 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 77 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 38 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 37 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 9 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 39 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 42 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 41 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 40 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 8 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 36 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 35 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 34 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP |
| 09/12/2013          | FLAT 4 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 7 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 6 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 5 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP  |
| 09/12/2013          | FLAT 53 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 52 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 51 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 54 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |

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| 09/12/2013          | FLAT 57 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 56 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 55 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 50 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 45 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 44 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 43 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 46 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 49 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 48 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 47 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR |
| 09/12/2013          | FLAT 18 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW    |
| 09/12/2013          | FLAT 5 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 4 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 30 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 6 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 9 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 8 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 7 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 3 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ  |
| 09/12/2013          | FLAT 25 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 24 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 23 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 26 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 29 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 28 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 27 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 18 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH               |

| Date<br>Printed | Address   |
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| 09/12/2013      | FLAT 17 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 16 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 19 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 21 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 20 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 2 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                   |
| 09/12/2013      | FLAT 15 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 10 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 1 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                   |
| 09/12/2013      | 64-66 NEWINGTON CAUSEWAY LONDON SE1 6DD                                   |
| 09/12/2013      | FLAT 11 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 14 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 13 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 12 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH                  |
| 09/12/2013      | FLAT 5 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW        |
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| 09/12/2013      | FLAT 25 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1<br>6PW    |
| 09/12/2013      | FLAT 20 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1<br>6PW    |
| 09/12/2013      | FLAT 2 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW        |
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| 09/12/2013      | FLAT 16 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1<br>6QQ |
| 09/12/2013      | FLAT 11 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1<br>6QQ |

| <b>Date Printed</b> | <b>Address</b>   |
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| 09/12/2013          | FLAT 10 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
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| 09/12/2013          | FLAT 12 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
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| 09/12/2013          | FLAT 14 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 09/12/2013          | FLAT 13 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ |
| 20/06/1837          | BY EMAIL XXXXX   |
| 20/06/1837          | BY EMAIL XXXXX   |
| 20/06/1837          | BY EMAIL XXXXX   |
| 20/06/1837          | BY EMAIL XXXX  |
| 20/06/1837          | 391 Metro Central Heights 119 Newington Causeway London SE1 6DX        |
| 20/06/1837          | BY EMAIL XXXXX   |
| 20/06/1837          | BY EMAIL XXXX  |
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| 20/06/1837          | 63 Metro Central Heights By email XXXX                                 |
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| 20/06/1837          | By Email XXXX  |
| 20/06/1837          | By email XXXX  |
| 20/06/1837          | 8 The Fort Esplanade Sidmouth Devon EX10 8NS                           |
| 20/06/1837          | 129 Metro Central Heights 119 Newington Causeway London SE1 6BB        |
| 20/06/1837          | By Email XXXX  |
| 20/06/1837          | By Email XXXX  |
| 20/06/1837          | Metro Central Heights 119 Newington Causeway London SE1 6BA            |

**Re-consultation:** None

## APPENDIX 2

### Consultation Responses Received

#### Internal services

**Archaeology:** no objection, comments incorporated into main report

**Design and Conservation:** no objection, comments incorporated into main report

**Environmental Protection Team:** no objection, comments incorporated into main report

**Planning Policy:** no comment

**Transportation:** no objection, comments incorporated into main report

**Waste Management:** no comment

#### Statutory and non-statutory organisations

**English Heritage:** no response

**Environment Agency:** have no objection to the development and have recommended a number of conditions are imposed relating to contamination and piling.

**Greater London Authority:** comments provided within the main body of the report above.

**Network Rail:** confirmed that they own the freehold to the land under the railway viaduct and is therefore subject to a commercial agreement with the developer. Network Rail request that a 3m clear area along the face of the viaduct is kept free for maintenance purposes. Informatives will be placed on any permission requiring the developer to contact Network Rail prior to the commencement of development, and that equipment must be 'fail safe' to ensure no obstruction of the railway lines.

**Thames Water:** no objection to the development but recommended an informative is imposed relating to water pressure.

**Transport for London:** considered that the application was broadly compliant with the transport policies of the London Plan, although requested further information including a full pedestrian audit (PERS), financial contribution toward the Cycle Hire Scheme, and a revised Travel Plan. The applicant has provided this updated information and a contribution towards the Cycle Hire Scheme. TfL are therefore in support of the application subject to a condition relating to a Construction Management Plan and relevant contributions (including CIL) to be secured.

#### Neighbours and local groups

A total of 70 letters of objection have been received from the following:

- Local Resident (x 16)
- Resident of Metro Central Heights (x 30) no address provided
- 18, 31, 47, 53, 55, 72, 83, 87, 99, 166, 167, 174, 176, 191, 320, 375, 381, 382, 391, 411, 475 Metro Central Heights
- 3 and 40 Stephenson House, Bath Terrace
- 42 Telford House, Tiverton Street.

The reasons for objection have been summarised as following:

### **Amenity**

The development will block the views of the city and in particular will block views of the Shard from Metro Central Heights.

The access to daylight and sunlight, in particular to Metro Central Heights will be massively compromised. The reduction in daylight / sunlight will impact on the amenity of neighbouring occupiers, reducing solar gain and resulting in damp into neighbouring units.

The development will impact on neighbouring occupiers from overlooking and loss of privacy. Neighbours will no longer be able to keep the curtains open with future occupiers being able to look into flats, also no longer able to sit out on terraces as these will be overlooked also.

There are already a number of noise sources in the area which impact the amenity of occupiers, including from the Ministry of Sound, a rehearsal space and local churches, in addition to the previous restaurant at the application site.

The proposed development will result in additional noise impact from the construction phase, the new restaurant and general noise and disturbance caused by the increased density and use.

The close proximity to the railway lines, and the resulting overshadowing of the ground floor means that the public space is of questionable value.

The standard of accommodation for future occupiers of the development is questionable, including the quality of the balconies, which will be overlooked and not have much sunlight.

There is no clearly defined living and sleeping areas within the apartments above the third floor.

The development does not meet policy in terms of private amenity space.

### **Bulk and Scale**

The height of the building at 13 storeys is excessive and is out of character with the area, and considered to be a significant overdevelopment of this very small and constrained site. The scale is overbearing on a back street in this vicinity.

This site is on a secondary route in a predominantly residential area where development should be restricted to a scale of 5-7 storeys.

The proposed bulk of the building is too large and the developer is being greedy.

The development should only be comprised of a replacement restaurant at the site with no housing.

The density of the development exceeds that standard as set out within the development plan, and the developer has not justified the building in terms of exemplary design.

The density of population of people and buildings in the immediate vicinity of Elephant and Castle is already at saturation point and the proposed development will impose



greater pressure on the infrastructure of the area.

The gross overdevelopment of the site would set a bad precedent for future development within the area.

### **Design**

Metro Central Heights is grade II listed and this proposed development should be reconsidered to ensure that this iconic building is not dwarfed by this skyscraper.

The proposed development will severely impact on the setting of Metro Central Heights due to its proximity, height and scale of development.

The design lacks the elegance of the neighbouring new development on Newington Causeway, with clean lines and regular surfaces.

### **Traffic**

The car parking in the area is already extremely limited and the parking load will increase significantly.

There is a danger of Rockingham Street being opened up for vehicular access directly onto Newington Causeway, the impact from this and the increase from users of the new development would be impossible to cope with.

There are several cars usually parked on the site and these do not appear to have been addressed in the transport assessment.

The development will pose a danger to cyclists and pedestrians not only at construction stage but post occupation also.

The significant population increase as a result of this building and other recent developments will impact the station (Elephant and Castle Tube).

### **Sustainability**

The energy efficiency and sustainability of the development should be built to the highest standard.

The information about sustainability is spurious and no real evidence has been provided that other onsite renewables have been tested. The solar array will actually only generate enough energy for 2 households.

The chosen method of construction is concrete and whilst there would be some benefit in thermal massing, its production creates 5% of the world's carbon dioxide. The development will not truly be carbon neutral despite the flowery language.

The sedum roof is a token gesture and highlights the lack of external drainage.

### **Affordable Housing**

Some of the objectors were unsure if any affordable housing was being provided, if not then this would be a concern given the potential loss of local social housing in the Heygate redevelopment.

More social housing should be provided within the development.

It is considered that more social housing should be built on derelict sites.

### **Financial Implications**

The development would cause significant devaluation of the properties located within Metro Central Heights. One objector claimed this would be £250k for each flat.

### **Public Consultation**

Only 11 people attended the public consultation event, which should not be taken as indicative of public response.

There is no documentary evidence to substantiate subjective statements regarding the consultation. The consultation was not robust enough and was deeply flawed.

The notice period for this consultation has fallen over the christmas and new year period which has lead to many local residents being away and not having had a chance to object.

### **Other**

Could residents of the estate have a right of passage through or under the arch that is proposed for storage.

There is a small triangle of land on Tarn Street with derelict garages, could these be purchased and regenerated as part of the development.

The basement will present a subsidence risk by lowering the water tables and would also result in damage to these areas geological and archaeological heritage by drying out the ice age peat.

Tearing the heart and soul out of the Colombian community and iconic local cultural amenity.

The new restaurant / nightclub with live music and late opening hours will lead to increased crime and anti-social behaviour, endangering public safety and causing real nuisance.

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

|                         |  |                    |            |
|-------------------------|--|--------------------|------------|
| <b>Applicant</b>        | Landcorp (London) Limited                | <b>Reg. Number</b> | 13/AP/3450 |
| <b>Application Type</b> | Full Planning Permission                 | <b>Case</b>        | TP/1421-7  |
| <b>Recommendation</b>   | Grant subject to Legal Agreement and GLA | <b>Number</b>      |            |

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### Draft of Decision Notice

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#### Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m2 restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage

**At:** 5-9 ROCKINGHAM STREET, LONDON, SE1 6PD

**In accordance with application received on** 14/10/2013 08:03:10

**and Applicant's Drawing Nos.** EX\_OS, EX\_SP, EX\_GF, EX\_MEZ, GA\_C\_BL, GA\_C\_00 Rev C, GA\_C\_01, GA\_C\_02, GA\_C\_03, GA\_C\_04, GA\_C\_05, GA\_C\_06, GA\_C\_07, GA\_C\_08, GA\_C\_09, GA\_C\_10, GA\_C\_11, GA\_C\_12, GA\_C\_RL, EL\_NW Rev A, EL\_SW Rev B, EL\_SE Rev B, EL\_NE Rev B, EL\_NW\_SE Rev B, S\_AA Rev A, S\_BB Rev A, D\_01, D\_02, D\_03, D\_04, D\_05, EL\_ST Rev A

Schedule of Areas (05 August 2014)  
Daylight and Sunlight Study  
Preliminary Code for Sustainable Homes Assessment  
M&E Report  
Energy Strategy  
Sustainability Statement  
Responses to GLA Planning Queries  
Planning Statement  
Air Quality Assessment  
Design and Access Statement  
Statement of Community Involvement  
Desk Based Heritage Assessment  
Heritage Impact Assessment  
Environmental Noise and Vibration Assessment  
Flood Risk Assessment  
Rockingham Street Structural Summary  
PERS Audit  
Interim Travel Plan  
Transport Assessment  
Letter from Metropolitan (08 August 2014)

#### Subject to the following thirty-nine conditions:

#### Time limit for implementing this permission and the approved plans

##### 1 Approved Plans

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: GA\_C\_BL, GA\_C\_00 Rev C, GA\_C\_01, GA\_C\_02, GA\_C\_03, GA\_C\_04, GA\_C\_05, GA\_C\_06, GA\_C\_07, GA\_C\_08, GA\_C\_09, GA\_C\_10, GA\_C\_11, GA\_C\_12, GA\_C\_RL, EL\_NW Rev A, EL\_SW Rev B, EL\_SE Rev B, EL\_NE Rev B, EL\_NW\_SE Rev B, S\_AA Rev A, S\_BB Rev A, D\_01, D\_02, D\_03, D\_04, D\_05, EL\_ST Rev A.

Reason:

For the avoidance of doubt and in the interests of proper planning.

## 2 Time Period

The development hereby permitted shall be begun before the end of three years from the date of this permission.

### Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

## 3 Archaeology Mitigation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

### Reason

In order that the details of the programme of works for the archaeological mitigation works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

## 4 Residential & Mechanical/Forced Ventilation

All residential units on floors one to nine shall be fitted with a mechanical ventilation system to enable rooms facing the either Rockingham or Tiverton Streets to be ventilated without the need to open windows.

Prior to the commencement of construction, the scheme of mechanical ventilation for the residential element of the development, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management and/or filtration mechanisms, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approval given and shall be carried out before the use hereby permitted is commenced.

Following the extract system being installed a validation report to show compliance with the noise output/s and internal air quality standard agreed at the approval stage shall be submitted to the LPA.

### Reason

In order to ensure that that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

## 5 Site Contamination

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a

verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy.

### 6 Protection from Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs. A report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

A validation test shall be carried out on a relevant sample of premises following completion of the development but prior to occupation. The results shall be submitted to the LPA for approval in writing.

#### Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

### 7 Plant Noise

Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, which is (insert address), shall be submitted to and approved in writing by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

### 8 Details of External Lighting and Security

Prior to the commencement of development details of any external lighting [including design, power and position of luminaries, Light intensity contours (including off site to adjoining sensitive premises)] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

#### Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

## 9 Subsurface sewerage and water infrastructure

No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

## Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

## 10 Commercial extract ventilation

Prior to the commencement of development the scheme of extract ventilation to the restaurant unit shall be submitted to the Local Planning Authority for approval in writing and shall be installed in accordance with any permission given.

## Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

## 11 Construction Environmental Management Plan

The development shall not commence until details of a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- i) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- ii) The specification shall include details of the method of piling.
- iii) Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- iv) Arrangements for publicity and promotion of the scheme during construction.
- v) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- vi) All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

## Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of The Southwark Plan 2007.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

## 12 Detailed Drawings

Section detail-drawings at a scale of 1:2 through:

All soffits and beams at roof level over terraces (which shall be in brick);

Reveals to windows and balconies (which shall be in brick);

Cills (which shall be brick, recon stone or concrete) and copings (which shall be brick);

Balconies and balcony balustrades;

shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality

in Design and 3.13 Urban Design of The Southwark Plan 2007.

13 Sample Panel

A sample panel of brickwork and masonry which includes examples of reveals, cills, lintels and beams as proposed over terraces at top floor level shall be constructed for inspection on site and approved in writing by the Local Planning Authority prior to the commencement of above grade works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

14 Material Samples

Material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to the Local Planning Authority approved in writing prior to the commencement of above grade works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the architectural interest of the building and its setting in accordance with: The NPPF 2012, Section 7 Requiring good design, Section 12 Conserving and enhancing the historic environment; The London Plan 2011, Policy 7.6 Architecture, Policy 7.8 Heritage Assets and Archaeology; The Local Plan, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: Saved Policy 3.12 Quality in Design; Saved Policy 3.13 Urban Design of The Southwark Plan 2007.

15 BREEAM

Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good or excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

16 Code for Sustainable Homes

Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

17 Flood Risk

The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures:

A Surface Water and Drainage Strategy is required to ensure that the development will not increase surface water discharge into sewers following construction, and in accordance with policies of the Core Strategy, reduce surface water run-off by a minimum of 50%. The Strategy shall be developed at detailed design stage and agreed by the Local Planning Authority prior to the commencement of above grade works;

Sustainable Drainage Systems (SuDS) should be incorporated in to the final design of the development, wherever possible, as a means of attenuating surface water run-off (Section 7.3.1 of the FRA).

**Reason:**

To attenuate surface water flows and prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, in accordance with policy 13 High environmental standards of the Core Strategy 2011.

**18 Balcony and Terrace Planting**

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the balcony and roof terrace gardens and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the terrace gardens and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks.

**Reason:**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

**19 Landscaping plan**

Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS: 7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

**Reason:**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, SP12 Design and conservation; SP13 High environmental standards of the Core Strategy 2011 and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

**20 Cycle Storage**

Before the commencement of works above grade, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles for both the residential and commercial uses approved, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason:**

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**21 Service Management Plan**

Before the commencement of works above grade, a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.



## Reason

To ensure the adequate management of servicing in accordance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 22 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 23 Disabled Parking

The disabled parking bays shown on the approved drawings are to be provided as shown prior to occupation of the development, and shall be retained thereafter solely for the purposes of parking for disabled residents within this development.

## Reason:

To ensure that the development meets accessibility standards in accordance with saved policy 5.7 Disabled parking of the Southwark Plan 2007.

- 24 Refuse storage

Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and commercial premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose. Refuse is to be collected directly from storage areas within the approved building envelope and not to be left on the public highway.

## Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 25 Electric Vehicle Charging Points

The parking bays hereby approved, are to be equipped with vehicle charging points, prior to the occupation of the development and retained thereafter.

## Reason:

In order to encourage and facilitate sustainable modes of transport in accordance with Strategic Policy 2: Sustainable Transport of the Core Strategy 2011.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 26 Food Odour Control

Before the restaurant use (A3) hereby permitted commences a scheme shall be agreed with the local planning authority which specifies the provisions to be made for the control of odour emanating from the unit/kitchen extraction system. Further details/plans of the external flue location and terminus are also requested to be submitted.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour in accordance with saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 27 Pillar Construction

The double height pillars to the terrace area at 12th and 13th floor level shall be constructed in accordance with

the drawings hereby permitted prior to occupation.

Reason:

In order to ensure that the design and details are in the architectural interest of the building and its setting, in accordance with: The NPPF 2012, Section 7 Requiring good design, Section 12 Conserving and enhancing the historic environment; The London Plan 2011, Policy 7.6 Architecture, Policy 7.8 Heritage Assets and Archaeology; The Local Plan, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: Saved Policy 3.12 Quality in Design; Saved Policy 3.13 Urban Design of The Southwark Plan 2007.

28 Piling and Foundation Works

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with any approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

29 Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

30 Restrictions- no telecommunications equipment

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which would be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies 3.2 Protection of Amenity and 3.24 Telecommunications of the Southwark Plan 2007.

31 Residential standard- internal noise levels

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax

Living rooms- 30dB LAeq, T +

A reduced standard for living rooms - 35 dB LAeq, T  $\zeta$  , can be used to secure appropriate development.

\*- Night-time 8 hours between 23:00-07:00

+Daytime 16 hours between 07:00-23:00.

A validation test shall be carried out on a relevant sample of premises following completion of the development but prior to occupation. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

## 32 Residential standard - Vertical sound transmission between commercial and residential properties

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20 due to noise from the commercial premises is not exceeded. The scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

## 33 Restrictions- no roof plant/ equipment

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

## Reason:

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies 3.12 Quality in Design and 3.2 Protection of Amenity of the Southwark Plan 2007.

## 34 Restrictions- installations on elevations

No meter boxes, flues, vents or pipes other than rainwater pipes or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the buildings.

## Reason:

To ensure such works do not detract from the appearance of the buildings in accordance with Policy 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

## 35 Renewable Energy

The PV panels intended to form part of the renewable energy strategy for the approved development are to be provided in accordance with the submitted Energy Strategy with this application, and to be retained for the life of the development, in full working order.

## Reason:

In order to ensure that carbon emissions are reduced as part of the development and that renewable energy is incorporated into the development in accordance with policy 13 High environmental standards of the Core Strategy and policies 5.2, 5.3, 5.6 and 5.7 of the London Plan 2011.

## 36 CPZ Exemption

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

## Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

## 37 Hours of Operation

The use hereby permitted for the restaurant use (A3) purposes shall not be carried on outside of the hours: Monday to Sunday 08:00 to 22:30.

## Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

## 38 Servicing hours

Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday 08:00 to 20:00, Sundays/ Bank Holidays not at all.

## Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

## 39 Archaeology Reporting

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

## Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

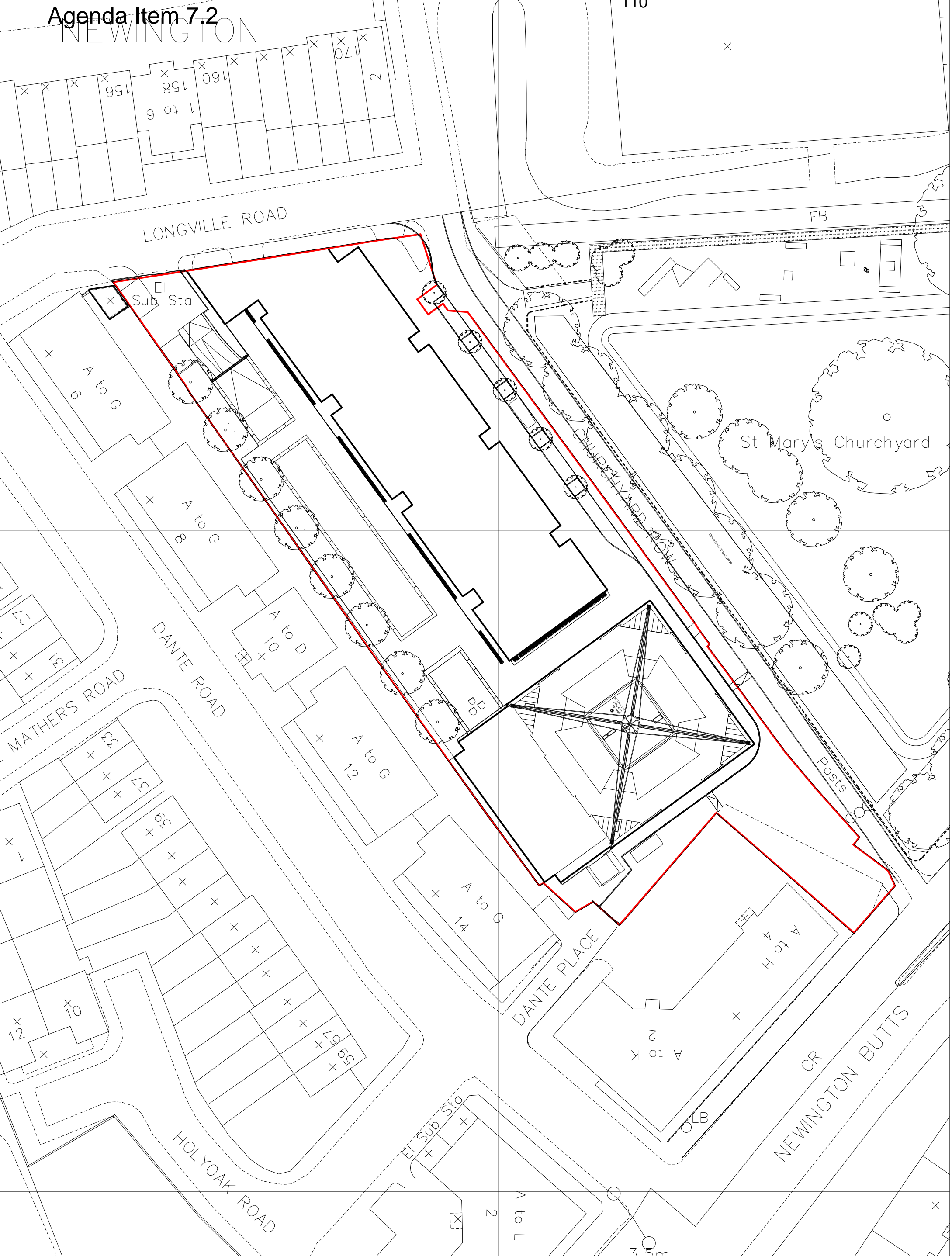
**Informatives**

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2 Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.
- 3 Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.
- 4 Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required.

If it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Territory Outside Parties Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

The proposal will have a number of major impacts on Network Rail infrastructure due to the size of the development and its close proximity to Network Rail infrastructure. These impacts will need to be assessed fully as the scheme progresses. Network Rail therefore requires the developer to contact Network Rail's Asset Protection Kent Team (AssetProtectionKent@networkrail.co.uk) prior to any works commencing on site. The developer would be expected to sign an Asset Protection Agreement with us to enable approval of detailed works affecting the railway. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).



Newington First Base

|                                 |       |                |          |            |
|---------------------------------|-------|----------------|----------|------------|
| DRAWING TITLE                   |       |                |          |            |
| Site Outline related to OS plan |       |                |          |            |
| SIZE                            | SCALE | DRAWING NUMBER | REVISION | ISSUE DATE |
| A3                              | 1:500 | SC_P_49_OS     | -        | 11-06-08   |







|  |   |   |  |
|--|---|---|--|
| <b>Item No.</b><br>7.2                   | <b>Classification:</b><br>Open  | <b>Date:</b><br>2 September 2014          | <b>Meeting Name:</b><br>Planning Committee |
| <b>Report title:</b>                     | <p><b>Development Management planning application:</b><br/>Application 14/AP/2207 for: S.73 Vary/remove conds/minor alterations</p> <p><b>Address:</b><br/>Site of the former London Park Hotel, 80 Newington Butts, London SE1 4QU</p> <p><b>Proposal:</b><br/>Variation of the approved drawings condition of planning permission 07-AP-0760 (as amended by 14-AP-1017) granted on 1 April 2008 [for: Erection of buildings comprising 1 building of up to 44 storeys (145.5 metres AOD) and a terrace of up to 7 storeys in height to provide 470 residential units (Class C3), theatre (Class D2) and cafe (Class A3 uses) and a pavilion building for retail/marketing suite purposes (Class A1/Sui Generis) with associated public open space, landscaping, underground car parking for 30 cars and servicing space] to secure the following minor material amendments:</p> <p>Increase the height of the main building to 152.8 metres Above Ordnance Datum (AOD); and<br/>Removal of the two storey building fronting Newington Butts to be used as a marketing sales suite and future retail unit.</p> <p>The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011.</p> |   |  |
| <b>Ward(s) or groups affected:</b>       | Cathedrals  |   |  |
| <b>From:</b>                             | Head of Development Management  |   |  |
| <b>Application Start Date</b> 08/07/2014 |   | <b>Application Expiry Date</b> 28/10/2014 |  |
| <b>Earliest Decision Date</b> 16/08/2014 |   |   |  |

### RECOMMENDATION

- 1 To grant planning permission subject to conditions and the completion of a legal agreement by no later than 27 October 2014.
- 2 In the event that the legal agreement is not entered into by 27 October 2014, then the committee authorise the Head of Development to refuse planning permission, if appropriate, for the reasons set out in paragraph 93 of this report.
- 3 Subject to the grant of planning permission, to confirm that the supplemental environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 4 Following the issue of the planning decision, to confirm that the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment)

Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the planning committee's decision was based shall be set out as in the report.

## **BACKGROUND INFORMATION**

### **Site location and description**

- 5 The 0.493 hectare site is bound by Churchyard Row and St. Mary's Churchyard to the east, Longville Road to the north and a portion of the site adjoins Newington Butts to the south east. To the south west, the site is bound by a row of four storey London South Bank University student housing blocks which face onto Dante Road. Beyond Dante Road lies the borough boundary with Lambeth Council. To the south there is more student accommodation blocks fronting Newington Butts.
- 6 The site was previously occupied by the former London Park Hotel, a derelict 8 storey (29m high) brick building with basement which had been vacant for approximately 10 years. Planning permission was granted on 1 April 2008 (reference 07-AP-0760) for the redevelopment of the site to provide a building up to 44 storeys high (145.5m AOD) and a terrace up to 7 storeys in height comprising 470 residential units, theatre, and cafe together with a pavilion building for retail/marketing suite purposes. The site has since been cleared and construction ground works pursuant to this permission began on site on 31 March 2011.
- 7 There are a number of conservation areas located in various proximities to the application site. Within LB Southwark the following are closest to the site:
  - Kennington Park Road;
  - Pullens Estate;
  - Larcom Street;
  - Elliots Row; West Square;
  - St. George's Circus; and
  - Trinity Church Square.

Within LB Lambeth, the following conservation areas are closest:

- Renfrew Road;
  - Kennington; and
  - Walcot.
- 8 Within LB Southwark, the nearest listed structures to the site are the Grade II listed railings, gates and piers of the St. Mary's Churchyard. The Grade II listed Metropolitan Tabernacle is some 150m north-east of the site. The Grade II listed Water Tower to former Lambeth Workhouse, former Magistrates Court and former Fire Station are all on Renfrew Road and are within Lambeth borough.

### **Details of proposal**

- 9 Minor material amendments to the consented scheme (reference 07/AP/0760) are proposed as follows:
  - Increase the height of the main 44 storey tower to 152.8m AOD ; and
  - Removal of the 2-storey building fronting Newington Butts to be used as a marketing suite and future retail unit.
- 10 The applicant advises that the proposed height increase is to allow each residential



floor within the tower to be increased in height from 2865mm to 3000mm in order to comply with current statutory building and sustainability requirements. The 2-storey marketing suite / retail pavilion would be replaced with a landscaped area in order to better integrate the scheme with its surroundings and provide an enlarged, more welcoming entrance from Newington Butts.

### **Planning history**

#### **Application Reference 07/AP/0760**

- 11 Planning permission was granted on 1 April 2008 for the redevelopment of the site for:

*Erection of buildings comprising 1 building of up to 44 storeys (145.5m AOD) and a terrace of up to seven storeys in height to provide 470 residential flats (Class C3), theatre (Class D2) and cafe (Class C3) uses and a pavilion building for retail/marketing suite purposes (Class A1/Sui Generis) with associated public open space, landscaping, underground car parking for 30 cars and servicing space.*

- 12 A formal Environmental Impact Assessment (EIA) was carried out for the development and an Environmental Statement (ES) accompanied the original application. This is discussed further in the 'Environmental impact assessment' section (paragraphs 28-40) of this report.

#### **Non-material amendments to consented scheme**

- 13 The council subsequently agreed by letter dated 20 November 2008 a number of 'post decision amendments' (PDA) to the consented scheme. A Non-Material Amendments application was later submitted under reference 14-AP-1017 which sought to confirm the previously agreed post decision amendments as well as make further non-material changes to the consented scheme:

- Amendment to the crown and height of the tower building (as approved by the PDA);
- Amendment to internal layouts of the tower to provide a uniform 8-stack on each floor resulting in minor alterations to the dwelling mix;
- Change to Levels 44 and 45 of the tower to switch from the top floor penthouse units (approved by the PDA) to a large internal amenity space with associated external communal space;
- Introduction of a refuse chute system to the tower core and resulting amendment to lift access for the Southwark Playhouse shell and core space;
- Facade Panels - sub-division of double height panels to single storey height panels on the tower facade (as approved by the PDA);
- Amendments to the basement, ground and first floor accommodation to optimise the use of the space (as approved by the PDA);
- Introduction of a plant zone to Southwark Playhouse roof;
- Landscaping - alterations to the development landscaping and site layout (as approved by the PDA);
- Terrace building - minor change to the ground floor layout of the terrace (as approved by the PDA).

These non-material changes were formally agreed on 14 May 2014.

- 14 The current S.73 application seeks to obtain formal approval for the two further proposed amendments (i.e. increase in height of tower and removal of pavilion building) which, by their nature, are considered to be minor material changes to the consented scheme.

### Planning history of adjoining sites

- 15 There have been a number of major developments in the Elephant and Castle area granted planning permission since consent was given for development on the subject site. These include, but are not limited to, the developments detailed in the table below.

| <b>Scheme Name</b>   | <b>Description</b>   | <b>Current Status</b>   |
|--|--|---|
| Oakmayne Plaza (Tribeca Square Development), Former Elephant Road Industrial Estate<br><br>Ref: 08-AP-2403<br><br>Granted 22 December 2008 | Erection of three buildings of 15 (63.10m), 18 (68.3m) and 23 (87.5m) storeys comprising 243 student rooms, 373 residential flats, retail (Class A1/A3) and creche and cinema (Class D1/D2) uses   | Under construction  |
| Heygate Estate Redevelopment<br><br>Ref: 12-AP-1092<br><br>Granted 27 March 2013   | Outline Masterplan for a number of buildings up to 104.8m AOD in height with capacity for up to 2,469 residential units, retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (Sui Generis) and new park and public realm | Construction due to commence September 2014                       |
| 89-93 Newington Causeway<br><br>Ref: 09-AP-1940<br><br>Granted 16 November 2011  | Erection of a 22 storey (69.82m AOD) building comprising 38 residential units and retail (Class A3) and commercial (Class B1) floorspace   | Under construction  |
| One The Elephant (St. Mary's Residential)<br><br>Ref: 12-AP-2239<br><br>Granted 23 November 2012   | Erection of a 37 storey (127m AOD) building and 4 storey pavilion building comprising 284 residential units, retail (Class A1-A3) and commercial (Class B1) floorspace   | Under construction  |
| Former Elephant and Castle Leisure Centre<br><br>Ref: 12-AP-2570<br><br>Granted 7 November 2012  | Redevelopment to provide a new public leisure centre (maximum height 21.2m)  | Under construction  |
| 80-94 Newington Causeway (Eileen House)<br><br>Ref: 09-AP-0343<br><br>Granted 7 January 2014   | Erection of a 41 storey (128.7m AOD) building and an 8 storey building incorporating 335 flats, retail (Class A1-A5) use and public realm improvements   | Existing building demolished and scheme to be implemented shortly |

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

- 16 The main issues to be considered in respect of this application are:
- Principle of the development in terms of land use and conformity with strategic policies
  - Environmental impact assessment
  - Dwelling mix and tenure
  - Quality of residential accommodation
  - Impact of the proposed changes on the amenity of adjoining occupiers and surrounding area as well as future occupiers on the application site
  - Design issues, including layout and heights
  - Impact on heritage assets and townscape views
  - Trees and landscaping
  - Transport and highway matters
  - Planning obligations
  - Mayoral Community Infrastructure Levy
  - Sustainable development implications.

### Planning policy

- 17 The Development Plan for the borough is made up of the London Plan 2011 consolidated with revised minor alterations 2013, Southwark's Core Strategy 2011, saved policies from the Southwark Plan 2007 and a number of Supplementary Planning Documents (SPDs). The National Planning Policy Framework is a material consideration.
- 18 The site in its entirety is within the Central Activities Zone (CAZ), the Elephant and Castle Opportunity Area and Major Town Centre and Air Quality Management Area (AQMA). It has a Public Transport Accessibility Level (PTAL) of 6a/6b which indicates excellent access to public transport, and is within Flood Zone 3 (as defined by the Environment Agency flood map) which indicates a high probability of flooding. Part of the site is located within an Archaeological Priority Zone (APZ).
- 19 The site also forms part of designated Proposal Site 39P 'Elephant and Castle Core Area' which identifies a large central area of land for comprehensive redevelopment. The Elephant and Castle SPD/OAPF identifies the site as being within the 'Central Character Area'.
- 20 The Elephant and Castle lies in the background of the townscape view looking from the Serpentine Bridge in Hyde Park to Westminster (Townscape View No. 23A.1 of the London View Management Framework 2011).
- 21 The following policies and guidance are considered more relevant to the application.

### National Planning Policy Framework (NPPF)

Section 1 'Building a strong, competitive economy,  
 Section 2 'Ensuring the vitality of town centres'  
 Section 4 'Promoting sustainable transport'  
 Section 6 'Delivering a wide choice of high quality homes'  
 Section 7 'Requiring good design'  
 Section 8 'Promoting healthy communities'  
 Section 10 'Meeting the challenge of climate change, flooding and coastal change'

## Section 12 'Conserving and enhancing the historic environment'

**London Plan July 2011 consolidated with revised early minor alterations  
October 2013**

Policy 2.10 Central Activities Zone – Strategic Priorities  
 Policy 2.11 Central Activities Zone – Strategic Functions  
 Policy 2.12 Central Activities Zone – Predominantly Local Activities  
 Policy 2.13 Opportunity Areas and Intensification Areas  
 Policy 2.15 Town Centres  
 Policy 3.1 Ensuring Equal Life Chances For All  
 Policy 3.3 Increasing Housing Supply  
 Policy 3.4 Optimising Housing Potential  
 Policy 3.5 Quality and Design of Housing Developments  
 Policy 3.6 Children and Young People's Play and Informal Recreation Facilities  
 Policy 3.7 Large Residential Developments  
 Policy 3.8 Housing Choice  
 Policy 3.9 Mixed and Balanced Communities  
 Policy 4.7 Retail and Town Centre Development  
 Policy 4.8 Supporting a Successful and Diverse Retail Sector  
 Policy 4.12 Improving Opportunities for All  
 Policy 5.1 Climate Change Mitigation  
 Policy 5.2 Minimising Carbon Dioxide Emissions  
 Policy 5.3 Sustainable Design and Construction  
 Policy 5.5 Decentralised Energy Networks  
 Policy 5.6 Decentralised Energy in Development Proposals  
 Policy 5.7 Renewable Energy  
 Policy 5.9 Overheating and Cooling  
 Policy 5.10 Urban Greening  
 Policy 5.11 Green Roofs and Development Site Environs  
 Policy 5.13 Sustainable Drainage  
 Policy 5.14 Water Quality and Wastewater Infrastructure  
 Policy 5.15 Water Use and Supplies  
 Policy 6.9 Cycling  
 Policy 6.10 Walking  
 Policy 6.13 Parking  
 Policy 7.1 Building London's Neighbourhoods and Communities  
 Policy 7.2 An Inclusive Environment  
 Policy 7.3 Designing out Crime  
 Policy 7.4 Local Character  
 Policy 7.5 Public Realm  
 Policy 7.6 Architecture  
 Policy 7.7 Location and Design of Tall Buildings  
 Policy 7.8 Heritage Assets and Archaeology  
 Policy 7.14 Improving Air Quality  
 Policy 7.19 Biodiversity and Access to Nature  
 Policy 7.21 Trees and Woodland

**Core Strategy 2011**

Strategic Policy 1 – Sustainable development  
 Strategic Policy 2 – Sustainable transport  
 Strategic Policy 3 – Shopping, leisure and entertainment  
 Strategic Policy 5 – Providing new homes  
 Strategic Policy 6 – Homes for people on different incomes  
 Strategic Policy 7 – Family homes  
 Strategic Policy 10 – Jobs and businesses

Strategic Policy 11 - Open spaces and wildlife  
 Strategic Policy 12 – Design and conservation  
 Strategic Policy 13 – High environmental standards  
 Strategic Policy 14 – Implementation and delivery

### **Southwark Plan 2007 (July) - saved policies**

Policy 1.1 Access to employment opportunities  
 Policy 1.7 Development within town and local centres  
 Policy 3.1 Environmental effects  
 Policy 3.2 Protection of amenity  
 Policy 3.3 Sustainability assessment  
 Policy 3.4 Energy efficiency  
 Policy 3.6 Air quality  
 Policy 3.7 Waste reduction  
 Policy 3.9 Water  
 Policy 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 Policy 3.15 Conservation of the historic environment  
 Policy 3.16 Conservation areas  
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites  
 Policy 3.20 Tall buildings  
 Policy 3.22 Important local views  
 Policy 3.28 Biodiversity  
 Policy 4.1 Density of residential development  
 Policy 4.2 Quality of residential accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 5.2 Transport impacts  
 Policy 5.3 Walking and cycling  
 Policy 5.6 Car parking  
 Policy 5.7 Parking standards for disabled people and the mobility impaired

The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

### **Southwark Supplementary Planning Documents (SPDs)**

Elephant and Castle SPD/OAPF 2012  
 Residential Design Standards SPD 2011  
 Affordable Housing SPD 2008  
 Draft Affordable Housing SPD 2011  
 Sustainable Assessment SPD 2009  
 Sustainable Design and Construction SPD 2009  
 Sustainable Transport SPD 2010

### **Principle of development**

- 22 The principle of redeveloping the site for a high density mixed use development has already been established under the previously approved planning application reference 07/AP/0760, and as amended by application reference 14/AP/1017.

- 23 Notwithstanding this, Local Planning Authorities have a statutory duty when making a decision on a Section 73 application to take account of national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.
- 24 Since the grant of permission in 2008 there have been changes to national, strategic, and local planning policy including, but not limited to, the introduction of the NPPF (2012) at national level, the adoption of the London Plan 2011 and London View Management Framework 2012 at strategic level, as well as Southwark's Core Strategy 2011 and updated Southwark supplementary planning documents at local level, including the Elephant and Castle SPD/OAPF 2012.
- 25 The NPPF sets out the Government's strong commitment to delivering sustainable development. This is the principal theme underpinning both strategic London-wide and Southwark plan policies where the regeneration of areas such as the Elephant and Castle is of high priority. At the time of the 2008 decision the Elephant and Castle was identified as an Opportunity Area in the London Plan 2004 and Southwark Plan 2007 where high density, high quality, mixed use town centre development was strongly encouraged in order to address the need for new homes, employment and retail space as well as other social benefits. The vision and objectives for the Elephant and Castle have been carried forward (albeit updated where relevant) in strategic and local plan policies where the Core Strategy sets out a target of delivering 4,000 new homes and up to 45,000 sqm of new shopping and leisure floorspace over the plan period.
- 26 Furthermore, the application site forms part of Proposal Site 39P which was designated at the time of the 2008 decision and has been carried forward in saved policies from the Southwark Plan. Proposal Site 39P identifies a large central area of land within the Elephant and Castle for comprehensive redevelopment including new homes, retail, office and other appropriate town centre uses as well as transport and public realm improvements.
- 27 In terms of land use, the only change to the consented scheme would be the proposed loss of a two storey pavilion building located at the south eastern corner of the site, fronting Newington Butts. Initially this building would have been used as a marketing suite and then for retail purposes. It is proposed to replace this building with a landscaped area. An local resident objection to the loss of the retail space has been received.
- 28 Officers consider that the loss of the marketing / retail space has to be balanced with the fact that the scheme would provide 1,056 sqm of new theatre space as well as a new cafe. The scheme would therefore continue to provide valuable new leisure and retail uses in accordance with the policy aspirations for the Elephant and Castle area.
- 29 The justification given by the applicant for the loss of the pavilion building is to provide an enlarged, more welcoming entrance from Newington Butts. Officers note that the application site has a narrow frontage onto Newington Butts and so the removal of the pavilion building would allow the theatre and cafe located in the tower to be more prominent and visible at the entrance to the site from the main road which would enhance the legibility of the scheme.
- 30 In conclusion, it is considered that there have been no material changes to planning policy that would affect the determination of the application in terms of principle and there are no land use implications arising from planning policy adopted since the original 2008 consent. The loss of the pavilion is also considered acceptable in land use terms.

### **Environmental impact assessment**

- 31 Applications where an Environmental Impact Assessment (EIA) is required will either be mandatory or discretionary, depending on whether they constitute Schedule 1 (mandatory) or Schedule 2 (discretionary) development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 32 The consented development was considered to be EIA Development of a kind which fell within Schedule 2, Category 10(b) 'Urban Development Project' of the then EIA Regulations 1999. As noted above, a formal EIA was carried out for the development and an Environmental Statement (ES) accompanied the original application. Although the EIA regulations and guidance have since been updated, the indicative thresholds for carrying out an EIA on Urban Development Projects remain the same.
- 33 The 2008 ES assessed the potential impacts of the development, including the main alternatives, proposed sustainability measures, interaction with other developments, mitigation measures arising from the predicted impacts and potentially residual effects. At the time the site was still occupied by the former London Park Hotel (since demolished) and therefore the ES described predicted impacts arising from the demolition process and indicated mitigation measures where appropriate. The ES covered the following technical areas:
- Traffic and Transport
  - Air Quality
  - Noise and Vibration
  - Contaminated Land
  - Water Resources and Flood Risk
  - Protection of Ecology and Wildlife
  - Townscape, Conservation and Visual Impacts
  - Socio Economics
  - Archaeology and Built Heritage
  - Wind Effects
  - Daylight, Sunlighting and Overshadowing
  - Cumulative Impact Assessment
  - Residual Impacts and Conclusions.
- 34 The findings and conclusions of the ES were taken into account as part of the determination of the original scheme.

### **Amended scheme**

- 35 A Section 73 application is considered to be a new application for planning permission under the EIA Regulations. Where an EIA was carried out on an original application, the local planning authority will need to consider if further information needs to be added to the original ES to satisfy the requirements of the EIA Regulations.
- 36 The applicant submitted a Screening Opinion Request (reference 14/AP/1554) under Regulation 5 of the EIA Regulations to ascertain whether the proposed amendments to the scheme would be likely to generate significant environmental effects that have not already been identified in the 2008 ES and a supplementary ES required.
- 37 It should be noted that the screening request included both the previously agreed non-material changes to the scheme as well as the changes now proposed in relation to the height increase of the tower and removal of the two storey retail/marketing suite pavilion building. By definition that the previously agreed changes were considered to

be non-material it is considered unlikely that they would result in environmental effects that would need to be addressed under the EIA Regulations. However, for completeness and robustness in approach, the non-material changes were included in the screening request.

- 38 The council issued a Screening Opinion on 3 June 2014 concluding that the proposed amended scheme would have no material impact on the majority of technical areas covered within the 2008 ES and therefore the original findings and conclusions remain valid for all topics with the exception of Townscape, Conservation and Visual Impacts and Daylighting, Sunlighting and Overshadowing where further consideration would need to be given to the likely environmental effects of the increased height of the tower.
- 39 Accordingly, a supplemental ES accompanies the application which seeks to predict and characterise the environmental effects likely to arise from the proposal in relation to the two identified topic areas. The supplemental ES comprises:
- Environmental Statement Volume 1: Main Text (includes Sunlight, Daylight and Overshadowing effects)
  - Environmental Statement Volume 2: Visual Impact Assessment
  - Environmental Statement Volume 3: Non Technical Summary
- 40 In assessing the likely environmental effects of a scheme, the ES must identify the existing (baseline) environmental conditions prevailing at the site, and the likely environmental impacts (including magnitude, duration, and significance) taking account of potential sensitive receptors. It further identifies measures to mitigate any adverse impacts, and a summary of potential positive and negative residual effects remaining after mitigation measures is included in the ES in order to assess their significance and acceptability.
- 41 Regulation 3 of the EIA Regulations precludes the granting of planning permission unless the Council has first taken the 'environmental information' into consideration. The 'environmental information' means the ES, including any further information, any representations made by consultation bodies, and any other person about the environmental effects of the development.
- 42 It is not necessarily the case that planning permission should be refused if a development has the potential to have significant adverse impacts; it has to be decided whether any of the identified adverse impacts are capable of being mitigated or at least reduced to a level where the impact would not be so significant or adverse as to warrant a refusal of permission.
- 43 A detailed assessment of the potential and residual impacts of the proposed development is provided below, taking into account the supplemental ES and the relevant planning policy considerations. Officers are satisfied that the supplemental ES is adequate to enable a properly informed assessment of the environmental impacts of the proposal to be undertaken.

#### **Dwelling mix and tenure**

- 44 The non-material changes to the scheme agreed thus far included amending the internal layouts of the tower to provide a uniform 8-unit stack on each floor and replacing 4 x duplex penthouse units on Levels 44 and 45 with a standard floorplate at Level 44 and provision of a new internal amenity space at Level 45. The internal configuration of the tower resulted in an overall reduction of 13 units (or 2.8% reduction) from 470 units as originally consented to 457 units as well as minor alterations to the dwelling mix.



- 45 The current S.73 application submission includes an Accommodation Schedule which further details changes to the consented tenure mix. A formal modification to the S106 legal agreement will be required to secure such changes and this will be progressed separately. Officers recommend that an informative is added to this effect on any grant of permission for the S.73 proposed changes.

#### **Quality of residential accommodation**

- 46 Current Building Regulations require sprinkler systems to be installed in residential buildings more than 30m in height. In order to accommodate a sprinkler system in each residential unit of the tower, additional space is required within each floor to floor zone. It is therefore proposed to increase the floor to floor height from 2865mm to 3000mm with a consequent increase in overall tower height. This proposed change does not materially impact on the quality of the residential accommodation as consented. Improvements to the quality of the accommodation have already been agreed through non-material revisions made to the internal layouts and no issues are raised in respect of the latest proposed amendments.

#### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 47 Saved Policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in policy 3.1 to ensure that development proposals will not cause material adverse effects on the environment and quality of life. Strategic Policy 13 of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environment in which we live and work.

#### **Daylight, sunlight and overshadowing**

- 48 An assessment of the potential impacts on daylight, sunlight and overshadowing arising from the proposed amendments forms part of the accompanying supplemental ES. The analysis only considers the additional impact that the proposal would have on surrounding residential properties and therefore the assessment has taken the 2008 consented scheme as the baseline condition. The assessment was carried out in accordance with the BRE Guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' 2011.
- 49 Two letters of objection from residents in Brook Drive have been received which raise concerns over potential loss of light to neighbouring properties as a result of the proposal.

#### **Impacts during construction**

- 50 The level of impact on the available daylight and sunlight to neighbouring properties during the demolition and construction phases has already been assessed in the 2008 ES. The former hotel building has since been demolished and the site cleared so any impact would now depend on the level of obstruction which would increase as the massing of the development increased on site. Officers consider that the proposed S.73 changes do not substantially change the overall massing of the scheme and therefore would not result in greater daylight and sunlight impacts during the construction phase than have already been reported.

## Daylighting - completed development

- 51 The methodology adopted uses the Vertical Sky Component (VSC) and No-Sky Line (NSL) method to assess daylight to existing residential properties. The BRE considers that a VSC of 27% would achieve good daylight. Acceptable daylight levels can still be achieved if VSC levels remain within 0.8 times (or 80%) of their original value following construction of a new development. Any greater loss (i.e. loss of 20% or more) would mean there would be a noticeable reduction in the amount of daylight received. The guidance advises that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.
- 52 The No Sky Line (NSL) or Daylight Distribution method has also been used which assesses the proportion of the room where the sky is visible and plots the change in the NSL between the situation with the consented scheme in place and the proposed situation. The BRE advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
- 53 All 20 of the surrounding residential properties have been assessed comprising 590 windows and 530 rooms. The properties are:
- 2 (A to K); and 4 (A to H) Dante Place
  - 2 (A to L) Newington Butts
  - 6 (A to G); 8 (A to G); 10 (A to D); 12 (A to G); 14 (A to G) Dante Road
  - 7-25; 27-31; 33-37; and 39-59 Dante Road
  - 146-170 Longville Road
  - 185-191 Brook Drive
  - 50-60 Newington Butts
  - 1-11 Hampton Street
  - 1-83 Winchester Close
  - 3 Dante Road
  - 109-127 Newington Butts
  - 1-6 Cheam House
- 54 The results show that of the 590 windows tested, 32 windows would experience no alteration in VSC levels as a result of the S.73 changes as compared with the 2008 consented scheme. 162 windows would experience an improvement in VSC although the changes are marginal and therefore unlikely to be noticeable.
- 55 396 windows (or 67%) would experience very minor reductions in VSC as a result of the proposed changes but given that the absolute changes involved are less than 1% VSC for most of these windows the impact of this is negligible. The windows most affected would be 6 windows in 14 (A to G) Dante Road where VSC reductions up to 2.95% would be experienced as compared with the 2008 scheme. Again, these reductions are marginal in nature.
- 56 In terms of the NSL analysis, 182 (or 34%) of the 530 rooms tested would experience no alteration in NSL as a result of the S.73 changes compared with the 2008 scheme. Where there would be reductions in NSL the alterations are relatively small and unlikely to be noticeable in comparison with the 2008 scheme. Again, the block most affected would be 14 (A to G) Dante Road (student accommodation) where there are two rooms which would experience greater alterations (34.8% and 37.8% reduction) as compared with the 2008 scheme.
- 57 In summary, it has been demonstrated that the changes to the daylight received to neighbouring residential properties caused by the proposed S73 changes would be broadly negligible. The most affected property would be 14 (A to G) Dante Road and

whilst this is somewhat unfortunate the alterations would be minor. Furthermore, this block comprises student accommodation rather than general needs housing and so the transient nature of such accommodation must be taken into account. Taking all matters into consideration, including the marginal nature of reductions (where experienced), officers believe that the proposed S.73 changes would have a limited impact on daylighting to neighbouring properties and likely to prove unnoticeable when compared with the 2008 Consented Scheme.

### **Sunlight - completed development**

- 58 The impact of the scheme on sunlight to neighbouring properties has been assessed using the APSH test which requires at least 25% of annual probable sunlight hours during the summer and at least 5% of sunlight hours during the winter. The guidance advises that if a reduction in sunlight is 20% or less of its original value then the retained sunlight received is adequate.
- 59 The impacts of the proposed S.73 changes on sunlight have been considered with respect to the following properties where there are 150 windows within 90 degrees of due south:
- 6 (A to G); 8 (A to G); 10 (A to D); 12 (A to G); and 14 (A to G) Dante Road
  - 7-25; 27-31; and 33-37 Dante Road
  - 146-170 Longville Road
  - 185-191 Brook Drive
  - 1-11 Hampton Street
  - 3 Dante Road
- 60 The majority of windows tested (117 or 78%) would experience no alteration in sunlight as a result of the S.73 changes as compared with the 2008 scheme. 10 windows would experience minor improvements (equating to 1% APSH in absolute terms) whereas 23 windows would experience a reduction in total and/or winter sunlight. Of the 23 windows where sunlight levels would be reduced by the proposed changes, 18 windows would retain BRE compliant levels of total sunlight. Overall, the alteration in sunlight as a result of the changes are unlikely to be noticeable for the vast majority of windows tested and therefore the changes caused by the proposed amendments are considered negligible .

### **Overshadowing - completed development**

- 61 The BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.
- 62 The results found that all of the 28 outdoor areas originally assessed would experience no or marginal (i.e less than 1%) change in the amount of sun hours received as a result of the proposed S73 changes.
- 63 The proposed amendments would result in a marginal increase in transient overshadowing as the tower would cast shadow marginally further afield than the consented scheme. However, the increase in extent of shadow is unlikely to be perceptible as compared with the 2008 Consented Scheme.

### **Cumulative impact - completed development**

- 64 As noted above, there are other development schemes in the Elephant and Castle that have been granted permission since 2008 and therefore were not included in the original 2008 ES. In terms of daylight and sunlight the two schemes of most relevance

are One The Elephant and The Elephant and Castle Leisure Centre which are currently under construction. For completeness, a cumulative analysis has been undertaken of the proposed S.73 changes with the two other developments in place which shows that there would be no material difference in daylight, sunlight and overshadowing conditions as compared to the findings reported above.

### **Conclusion**

- 65 Whilst the Brook Drive residents concerns are noted it has been demonstrated that the proposed amendments to the scheme would not result in any significant adverse impacts over and above those already identified in the 2008 ES which were taken into account when the scheme was originally granted planning permission. The residual impacts associated with the amended scheme are negligible in terms of daylight, sunlight and overshadowing with the exception of 14 (A-G) Dante Road where six windows and two rooms would experience modest changes to daylight levels with the amended scheme in place as compared with the 2008 Consented Scheme. Overall, it is considered that the proposed amendments do not materially change the conclusions of the 2008 ES and the proposal is considered acceptable in this respect.

### **Other amenity issues**

- 66 The proposed amendments to the scheme do not affect outlook and privacy to neighbouring properties beyond the impacts already identified with the 2008 Consented Scheme. The 2008 ES assessed the likely impacts (such as construction noise, traffic and vibration) on the amenities and quality of life of adjacent occupiers during the demolition and construction phases and mitigation measures were recommended. Accordingly a condition was attached to the extant permission requiring submission of a Construction Management Strategy. Officers recommend that such a condition is attached to any new grant of permission.

### **Transport issues**

- 67 The proposed changes to the scheme do not raise any new or different environmental impacts in terms of transport and highway matters and therefore the conclusions of the 2008 ES remain valid. A number of transport related planning conditions were imposed on the original consent in order to mitigate the impacts of the development and it is considered necessary for these to be attached to any new grant of permission. A non-material amendment to Condition 29 was agreed under reference 11/AP/0848 to vary the timeframe for submission of details of the cycle storage from prior to any works being carried out to prior to works being carried out above ground. The amended wording should be carried forward in any new grant of permission.

### **Design issues including impact on townscape and heritage assets**

- 68 Chapter 7 of the London Plan deals with design related matters. In particular Policy 7.7 sets out policy in relation to the location and design of tall buildings. This states that tall and large buildings should generally be limited to sites in the CAZ, Opportunity Areas, or town centres. The application site is located within all of these designated areas and therefore meets the London Plan locational criteria for tall buildings.
- 69 The relevant Southwark design policies include Strategic Policy 12 of the Core Strategy and saved Policies 3.12 and 3.13 of the Southwark Plan. Essentially these policies require the highest possible standards of design for buildings and public spaces. Saved policy 3.20 specifically deals with tall buildings and applies to any building over 30m tall. Southwark's Elephant and Castle SPD/OAPF locates the application site within the Central Character Area where a cluster of tall buildings will be appropriate and, more specifically, the development is identified in the SPD/OAPF

tall building strategy as helping to define the gateways into the central area.

- 70 The proposal is for Minor Material amendments to the consented scheme. Two changes are proposed which are:
- Increase in the height of the main building to 152.8m Above Ordnance Datum (AOD); and
  - Removal of the two storey building fronting Newington Butts to be used as a marketing sales suite and future retail unit.

#### **Increase in height of main building**

- 71 Local resident objections have been received who are concerned that the tower is out of proportion to the conservation area which it would dominate in an unsympathetic and inappropriate manner and that an increase of 7.3m over the 2008 consented height would be significant.
- 72 The increase in the height of the tower is not to accommodate additional floorspace. The application material clarifies that it is as a result of the need to increase the floor to ceiling height on each floor by 135mm in order to enable the installation of a sprinkler system and mechanical ventilation to meet current Building Regulation requirements. Such an increase when applied across the 43 floors of the development would result in a cumulative increase in height of 5.9m (or 4% increase) from the height previously agreed as a non-material change.
- 73 It should be noted the height of the tower was 145.5m AOD when granted planning permission in 2008. As detailed earlier in the report, a number of non-material changes have already been agreed, one of which was to amend the design of the crown of the building which resulted in a marginal increase in height of the tower by 1.4m from 145.5m AOD to 146.9m AOD. The proposal now under consideration is to further increase the height to 152.8m AOD (i.e 7.3m additional height over the 2008 Consented Scheme or 5.9m as later amended).
- 74 All the policy considerations of a tall building in this context have been addressed by the original consent and the subsequent S.96a Non-Material Amendment application. As such, the only consideration is in the potential additional harm that may arise as a result of the increase in height of the tower.
- 75 The most significant potential impact of the increased tower height would be in the wider views of the development which includes a strategic view as defined in the London View Management Framework (LVMF) 2012. An updated Townscape and Visual Assessment has been prepared which forms part of the supplemental ES accompanying the application.
- 76 The supplemental Townscape Assessment for completeness includes the agreed non-material design changes together with the proposed S.73 changes so that the full impacts of the proposed amended development (i.e. 7.3m height increase) can be properly assessed against the 2008 Consented Scheme. In addition, the assessment takes account of the cumulative townscape impact taking account of other development schemes in the local and wider area that are likely to have a perceptible impact on views of the proposed amended development.
- 77 The supplemental ES townscape material reviews all the original local and wider views contained in the 2008 ES and includes the new Strategic View 23A.1 from the Serpentine Bridge as well as the recently added Views 27A and 27B from Parliament Square. This view was originally considered in the original 2008 ES however the latest 2012 version of the LVMF elevates this view to a Strategic View to include a Strategic

Vista (protected view) of the Palace of Westminster.

- 78 Royal Parks raised an objection to the original 2008 Consented Scheme and have now submitted a further objection to the proposed increased height of the tower for similar reasons as previously cited. Royal Parks consider that the proposed variation would have a greater detrimental impact upon the view from the viewpoint on Primrose Hill by further cluttering the skyline. In addition, concerns are raised about the impact on views from the Serpentine Bridge in Hyde Park towards the Palace of Westminster.
- 79 Officers note that View 8 in the document (Townscape View 23A.1: Serpentine Bridge to Westminster) includes a winter view of Strategic 23A.1 which demonstrates that the proposed amended development would be visible over the tree canopy, but it would be outside of the protected vista to the south of the strategic landmark of the Westminster Palace World Heritage Site. Also visible in this view is the silhouette of Strata Tower which sits between the proposal and the Palace of Westminster, also outside of the protected vista. Officers consider that the significant separation of the proposed amended development from the protected vista, coupled with the significant physical distance between the viewpoint and the actual proposed development itself would mean that the proposal is unlikely to affect the viewer's ability to recognise and appreciate the strategic landmark of the Palace of Westminster which is protected by this view. The distinctive angled crown of the development would appear as a distant incursion in the view, and its articulated top and elegant slender profile, which echoes that of the Victoria Tower, will not in officers opinion affect the historic natural setting of the Royal Park.
- 80 In officers opinion there is no impact upon the view (4A.1 Primrose Hill to St. Paul's) from Parliament Hill.
- 81 Views A1 to A4 in Townscape Assessment present the recently defined Views 27A.1 and 27A.2, and 28A.1 and 28A.2 from Parliament Square and demonstrate that the proposal will not affect the viewer's appreciation of the strategic landmark of the Palace of Westminster nor affect the Outstanding Universal Value (OUV) of the setting of the World Heritage Site.
- 82 Historic Royal Palaces (HRP) noted that the townscape assessment demonstrated the visual impact of the heightened tower on views from the Westminster World Heritage Site but that their only concern would be the impact of the proposed height on views to the south-west from the Tower of London World Heritage Site. HRP acknowledged that the proposal may well not be visible and/or would be hidden behind existing building. Clarification was sought on this matter and additional images were submitted for clarification purposes that demonstrated conclusively the development will not be visible from within the Tower environs.
- 83 Representations have also been received from the Secretary of State, English Heritage as well as the City of London, LB Camden, and LB Tower Hamlets who raise no concerns with the proposal.

#### **Removal of pavilion building**

- 84 No issues are raised with this in terms of design other than it would enable the provision of an enhanced setting for the entrance space from Newington Butts. This proposed change would be visible in local views only and as such would have limited impact.
- 85 Condition 3 of the extant permission requires details of the external materials for the retail/marketing building to be submitted for approval. This condition would no longer

be required on any approval for the amended scheme.

### **Impacts during construction**

- 86 As reported in the original ES, the likely significant impacts on townscape character and visual amenity would vary according to the nature of construction works over time. The impact would be of greatest magnitude in areas adjoining the site, in particular from Newington Butts, the Elephant and Castle junction and Brook Drive. However, the likely visual impacts would be temporary and short-term in duration. The proposed amended changes do not materially change the findings of the 2008 ES and its conclusions remain valid in this respect.

### **Conclusion**

- 87 Taking all matters into consideration, officers are satisfied that the proposed amendments would not result in any significant adverse townscape or visual impacts and that there would be no demonstrable harm to strategic or local views and settings of townscape or heritage assets. As such the proposal does not materially change the Townscape and Visual impacts set out in the 2008 ES and can be considered acceptable.

### **Impact on trees and landscaping**

- 88 The removal of the consented pavilion building would allow for an enlarged area of landscaped space to be provided on the Newington Butts frontage. The consented scheme included an area of hard landscaping adjacent to the pavilion building which would form the main pedestrian entrance into the site in addition to the provision of visitor bicycle parking. The proposed entrance to the scheme would incorporate a mix of hard and soft landscaping in the form of trees along with benches and bicycle parking. The enlarged area would provide the opportunity for signage and display information for the residential and playhouse accommodation.
- 89 The council's Urban Forester has advised that the proposed amendments to the scheme to provide additional soft landscaping, seating and four trees are welcome and would represent a marked improvement to the amenity and setting of the development fronting St. Mary's Churchyard and Newington Butts.
- 90 Condition 4 of the extant permission requires the details of hard and soft landscaping to be submitted for approval. Officers recommend that details of the new landscaped public area could be submitted as part of the requirements of this condition.
- 91 Natural England have confirmed that they have no comments to make on the proposed variations to the consented scheme.

### **Planning obligations (S.106 undertaking or agreement)**

- 92 A S106 legal agreement was completed in relation to the consented scheme. As a S73 application has the effect of granting a new planning permission, a legal agreement will be required to ensure that the original S106 obligations are binding in relation to the new permission (i.e. tie the 'new permission' to the obligations established under the previous Section 106). The original covenanting parties or owners of the site (established via Title documents) should enter into the Agreement.

- 93 In the event that the legal agreement has not been signed by 27 October 2014 it is recommended that planning permission be refused, if appropriate, for the following reason:

*The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2013) and the Planning Obligations SPD (2007).*

#### **Sustainable development implications**

- 94 No sustainability issues are raised in respect of the proposed changes to the scheme.
- 95 The scheme is committed to achieving a code for Sustainable Homes Level and a minimum of BREEAM 'Very Good' and conditions are attached to this effect. The extant permission also requires the submission of details of green/brown roofs, surface water drainage and flood risk measures as well as details of the proposed energy strategy. Officers recommend these conditions are still relevant and should be attached to any grant of permission.
- 96 The Environment Agency raise no objections to the proposed variation to the consented scheme.
- 97 Arqiva are responsible for providing the BBC and ITV's transmission network. Although they raise no objections with the proposal in terms of affecting the integrity of their broadcast networks. However, they advise that this should not be interpreted as stating there would be no potential problems with interference. The S106 legal agreement obliges the developer to undertake further reception surveys and carry out mitigation in the event that a deterioration in radio satellite or terrestrial television or other telecommunications services is found. Officers consider this satisfactorily addresses this matter.

#### **Other matters**

##### **Community Infrastructure Levy (CIL)**

- 98 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 99 S73 applications only trigger a CIL payment where there is an increase in floorspace over a pre CIL application. In this case, the proposed changes do not result in additional floorspace and therefore no payment will be required.

#### **Conclusion on planning issues**

- 100 The proposal seeks to make minor material amendments to a consented scheme by increasing the height of the main building from 152.8m AOD, and removing the two storey marketing/retail pavilion building fronting Newington Butts. It is acknowledged that there have been changes to planning policy legislation since the original 2008 permission but officers consider there have been no material changes to policy that



would affect the determination of the application in terms of principle and land use matters. No land use issues are raised in terms of the loss of the pavilion building.

- 101 It is recognised that a development of this size and scale has the potential for significant environmental impacts and therefore an ES accompanied the original application in accordance with the then Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (now superseded by the EIA Regulations 2011). A supplemental ES accompanies the current S.73 application which assesses the potential townscape and visual impacts as well as the potential daylight, sunlight and overshadowing impacts of the proposed amended development. In coming to a decision on the application, officers had full regard to the ES and all submissions relating to considerations contained in that Statement. Officers conclude that the proposed amendments do not materially alter the environmental effects reported in the 2008 ES.
- 102 The impacts on the daylight, sunlight and overshadowing of the amended scheme on neighbouring properties have been considered very carefully. Whilst recognising there would be some minor residual impact on daylight conditions for the student block 14 (A to G) Dante Road the proposal would not result in any significant adverse environmental effects beyond those already identified in the original ES. In terms of design, the most significant potential impact would be of the increased tower height in the wider townscape views which includes the Strategic View 23A.1 Serpentine Bridge to Westminster. Officers have considered carefully the impacts of the proposal on townscape and heritage assets (including the Palace of Westminster and Tower of London World Heritage Sites), particularly noting the objections raised by Royal Parks. However, officers are satisfied that the proposed amendments would not result in significant adverse townscape or visual impacts and that there would be no demonstrable harm to strategic or local views and settings of heritage assets.
- 103 For the reasons given above, and taking all matters into consideration, officers recommend that planning permission is granted subject to the satisfactory completion of a legal agreement to ensure that that obligations in the original agreement are binding in relation to the new permission.

#### **Community impact statement**

- 104 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process. The impact on local people is set out above.

#### **Consultations**

- 105 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

#### **Consultation replies**

- 106 Details of consultation responses received are set out in Appendix 2.

#### **Human rights implications**

- 108 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

109 This application has the legitimate aim of making minor material amendments to the former London Park Hotel scheme granted under reference 07/AP/0760. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## BACKGROUND DOCUMENTS

| Background Papers  | Held At  | Contact  |
|--|--|--|
| Site history file: TP/1044-A<br><br>Application file: 14/AP/2207<br><br>Southwark Local Development Framework and Development Plan Documents | Spouthwark Council<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries telephone:<br>020 7525 5403<br>Planning enquiries email:<br>planning.enquiries@southwark.gov.uk<br>Case officer telephone:<br>020-7525-5349<br>Council website:<br>www.southwark.gov.uk |

## APPENDICES

| No.               | Title                           |
|-------------------|---------------------------------|
| <b>Appendix 1</b> | Consultation undertaken         |
| <b>Appendix 2</b> | Consultation responses received |
| <b>Appendix 3</b> | Consultation Map                |
| <b>Appendix 4</b> | Recommendation                  |

## AUDIT TRAIL

|   |   |                          |
|---|---|--------------------------|
| <b>Lead Officer</b>   | Gary Rice, Head of Development Management |                          |
| <b>Report Author</b>  | Helen Goulden                             |                          |
| <b>Version</b>  | Final                                     |                          |
| <b>Dated</b>  | 19 August 2014                            |                          |
| <b>Key Decision?</b>  | No  |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>                    | <b>Comments Included</b> |
| Strategic director, finance & corporate services                        | No  | No                       |
| Strategic director, environment and leisure                             | Yes                                       | No                       |
| Strategic director, housing and community services                      | No  | No                       |
| Director of legal services  | No  | No                       |
| Director of regeneration  | Yes                                       | No                       |
| <b>Cabinet member</b>   | No  | No                       |
| <b>Date final report sent to Constitutional Team</b>                    | <b>20 August 2014</b>                     |                          |

## APPENDIX 1

### Consultation Undertaken

**Site notice date:** 24/07/2014

**Press notice date:** 17/07/2014

**Case officer site visit date:** 24/07/2014

**Neighbour consultation letters sent:** 23/07/2014

**Internal services consulted:** 09/07/2014

Design and Conservation Team  
Elephant and Castle Regeneration Team  
Public Realm  
Urban Forester

**Statutory and non-statutory organisations consulted:** 09/07/2014

BAA - Safeguarding, BBC, Department for Communities and Local Government, Arqiva - digital communications, English Heritage, Environment Agency, Greater London Authority, Historic Royal Palaces, London City Airport, London Fire and Emergency Planning Authority, Natural England, Metropolitan Police, The Royal Parks, City of London, LB Lambeth, City of Westminster, LB Tower Hamlets, LB Camden

#### **Neighbours and local groups consulted:**

Properties within a 100m radius of the site were consulted which include, but not limited to, addresses on:

Brook Drive; Winchester Close, Hampton Street, Wesley Close, Dante Road, Holyoak Road, Canterbury Place, Newington Butts, Howell Walk.

Local ward councillors were also consulted in addition to the following local groups:

Brook Drive RA; Draper House RA; Elephant & Castle TRA; Garland Court TRA; Metro Central Heights RA; Pullens TRA; Walworth Society; Elephant Amentiy Network.

**Re-consultation:** N/A

**APPENDIX 2****Consultation Responses Received****Internal services**Design and Conservation Team

Comments incorporated into main body of report.

Urban Forester

The proposed amendments provide soft landscaping, seating and four additional trees and are welcome. If recommended for approval this would represent a marked improvement to amenity and the setting of the development fronting St. Mary's Churchyard and Newington Butts, which should be controlled via suitable landscape condition.

Elephant and Castle Regeneration Team

No comments received.

Public Realm

No comments received.

**Statutory and non-statutory organisations**Historic Royal Palaces

The only aspect of concern is that the proposed increase in height of the main residential tower to 152.8m AOD (from 146.9m AOD) and any impact that this might have on views to the south-west from the Tower of London World Heritage Site. Part V2 of the ES, Visual Impact Assessment contains images demonstrating the visual impact of the heightened tower on views from the Westminster WHS but makes no reference to the Tower WHS. It may be that the proposed tower simply will not be visible and/or will be hidden behind existing buildings. Nevertheless, we would ask that an additional view is prepared from within the Tower of London, looking south-west over the roof of the Queen's House, to confirm that the heightened tower will not appear in this view.

Following submission of clarification evidence - confirm that the computer images demonstrate that the development will be well out of sight from within the Tower.

English Heritage

We do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

City of London

Does not wish to make any observations in relation to this proposal.

LB Tower Hamlets

Does not wish to comment on this application.

LB Camden

Raises no objection.

Arqiva Communication

Arqiva is responsible for providing the BBC and ITV's transmission network. We should clarify that we only address the integrity of our broadcast networks. This generally involves checking the lines of sight for our Re-Broadcast Links (RBLs), which are point

to point dish links, essential for network operation. This is distinct from the separate issue of problems with interference. In other words, we only check whether a proposal might detrimentally affect our ability to continue broadcasting signals from the site. What we do not check is whether there might be interference with the reception of those signals once successfully transmitted from our site to individual properties. Having regard to our network and the lines of sight used by our RBLs, we have no objection or issues raised based upon the information that you provided.

Arqiva's closest microwave link passes approximately 150m to the east of the development.

Environment Agency

Have no objection to the variation of the 'approved plans' condition under refs. 07/AP/0760 and 14/AP/1017.

Greater London Authority

Confirmed that the application is not referable to the GLA.

Natural England

Has no comment to make on the variation of the approved drawings condition of planning permission 07/AP/0760 (as amended by 14/AP/1017).

Heathrow Airport

Have assessed the proposed amendments to the final elevation against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

Royal Parks

Note that this variation would increase the height of the proposed tower by 5.9m to 152.8m AOD to accommodate a sprinkler system within each flat in order to comply with recently revised building regulations. We had hoped for a decrease not an increase in the height of the proposed tower. In our opinion, such a variation would have a greater detrimental impact upon the view from the viewpoint on Primrose Hill. We feel that it would further clutter the skyline with unwanted detail.

In addition, we have concerns about the impact of the proposal upon the views from the Serpentine Bridge in Hyde Park towards the Palace of Westminster. It is not entirely clear from the photomontages provided the full extent of that impact. However, we note that in the 2008 Consented Scheme the 'top [of the proposed development] would be visible in the distance above the tree line'. Since this variation would increase still further the height of the tower and its impact upon the views from Hyde Park, we do not share the belief that the proposal would have a 'beneficial' impact upon the views from the Serpentine Bridge. Also, the use of any mesh screens would not help to screen the building in distance views since they would appear as a solid structure.

One of our Corporate Objectives is to 'conserve and enhance sustainably, for the enjoyment of this and future generations, our world class natural and built historic environment and our biodiversity'. To help achieve that we are charged with preserving the open sky space visible from within the parks that we manage. We believe that this planning application conflicts with one of Corporate Objectives. Consequently, we object to the proposal.

LB Westminster City Council

Acknowledgement to representation received.

Secretary of State - Dept for Communities & Local Govt

Acknowledge receipt relating to the Environmental Statement. We have no further

comments to make.

BAA - Safeguarding

No comments received.

BBC

No comments received.

London City Airport

No comments received.

London Fire and Emergency Planning Authority

No comments received.

Metropolitan Police

No comments received.

LB Lambeth

No comments received.

**Neighbours and local groups**

171 Brook Drive

Opposed to the increase in height of the proposed tower. This increase in height will further reduce the light falling on our terraced house. It is wholly out of proportion to the conservation area which it will overshadow and dominate in an unsympathetic and inappropriate manner. The tower will be due south of Brook Drive and therefore will overlook our houses and blot out the light during the middle of the day.

Resident in Brook Drive (no address given)

This was already an ambitious development proposal. Always been disappointed at the lack of engagement with questions about global warming and sea-level rise and how these might impact on our Borough as the years progress. It is distressing to see that the developers are asking to make the plans even more extreme, with no reasons given.

The height of the existing plans is already alarming, especially in addition to the development currently unfolding on the old Sports Centre site. In Brook Drive we aren't looking forward to losing a lot of sky and light - and solar power, in our case - so I strongly protest at the proposal to extend the London Park Hotel redevelopment even further up into the sky. Increasing the height of the proposed main building a further 7.3m would be significant - that's the height of an average two storey house.

Removing the two-storey building fronting Newington Butts, which was to have been a retail unit, changes the social impact of the plans as well - especially for those of us who live nearby. Why has this been proposed? It's impossible to see even the existing plans let alone the proposed changes to them.

Consultation Map



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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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|                         |  |                    |            |
|-------------------------|--|--------------------|------------|
| <b>Applicant</b>        | Newington Butts Developments Ltd (NBDL)  | <b>Reg. Number</b> | 14/AP/2207 |
| <b>Application Type</b> | S.73 Vary/remove conds/minor alterations |                    |            |
| <b>Recommendation</b>   | Grant subject to Legal Agreement         | <b>Case Number</b> | TP/1044-A  |

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Variation of the approved drawings condition of planning permission 07-AP-0760 (as amended by 14-AP-1017) granted on 1 April 2008 [for: Erection of buildings comprising 1 building of up to 44 storeys (145.5 metres AOD) and a terrace of up to 7 storeys in height to provide 470 residential units (Class C3), theatre (Class D2) and cafe (Class A3 uses) and a pavilion building for retail/marketing suite purposes (Class A1/Sui Generis) with associated public open space, landscaping, underground car parking for 30 cars and servicing space] to secure the following minor material amendments:

Increase the height of the main building to 152.8 metres Above Ordnance Datum (AOD); and  
Removal of the two storey building fronting Newington Butts to be used as a marketing sales suite and future retail unit.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011.

**At:** SITE OF THE FORMER LONDON PARK HOTEL, 80 NEWINGTON BUTTS, LONDON, SE1 4QU

**In accordance with application received on 23/06/2014**

**and Applicant's Drawing Nos.** SC\_P\_49\_OS RSHP\_1281\_SC\_E\_NE Rev H; RSHP\_1283\_SC\_E\_SW Rev G; RSHP\_1200\_SC\_P\_00 Rev G; RSHP\_1200\_SC\_P\_00 Rev H; RSHP\_1282\_SC\_E\_SE Rev F; RSHP\_1281\_SC\_E\_NE Rev K; RSHP\_1283\_SC\_E\_SW Rev I; RSHP\_1284\_13\_E\_NW Rev E; RSHP\_1283\_SC\_E\_SW Rev I

Architectural Statement (Design, Access and Impact Statement) June 2014; Environmental Statement Volume 1: Main Text June 2014; Environmental Statement Volume 2: Visual Impact Assessment June 2014; Environmental Statement Volume 3: Non Technical Summary June 2014; Clarification CGI from within Tower of London

**Subject to the following thirty-seven conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

RSHP\_1100\_SL\_P\_49 Rev A; RSHP\_1200\_SC\_P\_00 Rev H; RSHP\_1250\_SC\_P\_B1 Rev L;  
RSHP\_1281\_SC\_E\_NE Rev K; RSHP\_1282\_SC\_E\_SE Rev F; RSHP\_1283\_SC\_E\_SW Rev I;  
RSHP\_1284\_SC\_E\_NW Rev E; RSHP\_1300\_TW\_P\_00 Rev J; RSHP\_1301\_TW\_P\_01 Rev G;  
RSHP\_1302\_TW\_P\_02-09 Rev I; RSHP\_1310\_TW\_P\_10 Rev J; RSHP\_1313\_TW\_P\_14 Rev F;  
RSHP\_1314\_TW\_P\_15-24 Rev I; RSHP\_1332\_TW\_P\_25-41 Rev H; RSHP\_1344\_TW\_P\_44 Rev I;  
RSHP\_1345\_TW\_P\_45 Rev H; RSHP\_1349\_TW\_P\_49 Rev F; RSHP\_1350\_TW\_P\_B1 Rev H;  
RSHP\_1360\_TE\_P\_00 Rev J; RSHP\_1361\_TE\_P\_01 Rev H; RSHP\_1366\_TE\_P\_06 Rev G;  
RSHP\_1367\_TE\_P\_07 Rev E; RSHP\_1368\_TE\_P\_08 Rev D; RSHP\_1451\_TE\_E\_NE Rev F;  
RSHP\_1452\_TE\_E\_SE Rev F; RSHP\_1453\_TE\_E\_SW Rev E; RSHP\_1454\_TE\_E\_NW Rev E;  
RSHP\_1643\_TW\_P\_02 Rev H

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the end of 1 April 2008.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990.



**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Water flow rates - submit details

Unless previously discharged under permission reference 07/AP/0760: No development approved by this permission shall be commenced until details of anticipated flow rates, including detailed site plans, have been submitted to and approved in writing by, the Local Planning Authority (in consultation with Thames Water).

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the/ this additional demand in accordance with The National Planning Policy Framework 2012, SP 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007

4 Cycle storage - submit details

Unless previously discharged under permission reference 07/AP/0760: Details of the facilities to be provided for the secure storage of cycles (at basement level) shall be submitted to and approved by the local planning authority prior to the commencement of works above ground and the premises shall not be occupied until any such facilities as may have been approved have been provided. Evidence of consultation with Southwark Cyclists should be included with the application. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

5 Construction Management Strategy - submit details

Unless previously discharged under permission reference 07/AP/0760: The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust and smoke emanating from the site and will include the following information for agreement:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

The specification shall include details of the method of piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

Accord with London Best Practice Guidance ; Dust and Emissions [ Nov 2006 ] & Southwark Environmental Code of Construction Practice.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012..

6 Archaeological foundation design - submit details

Unless previously discharged under permission reference 07/AP/0760: No development shall take place within the proposed development site until a detailed scheme showing the complete scope and arrangement of the foundation design and ground works, has been submitted to the planning authority and approved in writing.

Reason

To ensure that significant archaeological remains are not disturbed or damaged by foundations and related works, but are, where appropriate, preserved in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012..

- 7 Archaeology implementation programme - submit details  
Unless previously discharged under permission reference 07/AP/0760: No development shall take place within the proposed development site until a written scheme of investigation to secure the implementation of a programme of archaeological work has been submitted to the planning authority and approved in writing.

Reason

To ensure that the archaeological operations (archaeology evaluation and any subsequent mitigation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 8 Site contamination - submit details  
Unless previously discharged under permission reference 07/AP/0760: No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remediation strategy, together with a timetable of works being submitted to the Local Planning Authority for approval. Any risk assessment should include all pathways by which any contaminant may reach sensitive receptors.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012..

- 9 Drainage strategy - submit details  
Unless previously discharged under permission reference 07/AP/0760: Prior to the commencement of development, a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

- 10 Surface water drainage - submit details  
Unless previously discharged under permission reference 07/AP/0760: No development approved by this permission shall be commenced until details of surface water source control measures, incorporating the measures referred to in the Flood Risk Assessment Ref: 44407451/ MARP0001 Issue 3, has been submitted to and agreed in writing by the Local Planning Authority.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, SP 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007. NOTE: Pursuant to this condition, details should be provided on calculations for surface water attenuation during the 100 year storm event, and to demonstrate the restriction in discharge of surface water to 8 l/s/h.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 11 Energy strategy - submit details  
Unless previously discharged under permission reference 07/AP/0760: Prior to the commencement of the development above grade the applicant shall submit details to be approved in writing by the Local Planning Authority, in consultation with the Greater London Authority, of the passive design measures, photovoltaic panels, and DX type heat rejection equipment which shall be in accordance with the energy strategy dated March 2007 and the letter from DP9 dated 22 August 2007. The approved renewable energy technologies shall be implemented and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 High

Environmental Standards of The Core Strategy 2011, and Saved Policy 3.4 Energy Efficiency of the Southwark Plan 2007.

- 12 Car club bays - submit details  
Unless previously discharged under permission reference 07/AP/0760: Details of the positioning of car club bays shall be submitted to and approved by the Local Planning Authority before any work in connection with landscaping is carried out above grade and the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason  
To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.
- 13 Safety measures - submit details  
Unless previously discharged under permission reference 07/AP/0760: Details of a speed table or other appropriate safety measure which is to be installed on the cycle/ pedestrian lane adjacent to St Mary's Churchyard entrance points, shall be submitted to and approved by the Local Planning Authority before any work in connection with landscaping is carried out above grade and the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason  
To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 5.2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.
- 14 Designing out crime - submit details  
The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site in the development. Unless previously discharged under permission reference 07/AP/0760: Details of security measures shall be submitted and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out above grade and any security measures shall be implemented prior to occupation in compliance with this condition and shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.
- Reason  
In pursuance of the Councils duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.
- 15 Wheelchair access - submit details  
Unless previously discharged under permission reference 07/AP/0760: Details indicating how shared pedestrian routes within the public realm are safeguarded for the mobility impaired shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out above grade and the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason  
To ensure the provision of adequate means of access to the building for people with disabilities in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.
- 16 Air quality - submit details  
Unless previously discharged under permission reference 07/AP/0760: A site report detailing the proposed methods to minimise future occupiers' exposure to air pollution shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out above grade and the development shall not be carried out otherwise than in accordance with any such approval given. Any scheme approved is to be completed prior to occupation of the development and shall be permanently maintained thereafter.
- Reason  
To ensure that end users of the premises do not suffer a loss of amenity by reason of pollution in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.
- 17 External lighting - submit details  
Unless previously discharged under planning reference 07/AP/0760: Details of any external lighting [including

design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

#### Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

#### 18 BREEAM - submit details

Unless previously discharged under permission reference 07/AP/0760: Prior to the commencement of fit out works to the theatre, the applicant shall provide to the Local Planning Authority an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM Rating and a BREEAM certificate of building performance) for the theatre (and associated space within the tower) to achieve a minimum 'Very Good' rating. The approved scheme shall then be provided in accordance with these details and a certificated Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be provided, confirming that the agreed standards have been met, prior to the commencement of use of the theatre.

#### Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

#### 19 Code for Sustainable Homes - submit details

Unless previously discharged under permission reference 07/AP/0760: Before any work in connection with this permission is carried out above grade, the applicant shall provide to the Local Planning Authority an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Excellent or equivalent Code Level rating. The approved scheme shall then be provided in accordance with these details and a certificated Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

#### Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

#### 20 BREEAM - submit details

Unless previously discharged under permission reference 07/AP/0760: Prior to the commencement of works to the tower cafe (levels 00 and 01) and offices (level 02), the applicant shall provide to the Local Planning Authority an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM Rating and a BREEAM certificate of building performance) to achieve an 'Excellent' rating. The approved scheme shall then be provided in accordance with these details and a certificated Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be provided, confirming that the agreed standards have been met prior to the first occupation of the commercial premises.

#### Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

#### 21 Green/brown roofs - submit details

Unless previously discharged under permission reference 07/AP/0760: Details of the green/ brown roof and planted living walls/ vertical gardens to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with the green/ brown roofs and planted living walls/ vertical gardens is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in compliance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28

Biodiversity of the Southwark Plan 2007.

22 Landscaping - submit details

Unless previously discharged under permission reference 07/AP/0760: Detailed drawings (at 1:100) of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings, including details of above grade cycle parking, shall be submitted to and approved by the Local Planning Authority before any work in connection with the landscaping is commenced and the planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of building works and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority. Further, evidence of consultation with Southwark Cyclists in relation to the proposed cycle storage and treatment of the cycleway along Churchyard Row is to be included with the application.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, and to ensure the provision of adequate means of access to the building for people with disabilities in compliance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

23 Material samples and section detail-drawings - submit details

Unless previously discharged under permission reference 07/AP/0760: Details of the external materials to be used in the carrying out of this permission, including samples of these materials, as well as 1:5/10 section detail-drawings through all principal elements/ details to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out above grade and the development shall not be carried out otherwise than in accordance with any such approval given. Details required include:

- a) Typical sections (scale 1:10) of the tower roof structure;
- b) Typical sections (scale 1:5) and axonometric view of the tower corner-balcony and framing system
- c) Typical sections (scale 1:10) of the tower entrance canopies
- d) Elevations (scale 1:50) of the tower base
- e) Details of the colour and texture (and in the case of glass opacity) of all elevations and facades

Reason

In order that the Local Planning Authority may be satisfied as to the design and details of the external materials in the interest of the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007. (Note: Condition to be referred to Planning Committee).

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

24 Basement storage management - submit details

Unless discharged under permission reference 07/AP/0760: Details of the allocation of and management arrangements for the basement storage facilities and details of any proposed in built storage arrangements (as may be offered to future occupiers)- particularly for one bedroom units (including the volumetric units) shall be submitted to and approved by the local planning authority prior to the first occupation of the development and the premises shall not be occupied until any such storage facilities as may have been approved have been provided. Thereafter the basement storage facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that the satisfactory provision and allocation of storage facilities is achieved within the development to improve the living environment for future occupiers and minimise detrimental impacts on the external appearance (by reason of storage on balconies) in accordance with The National Planning Policy Framework 2012, Strategic Policies 12 Design and Conservation and 13 High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.12 Quality in Design of The Southwark Plan 2007 and Residential Design Standards 2011.

25 Flue height - submit details

The stack discharge for the Combined Heat and Power Plant shall be of a height to ensure adequate dispersal of

fumes. The method of calculation shall be based upon that detailed in Chimney Heights- Third edition of the 1956 Clean Air Act Memorandum or Her Majesty's Inspectorate of Pollution Technical Guidance Note (Dispersion) D1, whichever is the appropriate method for the type of plant proposed.

Unless previously discharged under permission reference 07/AP/0760: Details of the flue height and calculations from which the height was derived including the method used shall be submitted to the Local Planning Authority for approval prior to the commencement of use of the plant.

**Reason**

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

**26 Sound insulation - theatre use - submit details**

The theatre shall be designed to ensure that no amplified music or speech is discernible at the nearest noise sensitive premises:

Criteria: No music or amplified sound or preaching/chanting discernible at nearest noise sensitive premises

Design Range: The  $L_{Ceq}$ , 5min shall be 10 dB below the external noise levels of nearest noise sensitive premises.

Unless previously discharged under permission reference 07/AP/0760: After completion of theatre works but prior to occupation or use, a test shall be carried out to show that the standard of sound insulation required shall be met and the results shall be submitted to the Local Planning Authority for approval. The approved scheme is to be completed prior to the commencement of the use and shall be permanently maintained thereafter.

**Reason**

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**27 Vibration - submit details**

Residential developments must be designed to ensure the following vibration levels are not exceeded due to road, rail or industry, in accordance with BS6472:1992 'Evaluation of human exposure to vibration in buildings' (1Hz to 80 Hz):

- Residential buildings 16 h day- 0.2 to 0.4

- Residential buildings 8 h night- 0.13

Unless previously discharged under permission reference 07/AP/0760: After completion of works but prior to occupation or use, a test shall be carried out to show that the standard of insulation required shall be met and the results submitted to the Local Planning Authority for approval.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**28 Noise from plant - submit details**

The noise level from any plant, together with any associated ducting, shall be 10dB $L_{Aeq}$  T\* or more below the lowest measured external ambient  $L_{A90}$ , T\* at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Unless previously discharged under permission reference 07/AP/0760: After completion of works but prior to occupation, a test shall be carried out to show that the above criterion shall be met and the results submitted to the Local Planning Authority for approval.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

\*T. T= 1 hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

- 29 Internal noise - submit details  
All residential premises shall be designed in accordance with BS8233:1999 'Sound insulation and noise reduction for buildings-Code of Practice' to attain the following internal noise levels:  
Good resting conditions- Living rooms-30 dB (day:T =16 hours 07:00 ¿ 23:00)  
Good sleeping conditions- Bedrooms- 30 dB (night:T = 8 hours 23:00 ¿ 07:00) L<sub>Amax</sub> 45 dB (night 23:00 ¿ 07:00)

Unless previously discharged under permission reference 07/AP/0760: After completion of works but prior to occupation or use, a test shall be carried out to show the standard of sound insulation required shall be met and the results submitted to the Local Planning Authority for approval.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 30 Sound insulation - submit details  
Dwelling houses, flats and rooms for residential purposes sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The minimum airborne sound insulation of the party element shall be D<sub>nT</sub>'w of 60 dB. The approved scheme is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

Unless previously discharged under permission reference 07/AP/0760: After completion of works but prior to occupation, a test shall be carried out to show the standard of sound insulation required shall be met and the results submitted to the Local Planning Authority for approval.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 31 Lifetime Homes standard - as approved  
The development hereby permitted shall be built to Lifetime Homes standards and those standards shall be maintained and shall not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the proposal satisfies housing quality requirements, in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 32 Wheelchair accommodation - as approved  
The development hereby permitted shall provide a minimum of 10% of all residential flats as being capable of conversion to wheelchair accessible standards and once converted, those facilities for disabled access shall be retained and shall not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 33 Restriction - no telecoms equipment  
Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007. .

- 34 Basement parking - as approved  
Prior to occupation of the development, the basement parking facilities shown on the approved plans shall be constructed for the sole use of occupiers of the proposed development and thereafter permanently retained and used for no other purpose without the written consent of the Local Planning Authority.

**Reason**

To ensure that adequate facilities are provided in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 35 Vehicle splays - as approved  
No structures (including freestanding signs, displays or advertisements) or planting, exceeding 0.9m in height overall shall be placed or erected within the area of visibility of the splays hereby approved.

**Reason**

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011, and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 36 Service deliveries - commercial units  
Deliveries, unloading and loading to the commercial units hereby approved shall only be between the following hours: Monday to Saturday - 07:00 - 21:00, Sundays/ Bank Holidays - not at all.

**Reason**

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 37 Refuse storage - as approved  
The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the proposed development prior to occupation and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

**Reason**

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007 .

**Statement of positive and proactive action in dealing with the application**

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The application was determined in a timely manner within the statutory 16 week period.

**Informatives**

You are reminded that approval of the details of any matter reserved by condition can only be given by the Head of Regeneration Department is not formally given by any other Department of the Council regardless of whether you are advised to discuss your proposal with that Department

The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:

1. the LBS Reference Number which appears at the top of this decision notice;
2. the full address of the application site;
3. which condition(s) you seek to discharge; and
4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.

All samples submitted must be clearly labelled with the LBS Reference Number of the original application and



the address of the application site.

The developer should consult the Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact the Pollution section, Chaplin Centre, Thurlow Street, SE17 (tel: 020 7525 5000).

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood).

The applicant should seek guidance from the Joint Mobility Unit and Guide Dogs for the Blind Association in relation to the detailed design of the pedestrian routes within the public realm to ensure safety for the mobility impaired.

The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although the Highway Authority approves these works in principle, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.

Details of all staff facilities, particularly within the tower, shall be designed in accordance with Building Regulations.

Given the large weekly volume of waste estimated to be generated by the proposed development, it is suggested that consideration be given to the provision of a compactor for non-recyclable waste. Details of any compactor proposed should be agreed in consultation with the Local Planning Authority.

You are advised that notwithstanding the plans hereby approved the tenure changes denoted thereon require a deed of variation to the existing S106 legal agreement.

The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although the Highway Authority approves these works in principle, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.

#### Environment Agency Advice

**Pollution Prevention Guidance:** The EAs records show that the subject land may have a shallow water table. The applicant should note that this could have a significant effect on aspects of the building design. These can include site drainage, foundation and basement design. In terms of drainage, a shallow infiltration system may be suitable, on a system that discharges surface water to foul sewer may be necessary. The development may even cause groundwater flooding. Under the circumstances, EA recommend that the hydro geological characteristics on the site are investigated. Drainage from covered carparking floors should be connected to the foul sewer.

**Water Efficiency and Use:** There are many ways to save water. These range from no-cost housekeeping measures to process changes with quick payback times. For more information on water conservation refer to <http://netregs.gov.uk/netregs>

**Pollution Prevention:** Recommend using a 10 point pollution checklist and good practice guidance on pollution prevention- refer to the Environment Agency Website.

**Guide for Developers:** new guidance has been produced to highlight key environmental issues and good practice and sustainable construction techniques - refer to Environment Agency website.

#### Advice from Thames Water

Public sewers cross the site- no building works will be permitted within 3 metres of the sewers without approval. There is an unspecified easement east of the site next to Churchyard Row which cannot be affected by the proposal.

#### Waste Comments

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to

ground level during storm conditions.

#### Surface Water Drainage

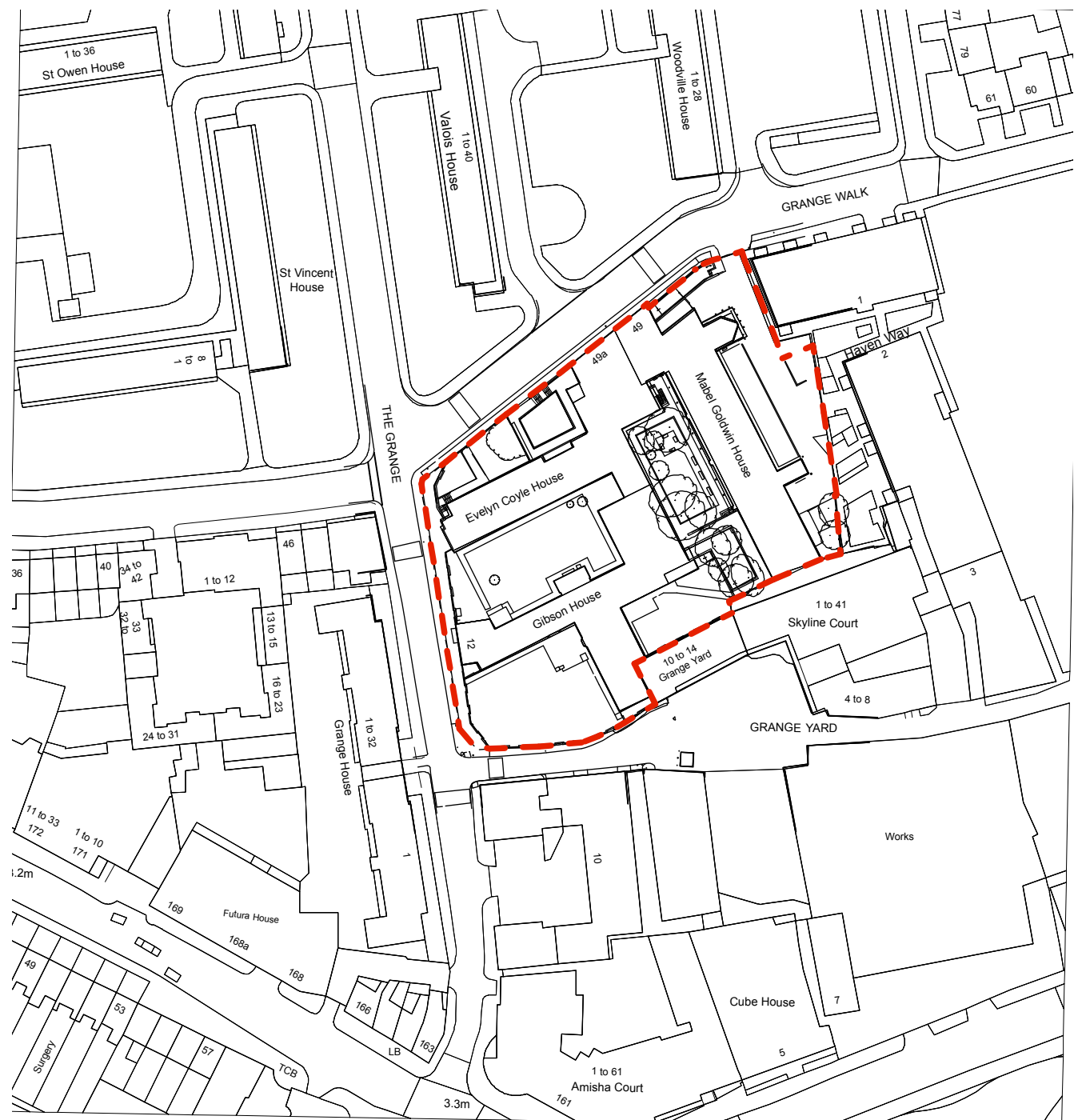
With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contact on 0845 850 2777. Reason - To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water (In this case the development forms part of the overall Elephant & Castle Core Area regeneration proposals and cannot therefore be viewed in isolation.)

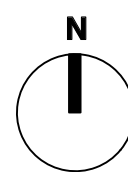
Insufficient information has been provided by the Developer to allow Thames Water to determine the water supply infrastructure needs for the proposed development. In order that the development does not detrimentally effect the water supply infrastructure, Thames Water recommend the following condition be imposed: Development should not be commenced until: a) full details, including anticipated flow rates, and detailed site plans have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water) b) Where this development forms part of a larger development, arrangements have been made to the satisfaction of the Planning Authority (in consultation with Thames Water) for the provision of adequate water supplies for the whole of the development. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

The Archaeology Officer can, on request, provide an archaeological brief detailing the methodology of the archaeological programme and can also provide information on concerning archaeological organisations who work frequently within the Borough and who may be able to carry out the works.

At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development.



Site Boundary



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**PLANNING**



Gardner Stewart Architects



architecture master planning urban design  
Gardner, Stewart and Stewart Ltd  
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0m

125m



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| <b>Project</b><br>Grange Walk, Bermondsey SE1 |
| <b>Plot No.</b><br>                           |

|                                       |                           |                       |                   |
|---------------------------------------|---------------------------|-----------------------|-------------------|
| <b>Drawing Title</b><br>Location Plan | <b>Date</b><br>June 2014  | <b>drawn by</b><br>HS | <b>Parcel</b><br> |
| <b>Description</b><br>-               | <b>Scale</b><br>1:1250@A3 | <b>Checked</b><br>PT  |                   |
| <b>Drawing No.</b><br>1261-D-1101     | <b>Rev.</b><br>-          | <b>Sheet</b><br>-     |                   |

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| <b>Item No.</b><br>7.3                   | <b>Classification:</b><br>Open  | <b>Date:</b><br>2 September 2014          | <b>Meeting Name:</b><br>Planning Committee |
| <b>Report title:</b>                     | <b>Development Management planning application:</b><br>Application 14/AP/2102 for: Full Planning Permission<br><br><b>Address:</b><br>Site bounded by Grange Walk, Grange Yard And The Grange, London SE1<br><br><b>Proposal:</b><br>Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys. |   |  |
| <b>Ward(s) or groups affected:</b>       | Grange  |   |  |
| <b>From:</b>                             | Head of Development Management  |   |  |
| <b>Application Start Date</b> 26/06/2014 |   | <b>Application Expiry Date</b> 30/09/2014 |  |
| <b>Earliest Decision Date</b> 07/08/2014 |   |   |  |

### RECOMMENDATION

- 1 To grant planning permission subject to conditions, the applicant first entering into an appropriate legal agreement by no later than 30 September 2014 and referral to the Mayor of London (GLA).
- 2 In the event that the requirements of paragraph 1 are not met by 30 September 2014, that the committee authorise the Head of Development Management to refuse planning permission, if appropriate, for the reasons set out under paragraph 168.

### Site location and description

- 3 The site is located within Bermondsey to the north west of Bermondsey Spa Gardens. The site is bordered by Grange Walk to the north, The Grange to the west and Grange Yard to the south. The main pedestrian and vehicle access is in the north east corner of the site off Grange Walk. The site area is 0.548 Ha. The existing site comprises three buildings providing the following uses:
  - Mabel Goldwin House: 2,137m<sup>2</sup> GIA of B1 office space;
  - Evelyn Cole House: 774m<sup>2</sup> GIA of D1 use (day centre of elderly); and
  - Gibson House: 750m<sup>2</sup> of C2 use (residential care home).
- 4 Evelyn Cole House is currently occupied by the Southwark Irish Pensioners Project. Mabel Goldwin House was previously occupied by the London Borough of Southwark's Health and Social Care Department and was vacated in October. It is currently occupied as art studios on a short-term basis by the Associate for Cultural Advancement through Visual Art (ACAVA). Both Evelyn Cole House and Gibson House are on short-term leases and will be vacated in summer 2014.
- 5 There are currently 13 on-site car parking spaces associated with the office use.
- 6 The site is within the Urban Density Zone as defined in the Core Strategy 2011 and has

a Public Transport Accessibility Level (PTAL) of 3 which indicates medium level access to public transport. The site lies within an Archaeological Priority Zone (Borough, Bermondsey & Rivers) and an Air Quality Management Area.

- 7 The immediate context surrounding the site is predominately residential, however there are some commercial uses in Grange Yard and along Grange Road to the south of the site. The built form surrounding the site is largely between 4 and 7 storeys in height.
- 8 The site is not situated within a Conservation Area and there are no listed buildings on the site. The boundary to the Bermondsey Street Conservation Area starts approximately 100m to the west along Grange Walk. The nearest Listed Buildings are situated to the south east of the site on Spa Road.

### Details of proposal

- 9 The proposals seek to provide a residential building comprising 167 new homes, across a mix of unit sizes and including the provision of affordable housing on site. The proposed unit mix is as follows:

|              | Private    | Intermediate | Social Rent | Total      |
|--------------|------------|--------------|-------------|------------|
| Studio       | 1          | 0            | 0           | 1          |
| 1 bed        | 42         | 10           | 12          | 64         |
| 2 bed        | 40         | 11           | 15          | 66         |
| 3 bed        | 28         | 1            | 7           | 36         |
| <b>Total</b> | <b>111</b> | <b>22</b>    | <b>34</b>   | <b>167</b> |

- 10 The development proposes 56 affordable housing units, 22 being intermediate and 34 social rent. In terms of percentage split, the proposal is providing a split of 65% social and 35% intermediate. The proposal provides 181 habitable rooms as affordable housing (56 units). This equates to 32.5% affordable housing being provided on site.
- 11 A total of 17 units (10%) will be designed to be wheelchair accessible in accordance with SE London Design Standards.
- 12 The development includes a central communal courtyard for residents, and new public landscaped spaces to the east and south of the site. A total of 44 car parking spaces and 205 cycle spaces are accommodated in the basement. 6 mobility scooter spaces are also provided. Visitor parking (6 spaces) is provided to the south of building A.

### Planning history

- 13 There is no relevant planning history on this site.

### Planning history of adjoining sites

#### **05/AP/0581: Larnaca Works The Grange, Grange Walk (Including 3 Grange Yard) London SE1 3EH**

- 14 Refuse permission for demolition of existing buildings and canopy structure adjacent to Grange Yard and redevelopment to provide a building varying from 5 to 10 storeys accommodating 1,388sqm of Class B1 (commercial) floorspace and 77 x 1,2,3 and 4 bedroom residential units, basement carpark for 28 vehicles (accessed from Grange Yard) and cycle parking, refuse storage and amenity space (site extending from Grange Walk to Grange Yard). [decision date 30-06-2005] for six reasons relating to land-use, design issues, loss of employment floorspace, lack of affordable housing, lack of vehicle and cycle parking.

**05/AP/2569**

- 15 Refuse permission for demolition of existing buildings and redevelopment to provide building varying between five to eight storeys in height accommodating 1358sqm of B1 floorspace (Gross Ext. Area) and 60 x 1, 2, 3 and 4 bedroom residential units plus car and cycle parking and amenity space (Appeal B) for 9 reasons relating to land-use, design issues, loss of employment floorspace, impact on amenity, lack of affordable housing, lack of amenity space and lack of vehicle and cycle parking.

**06/AP/2272**

- 16 Grant permission for demolition of existing buildings and canopy structure and redevelopment to provide three buildings of between five (18m) and seven (24m) storeys in height comprising 1105m<sup>2</sup> of floorspace for either A1, A2, A3, B1 or D1 Use Class and 90 flats (comprising 31 x 1 bed; 49 x 2 bed; 9 x 3 bed; 1 x 4 bed), plus car and cycle parking, amenity and public open space [decision date 27/03/2007]. This permission has been implemented and is completed and occupied.

**12/AP/3987**

- 17 Grant permission for change of use of 454sqm of vacant ground floor commercial floorspace (flexible Use Class A1, A2, A3, B1 & D1 floorspace) to residential (Use Class C3) and associated elevational changes. The proposed residential use comprises 7 residential units (4 x 1 Bed, 2 x 2 Bed & 1 x 3 Bed). The application also proposes additional door openings to the ground floor commercial unit located in block C (adjacent to Grange Yard) [decision date 21/05/2013].

**13/AP/3370: BLOCK C, LARNACA WORKS, GRANGE WALK, LONDON SE1 3DY**

- 18 Prior approval Change of use of Block C, Larnaca Works from Class B1a office use to Class C3 residential. – decision – Prior approval not needed. [decision date 27/11/2013]

**13/AP/2036: BLOCK B, LARNACA WORKS, GRANGE WALK, LONDON SE1 3DY**

- 19 Conversion of part of Block B, Larnaca Works, Grange Walk from Class B1a office use to Class C3 residential. Prior Approval Required – Approved [decision date 15/08/2013]

**13/AP/3369: BLOCK A, LARNACA WORKS, GRANGE WALK, LONDON SE1 3DY**

- 20 Change of use of part of Block A, Larnaca Works from Class B1a office use to Class C3 residential. Prior Approval not required [decision date 27/11/2013]

**08/AP/3022: FORMER RED COW, 48 GRANGE WALK, LONDON SE1(AKA 13 THE GRANGE SE1)**

- 21 Grant permission for demolition of public house and redevelopment to provide a building on ground, first, second, third and fourth floors to provide 8 flats (2 x 2bed, 5 x 1bed and 1 studio flat) - amendments during course of construction to scheme approved under ref 06-ap-2153 including external alterations, and additional subdivision within building envelope to create one additional flat [decision date 04/03/2009]

**KEY ISSUES FOR CONSIDERATION****Summary of main issues**

- 22 The main issues to be considered in respect of this application are:

- a) Principle of land use,
- b) Environmental impact assessment
- c) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- d) Impact of adjoining and nearby uses on occupiers and users of proposed development
- e) Transport and car parking
- f) Design, including building heights and massing
- g) Density
- h) Affordable housing
- i) Housing quality and mix
- j) Planning obligations (S106 undertaking or agreement)
- k) Mayoral Community Infrastructure levy
- l) Sustainable development implications
- m) Air Quality
- n) Flood risk

### **Planning policy**

#### **National Planning Policy Framework (NPPF)**

- 23 Section 1: Building a strong, competitive economy
- Section 2: Ensuring the vitality of town centres
- Section 3: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 12: Conserving and enhancing the historic environment

#### **London Plan July 2011 consolidated with revised early minor alterations October 2013**

- 24 Policy 3.3 - Increasing Housing Supply
- Policy 3.4 – Optimising Housing Potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.6 - Children and young people's play and informal recreation facilities
- Policy 3.8 - Housing choice
- Policy 3.9 - Mixed and balanced communities
- Policy 3.11- Affordable housing targets
- Policy 3.12 - Negotiating affordable housing
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 – Sustainable design and construction
- Policy 5.4A – Electricity and Gas Supply
- Policy 5.5 – Decentralised Energy Networks
- Policy 5.6 – Decentralised Energy in Development Proposals
- Policy 5.7 - Renewable energy
- Policy 5.10 – Urban Greening
- Policy 5.11 - Green roofs and development site environs
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.4 - Enhancing London's transport connectivity
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.13 - Parking
- Policy 7.1 - Building London's neighbourhoods and communities
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Designing out crime

Policy 7.4 - Local character  
 Policy 7.5 - Public realm  
 Policy 7.6 - Architecture  
 Policy 8.2 - Planning obligations

### **Core Strategy 2011**

- 25 Strategic Policy 1 – Sustainable development  
 Strategic Policy 2 – Sustainable transport  
 Strategic Policy 5 – Providing new homes  
 Strategic Policy 6 – Homes for people on different incomes  
 Strategic Policy 7 – Family homes  
 Strategic Policy 12 – Design and conservation  
 Strategic Policy 13 – High environmental standards

### **Southwark Plan 2007 (July) - saved policies**

- 26 The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 2.1- Enhancement of community facilities  
 Policy 2.5 – Planning Obligations;  
 Policy 3.1 – Environmental effects;  
 Policy 3.2 – Protection of amenity;  
 Policy 3.3 – Sustainability assessment;  
 Policy 3.4 – Energy efficiency;  
 Policy 3.12 – Quality in design;  
 Policy 3.13 – Urban design;  
 Policy 3.14 – Designing out crime;  
 Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites  
 Policy 3.19 – Archaeology;  
 Policy 4.1 – Density of residential development;  
 Policy 4.2 – Quality of residential accommodation;  
 Policy 4.3 – Mix of dwellings  
 Policy 4.4 – Affordable housing;  
 Policy 4.7 – Non self-contained housing for identified user groups  
 Policy 5.1 – Locating developments  
 Policy 5.2 – Transport Impacts;  
 Policy 5.3 - Walking and Cycling;  
 Policy 5.6 – Car parking

### **Supplementary Planning Documents (SPD)**

Residential Design Standards SPD 2011  
 Draft Affordable Housing SPD 2011  
 Sustainable Design and Construction SPD 2008  
 S106 Planning Obligations SPD 2007  
 Draft S106 Planning Obligations SPD 2013



### **Principle of development**

- 27 The existing uses on site are Mabel Goldwin House: 2,137m<sup>2</sup> GIA of B1 office space. There are also 80 artist studios on a short-term lease (until November 2014) located within Mabel Goldwin House. Evelyn Cole House: 774m<sup>2</sup> GIA of D1 use (day centre of elderly) and Gibson House: 750m<sup>2</sup> of C2 use (residential care home).
- 28 The B class use on site does not have any policy protection and as such the loss of B class use in this location is acceptable in principle. In relation to the artist studios on site, the former office units were rented as studios on a temporary basis, pending redevelopment of the site, and as such the use was always designed to be temporary in nature.
- 29 Evelyn Cole House is a two-storey building located to the north west of the site and is currently occupied by the Southwark Irish Pensioners Project (SIPP) which is a charitable organisation (Use class D1).
- 30 In relation to the D1 use, Saved Policy 2.1 'Enhancement of community facilities' of the Southwark Plan states that planning permission for a change of use from D class community facilities will not be granted unless (i) the applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or (ii) The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users.
- 31 The existing Southwark Irish Pensioners Project is being relocated to new premises within the Bermondsey Area of Southwark. They will be relocated to Unit 6 Market Place, London SE16 3UQ. The newly refurbished premises will offer high quality accommodation for the project in a suitable and accessible location.
- 32 Given that the D1 is to be relocated to refurbished accommodation within 1 mile of the site, the proposal complies with Saved Policy 2.1.
- 33 Gibson House accommodates a C2 class use (residential care home) and is identified as non-self contained residential accommodation within the Southwark Plan. Policy does not require the retention of this use on the site. However, the service will be moving to Unit 3 Bowley Close, SE19 1SZ. As such the use will not be lost within the borough.
- 34 The principle of a residential scheme on this site is therefore acceptable in principle and complies with relevant policies.

### **Environmental impact assessment**

- 35 The proposal would constitute an 'Urban Development Project' under Schedule 2 10(b) on the basis that the site area falls above the 0.5 hectare threshold (area of the site is 0.54 Ha). A screening opinion has been requested (Planning Ref 14/AP/0922) and it is concluded that an EIA is not required for this development. .

### **Density**

- 36 Strategic Policy 5 'Providing new homes' of the Core Strategy describes the density range that development is expected to fall within in different parts of the borough. This is also described in saved policy 4.1 'Density of residential development' in the Southwark Plan. This development site is located within the 'Urban Density Zone and developments in this zone are expected to be between 200-700 habitable rooms per hectare. The density of the submitted scheme is approximately 859 hr/ha. However, this is of a similar

density to that permitted at the Larnaca Works site to the east of this site, under planning permission 06/AP/2272 (which was 805 hr/ha). As such this density is not out of place within the site context and is considered acceptable given the urban location of the site.

### **Design issues and Impact on character and setting of listed buildings and/or conservation area**

- 37 The proposal is a courtyard development that includes a central communal courtyard for residents, and new public landscaped spaces to the east and south of the site. The height of the development varies across the site. It is 4 storeys fronting onto The Grange rising to 7 storeys further north along The Grange, with the top floor setback. This height continues along Grange Walk (north elevation). On the east elevation, facing No.1 Haven Way, the height is also 7 storeys, with the top floor set back, with the building set back from No. 1 Haven Way. Opposite No. 2 Haven Way the height is 6 storeys, and is stepped down to 3 storeys and then 1 storey adjacent to Skyline Court, to the South of the site.
- 38 The main residential access to the site is at the corner of The Grange and Grange Walk, with additional access to Block A from Grange Yard and to Block C and D from Grange Walk to the east of the site. Main vehicular access is from Grange Walk, adjacent to 1 Haven Way, with an access ramp to a basement car park. A publicly accessible area of landscaping is proposed to the east of the site.
- 39 In terms of materials proposed, the street elevations are comprised of a double height dark/blue brickwork plinth with lighter brickwork to the upper stories. Windows, doors and cladding panels to the rear of the terrace recesses are of anodised aluminium. The dark brickwork of the plinths frames the main entrance corner feature.
- 40 Within the courtyard, the light brick colour is more extensive, although a wide render is proposed for the both ends of the South East Courtyard Elevation.
- 41 It is noted that a number of objections have been received in relation to design issues, including the form of the development, the height, bulk and massing and in relation to the materials used. These concerns are addressed below.

### **Massing**

- 42 Saved Policy 3.13 of the Southwark Plan (2007) states that “In designing new developments, consideration must be given to: Height, scale and massing of buildings – Designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately”.
- 43 The development is located between the seven storey housing to the north and east and the lower rise four and five storey housing to the west on The Grange. The building heights across the development vary in response to the scale of the surrounding townscape.
- 44 On the elevations fronting The Grange, the height of the proposal is set at 4 storeys opposite the mid-twentieth century flats on the west side of the street and though it rises to seven storeys on the corner of Grange Walk, this is justified by the prominence of the corner and the greater heights of other buildings on this corner.
- 45 The visual impact of the proposal is moderated by the strong structure and form in the elevation design. There is a clear hierarchy with a strong double storey base and a set back top floor and the vertical pattern of windows and balconies provides a strong rhythm to the elevation without being dull and repetitive.

- 46 The height scale and massing are all appropriate for the site and its context in an area of high density housing.

### **Northern and west elevations**

- 47 Saved Policy 3.12 of the Southwark Plan (2007) states that “New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.”
- 48 The two principal street elevations have a strong, well-defined horizontal and vertical structure. The form of the triangular inset balconies contributes importantly to this visual structure. The quality and detail of their finish as openings into the buildings mass will be critical in achieving the architectural quality a development on this scale requires and they will be the most important contributors to the modulation of the principal facades. Additional details of these elements will be required by way of condition.

### **Materials**

- 49 The building is primarily in brick, especially on the outer faces of the building, though the brickwork turns in deeply on reveals and soffits, contributing to the depth of the building’s modulation. Additional details of some of this relief from the outer surfaces would help guarantee the quality of the buildings appearance and should be require in conditions as should the bricks, which extend over a very large area and therefore must be of sufficient interest and not of a uniform bland and homogenous finish. A blend may be appropriate. Sample panels of elevations will be required by way of condition.
- 50 The corner element is in a different brick which is very dark such that it appears black in some of the images. This should be reconsidered and a lighter brick proposed. Details of brick types will be sought by way of condition.
- 51 The material finish of the set back top floor is the same as that of the recessed balconies. This is intended to be some form of panelised rainscreen such as Eternit. It is of concern that the quality of this type of finish and quality of workmanship might result in large areas of rather bland jointed surface. The high floor to ceiling of the top floor will make this finish more prominent and it could contrast poorly to the finish of the brickwork of the floor below. Additional details of these materials will be required by way of condition and this will ensure a high quality of finish.

### **Access**

- 52 The principal entrance to the residential accommodation is on the corner of Grange Walk and The Grange. This helps justify this prominent corner feature and helps announce the entrance with a double height lobby that is visually open right through to the internal landscape. This vertical element feature is in the darker brick and this makes it look rather heavy, especially at its top where it is more solid. Lighter brick for this part of the building would be preferable. This will be required by way of condition.
- 53 To the north-east of the site, the arrangement of the vehicular and pedestrian entrances is much improved over pre-application submissions. However, elevation details of the temporary bin store have not been provided and these should be requested by way of condition.

### **Residential design standards**

- 54 The council seeks to ensure that residential units provide an excellent standard of accommodation as set out within Southwark’s ‘Residential Design Standards’ SPD 2011.

Providing a predominance of dual aspect units, exceeding minimum internal space standards, including storage space and having good daylighting would, together, contribute towards 'excellent living standards'.

### Aspect

- 55 110 of the 167 units are dual aspect (65%) with 57 single aspect units (35%). None of the single aspect units facing directly north, although there are 24 units that face onto the inner courtyard that have a north-east aspect. These units are in the minority however and will benefit from a good outlook over the inner courtyard.
- 56 In terms of internal daylight, initial analysis indicated that a number of rooms fell below the BRE Guidelines in terms of ADF. Minor design changes were made to improve this situation. An addendum to the daylight/sunlight analysis has been submitted which considered these amended plans. The report notes that of the 471 habitable rooms the scheme is providing, 90% will achieve the recommended minimum ADF. Out of the rooms that fall below, the majority are bedrooms, which are considered less important within the BRE Guidelines. While a minority of living rooms would fall below the recommended 1.5% ADF values, all except one room would achieve values of 1% or more.
- 57 Having regard to the above, and to the high standard of accommodation provided overall within the site, the internal daylighting to the development is considered acceptable.

### Unit Sizes and Room Sizes

- 58 The overall unit and room sizes comply with the standards as set out in Southwark's 'Residential Design Standards' SPD 2011.

| Unit Type             | Area (sq m) | Number     |
|-----------------------|-------------|------------|
| Studio                | 39.8        | 1          |
| 1 bed/2 person        | 50.1 – 57.4 | 47         |
| 1 bed/2 person (W/C)  | 65.4        | 17         |
| 2 bed/3 person        | 63.8-77.6   | 58         |
| 2 bed/4 person        | 70.2 – 80.5 |            |
| 2 bed/3 person (W/C)  | 77.6-87.4   | 8          |
| 3 bed/4 person        | 86.1-89.9   | 34         |
| 3 bed/5 person        | 91.6-99.8   |            |
| 3 bed/6 person        | 103.-136.7  |            |
| 3 bed /4 person (W/C) | 110.2-111.3 | 2          |
| <b>Total</b>          |             | <b>167</b> |

### Amenity space including children's play space

- 59 Standards for amenity space are set out within the Residential Design Standards SPD (2011). All flat developments must meet the following minimum standards and seek to exceed these where possible:
- 50 sq m communal amenity space per development
  - For units containing three or more bedrooms, 10 sq m of private amenity space
  - For units containing two or less bedrooms, 10 sq m of private amenity space should ideally be provided. Where it is not possible to provide 10 sq m of private amenity space, as much space as possible should be provided as private amenity

space, with the remaining amount added towards the communal amenity space requirement.

- Balconies, terraces and roof gardens must be a minimum of 3 sq m to count towards private amenity space.

- 60 All of the units have sufficient private amenity space either in the form of a garden, terrace or balcony.
- 61 In terms of communal space, there is a landscaped courtyard provided, which is a total of 1,204 sq. m. This is divided into two areas, formal gardens and large area of grassed space with play element for children. This is a generous level of community space provision and adds significantly to the amenity of the proposed units.
- 62 In terms of child playspace, required standards are set out in the Mayors 'Shaping Neighbourhoods – Play and Informal recreation' Supplementary Planning Guidance (2012). Applying the standards set out in this document there is a requirement to provide 743.2 sq. m. of playspace. Although there are some details of play areas provided on the drawings and within the Design and Access Statement, this is not sufficient to determine if the proposal has sufficient dedicated playspace to comply with the standard set out above. Additional details of the playspace should be required by of condition.

### **Internal overlooking**

- 63 In relation to overlooking between units within the development, most units are separated by at least 25 metres. This is a sufficient distance to ensure that no overlooking results.

### **Noise**

- 64 The applicants have submitted a Noise Assessment with the application. The report concludes that the site is suitable for residential development, provided the mitigation measures set out in the report are implemented. Internal noise level standards will be secured by way of condition.

### **Transport issues**

- 65 The site is located within an area that has a PTAL of 3 and is located in a CPZ with restrictions during the week. The site is within a reasonable walking distance of numerous bus routes operating in the vicinity, which serve key transport nodes in the area including London Bridge. The site is located 1.1km away from the Bermondsey underground, providing access to the Jubilee Line.

### **Cycle parking**

- 66 206 Sheffield stand cycle parking spaces for residents have been provided at basement level. Access is provided via stairwells and lifts to each block. The applicant has provided cycle storage to London Plan standard. In relation to visitor cycle parking, The Southwark Plan recommends a higher provision for visitor parking than the London Plan and this requires a provision of 1 space per 10 units (16 visitor cycle spaces). Amended plans have been received that indicate 16 visitor spaces have been provided to the south-west of the site adjacent to Grange Yard (Dwg. no. 1261D-1301). The cycle parking provision is considered acceptable.

### **Car parking**

- 67 The applicant has proposed 44 parking spaces at basement level. This is a provision of 0.26 spaces per unit. The provision is considered acceptable as it is below the maximum

standard as set out in the Southwark Plan.

68 It is noted that a number of objections have raised concern in relation to the impact on the existing parking spaces in the locality. The applicant has carried out a parking survey in line with the Lambeth Parking Methodology. Results indicate that there is available parking on street. However, in order to reduce car reliance and ensure no further parking stress in the immediate area, it is considered that removal of the ability to apply for a parking permit should be ensured by way of condition. The applicant is also providing three years free membership of a car club. This will also help to alleviate parking stress. This should be secured through the S106 agreement

69 In relation to Electric Vehicles, the applicant has stated a 20% of parking spaces will be EV ready and a further 20% will be compatible. This should be ensured by way of condition.

### **Access**

70 Main vehicular access is from Grange Walk, adjacent to 1 Haven Way, with an access ramp to a basement car park. This is broadly similar to the existing access on the site and is considered to be acceptable.

71 The visibility splays from the access should be a minimum 2.4m by 25m in accordance with Manual for Streets 20mph road. This has been shown on an amended plan (dwg. no. 30632/AC/013).

### **Servicing**

72 Servicing for new developments is usually required to take place off street. However, in this instance, it is considered that a service vehicle, specifically a refuse vehicle, entering the site via the proposed vehicular entrance and utilising an area to the north-east of the site, would have a negative impact on the occupants to the east of the site, in terms of noise/smell and possible safety implications. The area of landscaping that is being provided at this location would not be possible with a service truck entering at this location and on balance it is considered that on-street refuse servicing is acceptable in this instance, having regard to the above constraints.

73 The refuse servicing will take place from a temporary refuse storage area to the north-east of the site. This will only have refuse within it on the collection day and will be subject to a service management plan. The impact on neighbouring residents will be limited as a result of this as the bins will only be in place prior to collection. However it is considered that further details of this element are required by way of condition so as to ensure that the structure has an acceptable appearance.

74 Servicing data submitted indicates that a total of 15 serving visits per day are expected in relation to the apartments, with the majority being smaller service vehicles (delivery vans for example). The data also indicates that the south side of Grange Walk does not suffer from parking stress and the highest occupancy levels recorded was 29%. As such on-street servicing is acceptable in this instance.

75 Should Members be minded to grant permission, a service management plan should be secured by condition.

### **Travel plan**

76 The travel plan is generally of good quality and seeks to promote the use of sustainable travel to and from the site. However, in response to officers concerns that the targets do not aim to increase walking and do not go far enough in promoting cycling, revised and improved targets have been submitted. A full Travel Plan with provisions for monitoring

will be secured through the S106 agreement.

### **Demolition and construction management**

- 77 A Construction Management Plan (CMP) is required prior to any demolition or construction works on site. There is a construction site to the rear of the application site which cumulatively may cause construction traffic during high periods of development. The CMP will be secured via condition.

### **Works to highways**

- 78 It is proposed to remove the redundant ambulance bay to the north of the site on Grange Walk will be replaced by pay and display/permit holder bays. The Transport Team have requested that The two existing disabled bays should also be converted to shared-use bays. It is likely that these disabled bays were associated with the previous land use.
- 79 The Highways team have stated that the footpath along Grange Walk to the north of the site is not of sufficient width. This is outside the boundary of the site however and no works are proposed to the footpath. The applicant has stated that the footpath along the north of the site is in excess of 2m and is therefore of sufficient width.
- 80 It is noted that a written approval would be required from the Highways Team confirming that the existing ambulance bay on Grange Walk is no longer required. It is further noted that any works to the Highways will require Highways approval and an informative should be added in this regard.

### **Impact on surrounding residential amenity**

- 81 The site is surrounded by residential development with some at quite close proximity, in particular Grange Yard to the south and Grange Gardens to the east. The main considerations are the impact on daylight and sunlight, impact on privacy and the impact on outlook. It is noted that objections have been received from neighbouring residents in relation to daylight and sunlight impacts, loss of outlook and creation of a sense of enclosure and loss of privacy. These impacts are considered below.

### **Daylight and Sunlight**

- 82 The Building Research Establishment (BRE) 2011 guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice is the document referred to by most local authorities. The BRE Guide covers amenity requirements for sunlight and daylight to buildings around any development site. The introduction to the guidelines state: -
- 83 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."
- 84 The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window.
- 85 If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. The guidance states that If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value (more than a 20%

reduction), then occupants of the existing building will notice the reduction in the amount of skylight. The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

- 86 Average Daylight Factor (ADF) takes into account the size of windows in question and the size of the room served by the window. Within the BRE Guidelines there are minimum standards for ADF for rooms which is dependant on their use.
- 87 In terms of sunlight, the requirements for protecting sunlight to existing residential buildings are set out in the BRE Guidelines. A good level of sunlight will be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. When sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable. The BRE guidelines also limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.
- 88 The application is accompanied by a daylight, sunlight and overshadowing report carried out by CHP Surveyors Ltd. The report has considered the daylight and sunlight impacts on neighbouring residential properties in line with BRE Standards, as set out in the Residential Design Standards SPD (2011). Regard is also had to a cover letter submitted by CBRE dated 11/08/2014 and an Addendum to the daylight/sunlight report dated 07/08/2014.
- 89 The neighbouring properties that were considered are set out below:
- 4 Grange Yard
  - 1 to 41 Skyline Court
  - 10-14 Skyline Court
  - 10 The Grange
  - Grange House
  - 48 Grange Walk
  - 1 Haven Way
  - 2 Haven Way.

### **Daylight**

- 90 The report analysis considered 218 windows within eight neighbouring properties. Of the windows analysed, 71% achieve a VSC value of 27% or 0.8 times the existing VSC, and meet the BRE Guidelines. For the 29% (58 windows) that do not achieve this, the ADF analysis demonstrates that all except 18% (11 windows) will achieve or exceed the recommended minimum ADF. Of those that do not achieve the minimum ADF, 5 are small high level windows and are the sole windows serving small bedrooms. These are located right on the boundary and as stated within the BRE Guidelines are not good neighbours. Two of the windows serve very deep living rooms within 10 The Grange, and are also located tight against the boundary. The other four windows are to rooms at the end of Grange House, whose access to light has been restricted by the setting forward of 48 Grange Walk.
- 91 The report sets out a detailed assessment for each property listed above. However the below is an assessment of those properties where the BRE Guidelines have not been met.



### **1 to 41 Skyline Court**

- 92 Thirty nine windows at 1 to 41 Skyline Court were considered. All of the windows achieve a value of greater than 20%. There are two windows (W8 at level 1 and W16 at Level 2) that have a VSC of less than 27% and will experience a loss of greater than 20%. W8 will see a loss of 24.7% and W16 will see a loss of 21.4%. The ADF value has been considered for these rooms. The minimum ADF values have been achieved.
- 93 Having regard to the closeness of this building to the boundary line, and to the fact that the minimum ADF values have been achieved, it is not considered the impact on this property is so great so as to refuse permission in this instance. The BRE Guidelines consider such closeness to the site would mean it is not a good neighbour.

### **10 to 14 Grange Yard**

- 94 Fifteen windows were considered at 10-14 Grange Yard. Ten of these windows would have a VSC of less than 27% and experience a loss of greater than 20% as a result of the proposed development. The ADF values were considered for these rooms. All except the 5 bedrooms at level 1 will achieve the recommended minimum ADF. The 5 bedrooms that do not achieve the minimum ADF, do not currently achieve the minimum value and only achieve an ADF of 0.7% or 0.8% due to the nature of the windows. The loss in ADF is 0.1% and is considered to be acceptable in this instance.

### **10 The Grange**

- 95 Fifteen windows were considered at 10 The Grange. Seven windows would have a VSC of less than 27% and experience a loss of greater than 20% as a result of the proposed development. The ADF values were considered for these rooms. All except two of these rooms will achieve the recommended ADF. The two rooms are two very deep living rooms (7m).
- 96 In terms of daylight distribution, all except four rooms will have a significant portion of their area in front of the No Sky Line. In relation to the four rooms that do not, all have significantly more than 50% in front of the NSL. Two are bedrooms and the other two rooms are very deep living spaces.
- 97 Having regard to the depth of the rooms considered above, which has an impact on the daylight achieved to the rooms, it is considered that the impact is acceptable.

### **Grange House**

- 98 Fifty eight windows were considered at Grange House. Twenty seven of these windows would have a VSC of less than 27% and experience a loss of greater than 20%. The ADF values were considered for these rooms. Four of these windows do not achieve the recommended minimum ADF, although they achieve an ADF in excess of 1%. The addendum report makes the assumption that these four windows serve living rooms.
- 99 In relation to daylight distribution, of the 44 rooms analysed twenty eight rooms have a significant portion of their area in front of the No Sky Line. All of the rooms will have at least 50% in front of the NSL, with nine having greater than 60%. This is not unreasonable in an urban context.
- 100 In relation to Grange House, the addendum report notes that this property is close to its site boundary. In addition, the report notes, for such an urban location, due to the site being underdeveloped, they currently enjoy a very open outlook and therefore any development would have a disproportionate effect on the numerical values.

- 101 Having regard to the above, and while it is acknowledged there will be some impact on this property, it is noted that only 4 of the windows do not achieve the recommended ADF values. It is not considered that the impact on this property is significant enough to warrant refusal in this instance.

#### **48 Grange Walk**

- 102 Twenty two windows were considered at 48 Grange Walk. Eleven of these windows will have a VSC of less than 27% and experience a loss of greater than 20% as a result of the proposed development. The ADF for each room has been calculated and demonstrates that in all instances an ADF in excess of 4% has been achieved.
- 103 The addendum report notes that whilst 50% of the windows do not achieve a VSC of 27% or 0.8 times the existing, as all of the rooms are served by more than one large window, the results of the ADF analysis demonstrates that all rooms will have an ADF in excess of 4% with the majority in excess of 5% which is exceptionally high in an urban location, and these rooms would not require artificial lighting.

#### **1 Haven Way**

- 104 The impacts on daylight/sunlight on the upper levels of 1 Haven Way are within the BRE Guidelines.
- 105 The addendum report takes into consideration the ground floor unit at Haven Way which have prior approval for a change of use from B1 to residential. The VSC and ASPH at this properties values all comply with the BRE guidelines.
- 106 In relation to daylight distribution, one of the windows at ground floor level, serving a living room, is just below 0.8 of existing (it is 0.72 of existing). This is considered to be acceptable given the urban context of the site.

#### **2 Haven Way**

- 107 Forty nine windows to 2 Haven Way are considered in the report. All but one of the windows assessed for VSC will achieve either a value of greater than 0.8 times the existing value or have a VCS of greater than 27%. Of the one window that does not achieve the above, the existing VSC is already particularly low at 6.9%. This window will have a VSC of 5.0%, a loss of 27.5%.
- 108 In relation to daylight distribution, all rooms will have a significant portion of their area in front of the No Sky Line.
- 109 This is considered to be acceptable given the urban context of the site.

#### **Sunlight**

- 110 The report has considered properties that serve a habitable room which are within 90 degrees of due south in line with BRE Guidelines. These are 4 Grange Yard, 1 Haven Way, 2 Haven Way and 48 The Grange. There are four windows to 4 Grange Yard and two to No. 1 Haven Way. It is stated that these windows serve rooms with multiple windows, and where not serving bedrooms, the other window serving the rooms achieves the required level of daylight, except for 1 window to 1 Haven Way. This window will achieve a total Average Probable Sunlight Hours in excess of the recommended minimum, but the winter sunlight will be below 0.8 time the existing. It appears that this window appears to be a secondary window to the living room.

#### **4 Grange Yard**

- 111 Eight windows at 4 Grange Yard were tested. Three windows (W3, W8 and W12) do not achieve the BRE Guidelines as the % loss in total APSH is greater than 4% (all experience a loss of 5%). The windows in question serve rooms that are also served by another window which meets the BRE guidance.

#### **1 Haven Way**

- 112 Twenty windows were tested. Two windows (W1 and W2) do not achieve BRE Guidelines for winter months. These windows are located close to the boundary line and such windows are not considered 'good neighbours' within the BRE Guidelines. One of the windows is a secondary window to a bedroom, with the other window achieving the guidelines, and the other is a secondary window to a living room.

#### **2 Haven Way and 48 Grange Walk**

- 113 All windows at 2 Haven Way and 48 Grange walk achieve the BRE Guidelines.
- 114 In conclusion, and having regard to daylight and sunlight levels, it is not considered that the impact on adjoining properties is significant enough to warrant refusal in this instance. While the targets in the BRE guidance have not been met in all instances, it is noted that this guidance is designed to be flexible and the site context must also be considered, which in this instance is a relatively open site, which allows for significant daylight and sunlight penetration to surrounding properties, and therefore any development which increases the bulk of development on site will have an impact on neighbours. In addition a number of the properties, such as Skyline Court and Grange House, are located either on or close to the boundary of the site, which can result in an increased impact.

#### **Overlooking and loss of privacy**

- 115 The Residential Design Standards SPD (2011) sets out standards in relation to separation distances to ensure that no overlooking results from new development. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:
- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
  - A minimum distance of 21 metres at the rear of the building.
- 116 The neighbouring sites that the potential to be impacted as a result of overlooking/overshadowing are as follows:

#### **1 and 2 Haven Way**

- 117 In relation to No. 1 Haven Way, the proposed building is 10.6m from this building at its nearest extent. The windows on the proposed elevation are angled away from No. 1 Haven Way. It is noted that there are windows on the flank elevation (west) of this building and balconies on the south elevation. However there are no directly opposing windows and as such it is not considered that overlooking of No.1 Haven Way will result from the proposed development.
- 118 In relation to No. 2 Haven Way there are windows and balconies on the west elevation of this building facing towards the proposed development. The nearest directly opposing windows are located 18.3m from the existing to the proposed windows. This complies with the standards above and ensures that no overlooking or loss of privacy will result.

#### **4 Grange Walk**

- 119 This is in use as a live/work unit. A site visit indicated that the work element is located at the top floor level, with the residential occupying the remaining floors. There are windows facing towards the proposed development. This element of the proposal is part one- part three storey. There are windows and balconies which face towards 4 Grange Walk. The nearest directly opposing windows are 13m. This complies with the standards above and ensures that no overlooking or loss of privacy will result.

#### **1 to 41 Skyline Court**

- 120 The proposal has 6 windows facing toward Skyline Court. These are secondary windows to bedrooms and living rooms. These are set back 12.5m from the windows at Skyline Court. As these are located to the rear of the proposed building, and fall below the required 21 m distance, it is considered that these windows should be obscure glazed. This should be required by way of condition.

#### **10 to 14 Grange Yard**

- 121 The windows of 10-14 Grange Yard will overlook the internal courtyard area of the proposed development and there is no directly opposing windows.

#### **10 The Grange**

- 122 This building is situated 12 m from the proposed south elevation of the development and is located opposite the site, across Grange Yard. This is an acceptable distance and ensures that no overlooking or loss of privacy will result and is in line with the standards set out in the Residential Design Standards SPD.

#### **1 to 32 Grange House**

- 123 This is located to the west of the development site across The Grange. There is a distance of 15m from the nearest directly opposing windows. This is an acceptable distance ensures that no overlooking or loss of privacy will result and is in line with the standards set out in the Residential Design Standards SPD.

#### **48 Grange Walk**

- 124 This is located to the west of the development site on the corner of The Grange and Grange Walk. There is a distance of 13.4m from the nearest directly opposing windows. This is an acceptable distance ensures that no overlooking or loss of privacy will result and is in line with the standards set out in the Residential Design Standards SPD.

#### **Outlook**

- 125 In relation to the impacts on sites to the east and south-east, it is noted that Block D largely follows the footprint of the existing Mabel Goldwin House and is stepped down to reduce the massing adjacent to neighbouring buildings. The building is also set back to accommodate the vehicular and pedestrian access, as well as the landscaped area, further reducing the impact on outlook. In relation to properties at 1-32 Grange House and 10 The Grange, the proposed development is limited to 4 storeys opposite these buildings and the impact on outlook is limited. In relation to the impact on 48 The Grange, it is noted that the proposed height is 7 storeys opposite this building, with the top floor set back, this relationship is appropriate given the urban context of the site. It is not considered that the impact on outlook would be sufficient to warrant a refusal in this instance.

### Impact of adjoining and nearby uses on occupiers and users of proposed development

- 126 Surrounding the application site there are residential and commercial uses. It is not considered that such uses would impact on the amenity of future occupiers of the site and it is noted that there a number of residential developments recently approved in the immediate area.

### Affordable housing

- 127 The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
- 128 The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The London Plan forms part of the development plan for Southwark. The key relevant policy within the London Plan in relation to this aspect of the application is Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes.
- 129 The local policies are saved Southwark Plan Policy 4.4 Affordable housing, and Core Strategy Strategic Policy 6 – Homes for people on different incomes.
- 130 Strategic policy 6 'Homes for people on different incomes' of the Core Strategy requires developments to include a minimum of 35% affordable housing. It also requires developments in the Grange Ward, such as this site, to provide a minimum of 35% private housing. This policy works in conjunction with saved policies in the Southwark Plan such as policy 4.5 'Wheelchair affordable housing' which states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required. Saved policy 4.4 'Affordable Housing' requires developments in the this area to provide this affordable housing in a tenure split of 70% social rented and 30% intermediate / shared ownership units.
- 131 Saved Southwark Plan Policy 4.5 (Wheelchair Affordable Housing) and the Southwark Affordable Housing SPD states that for every affordable housing unit that meets wheelchair design standards, one less affordable habitable room will be required in respect to assessing the affordable housing provision. Based on a total of 557 habitable rooms within the development, 35% of this would equate to 195 habitable rooms required as affordable housing. The development proposes a total of 15 wheelchair accessible units and therefore a total of 180 affordable habitable rooms are required. The proposal provides 181 habitable rooms as affordable housing (56 units). This equates to 32.5% affordable housing being provided on site.

|        | Private | Intermediate | Social Rent | Total |
|--------|---------|--------------|-------------|-------|
| Studio | 1       | 0            | 0           | 1     |
| 1 bed  | 42      | 10           | 12          | 64    |
| 2 bed  | 40      | 11           | 15          | 66    |
| 3 bed  | 28      | 1            | 7           | 36    |
| Total  | 111     | 22           | 34          | 167   |

- 132 The social rented accommodation will be located in Block D, to the south-eastern corner of the site. The shared ownership units will be located mostly within Block C with one of the units located within Block B.

- 133 The proposed development will provide a policy compliant proportion of affordable housing calculated by habitable room.

### **Tenure split**

- 134 The London Plan seeks a tenure split of 60% affordable rent and 40% intermediate in the affordable housing provision. The saved Southwark Plan requires a split of 70% social rented and 30% intermediate ownership. The proposal is providing a tenure split of 65:35. As such the split is seeking to balance the requirements of the London Plan and the saved Southwark Plan. The proposed tenure split is considered acceptable.

### **Rental levels**

- 135 The social rented units will be offered at social rent levels and this will be secured through the S106 agreement.
- 136 The 22 intermediate units would be subject to and comply with the Council's affordability criteria and this would be secured through the S106 agreement.
- 137 The tenure mix results in 65:55 rented to intermediate mix (as opposed to the 70:30 expected under saved policy 4.4). This is an acceptable tenure mix having regard to the need for genuinely affordable rented units in the borough.
- 138 The affordable housing provision is welcomed in this instance. The development is able to make a significant contribution to the delivery of affordable housing, and maintenance of a mixed community in this part of the Borough.

### **Mix of units**

- 139 The proposed mix of units is as follows:

|        | <b>No.</b> | <b>%</b> |
|--------|------------|----------|
| Studio | 1          | 0.5      |
| 1 bed  | 64         | 38       |
| 2 bed  | 66         | 39.5     |
| 3 bed  | 36         | 21.6     |
| Total  | 167        |          |

- 140 Core Strategy Strategic Policy 7 requires at least 60% of units to have 2 or more bedrooms and 20% of units to be 3, 4 or 5 bedrooms in the Central Activities Zone.
- 141 61% of units which are 2 bed or more and 20% of the units are 3 bed as required by policy.

### **Wheelchair units**

- 142 Saved Policy 4.3 of the Southwark Plan 2007 requires 10% of units to be fully wheelchair accessible. The required 10% dedicated wheelchair accessible units should be served by 2 lifts.
- 143 The proposal is providing 17 wheelchair accessible units which equates to 62 habitable rooms out of a total 557 habitable rooms (11.1%). These will be fitted out on completion.

| <b>Unit No</b> | <b>Bed</b> | <b>Tenure</b> | <b>Habitable Rooms</b> |
|----------------|------------|---------------|------------------------|
| BG-01          | 2          | Private       | 4 hab rooms            |
| BG-06          | 2          | Private       | 4 hab rooms            |

| <b>Unit No</b> | <b>Bed</b> | <b>Tenure</b> | <b>Habitable Rooms</b> |
|----------------|------------|---------------|------------------------|
| BG-02          | 2          | Intermediate  | 3 hab rooms            |
| BG-05          | 2          | Intermediate  | 3 hab rooms            |
| CG-02          | 2          | Intermediate  | 4 hab rooms            |
| CG-03          | 2          | Intermediate  | 4 hab rooms            |
| DG-01          | 1          | Rent          | 3 hab rooms            |
| D1-01          | 1          | Rent          | 3 hab rooms            |
| D2-01          | 1          | Rent          | 3 hab rooms            |
| D3-01          | 1          | Rent          | 3 hab rooms            |
| D4-01          | 1          | Rent          | 3 hab rooms            |
| D5-01          | 1          | Rent          | 3 hab rooms            |
| D3-05          | 2          | Rent          | 4 hab rooms            |
| D4-05          | 2          | Rent          | 4 hab rooms            |
| D5-05          | 2          | Rent          | 4 hab rooms            |
| DC-05          | 3          | Rent          | 5 hab rooms            |
| DG-06          | 3          | Rent          | 5 hab rooms            |
| <b>Total</b>   |            |               | <b>62 hab rooms</b>    |

### **Impact on trees and biodiversity**

- 144 The applicants have submitted a preliminary ecological appraisal and bat assessment as well as a bat survey with the application. This document assesses the ecological interest of the site and any potential impacts resulting from the development are assessed. It is noted that the site is not subject to any statutory or non-statutory designations.
- 145 The habitats on site consists of amenity grassland, scattered semi-mature trees, introduced shrubs and scrub. The site also contained three buildings and areas of associated hard-standing.
- 146 No Species or Habitats of Principal Importance were recorded on site. There was limited habitats with potential to support protected species namely bats and breeding birds. A single building, Gibson House, was found to have features with potential to support roosting bats. A full building assessment, comprising a desk study, in addition to a daytime inspection, determined that the building has moderate potential to support roosting bats. The remaining buildings on this site were assessed as having negligible potential to support roosting bats.
- 147 The semi-mature trees and scrub were assessed as having low-potential to support widespread nesting bird species.
- 148 The site has negligible potential to support any other protected species.
- 149 The report recommends further protected species surveys and mitigation measures are recommended due to the potential presence of protected species. These measures should be secured by way of condition.

### **Air quality**

- 150 The site is located within an Air Quality Management Area. An air quality assessment has been submitted. This states that the potential construction phase impacts of the proposed development on local air quality will be controlled and minimised by a Construction Stage Dust Management Plan, incorporating appropriate mitigation measures.

- 151 It was considered unlikely that the traffic movements generated by the development would have a significant impact on air quality. In relation to the operational phase of the development, it is noted that mechanical ventilation is proposed which will help to mitigate future residents' exposure to elevated pollutant concentrations. Overall it is noted that significant air quality impacts are not anticipated, and air quality is not considered a priority concern for the proposed development.
- 152 The details of the Construction Dust Management Plan will be required as a part of the Construction Management Plan condition, should Members resolve to grant permission.

### **Sustainable development implications**

- 153 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. Sustainable development is described as consisting of three broad dimensions, economic, social and environmental. In relation to environmental implications of development, section 10 'Meeting the challenge of climate change, flooding and coastal change' describes the key role that planning has in securing radical reductions in greenhouse emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.
- 154 The Draft Further Alterations to the London (2014) are currently at consultation stage. Adopted and proposed revisions to energy policies are set out within this document and are likely to be adopted. In accordance with policy 5.2 in the London Plan 2011, all major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy. This policy also sets out required carbon reductions over 2010 building regulations (currently 40% carbon reduction is required, over the 2010 building regulations).
- 155 Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions of at least 20 per cent through on-site renewable energy generation, wherever feasible.
- 156 In relation to on-site renewable energy, there is a presumption that major development proposals will seek to reduce carbon dioxide emissions through the use of such energy sources. Development should also support innovative energy technologies such as electric vehicles (by providing charging points).
- 157 The Council's Supplementary Planning Document on Sustainable Design and Construction provides guidance that should be taken into consideration and Strategic Policy 13 in the Core Strategy 2011 provides targets that development should meet.
- 158 Strategic policy 13 'High environmental standards' of the Core Strategy 2011 requires developments to meet the highest possible environmental standards, including targets based on the Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards. This includes requiring residential development to achieve a minimum of Code for Sustainable Homes Level 4, and other non-residential development to achieve at least a BREEAM 'excellent' except community uses which should achieve a minimum BREEAM level of 'very good'.
- 159 A Sustainability Statement has also been submitted with the application. This states that water consumption will not exceed 105l per day. The residential units will achieve Code Level 4. This will be secured by way of condition.
- 160 The Energy Strategy notes that the development will achieve a 38% reduction in CO<sub>2</sub>



emissions over 2010 baseline. While this falls marginally short of the GLA requirement of 40%, the applicant has committed to making a cash in-lieu contribution to meet the shortfall. This in-lieu contribution will be secured through the S106 agreement. The shortfall in CO2 reduction will be charged at £1,380 per tonne of carbon dioxide, as set out in the draft S106 SPD. The shortfall has been calculated as 3.77 tonnes, therefore the required contribution is £5,201. Contributions will be placed in a green fund and will be used to reduce carbon dioxide emissions in projects elsewhere in the borough.

- 161 The proposed energy strategy is to deliver a high fabric specification to reduce the heat demands of the units, combined with high efficiency community heating, energy efficient services and PV panels covering all appropriate roof space. The communal heating system will be future-proofed for a potential connection to off-site District Heating Mains in the future. The energy strategy notes that there is potential, within 10 years, to connect to the South-East London CHP network. Additional details of this future-proofing should be required by way of condition. The GLA have also requested further information on the savings from energy efficiency as well as information on how the demand for cooling will be minimised, and the size and location of the proposed energy centre. This should be requested by way of condition.
- 162 The proposal will achieve a 16.7% reduction in CO2 as a result of renewable technologies (PV panels). Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions of at least 20 % through on-site renewable energy generation, wherever feasible. This has not been achieved in this instance. However, having regard to the total CO2 reductions, which is just below the targeted 40%, the overall energy strategy is considered acceptable in this instance.

### **Archaeology**

- 163 The applicants have submitted a desk-based assessment that includes considerable detail from site investigation works undertaken on site. It is evident from the changes in level between the street and much of the present open area on site and buildings that remediation must have been undertaken following the end of the site's use as a tannery. As such the archaeological potential of the site has been reduced. It is therefore recommended that a programme of archaeological observation and recording is maintained during groundworks, especially the removal of foundations and slabs following the demolition of modern buildings on site to assess the surviving potential and ensure it is adequately recorded. Suitable conditions have been recommended to secure the watching brief and the timely submission of a completed assessment report.

### **Flood risk**

- 164 The site is located within Flood Zone 3 which is deemed to be 'high risk'. It is within an area benefiting from the River Thames barrier defences. The applicants have submitted a Flood Risk Assessment (FRA). The Environment Agency and the Flood and Drainage Team have raised no objection to the proposal subject to conditions.

### **Site contamination**

- 165 There is potential for site contamination to be present, given the former uses on the site. As such suitable conditions should be imposed on any conditions that ensure that no risk to health results from the development.

### **Planning obligations (s106 undertaking or agreement)**

- 166 Saved policy 2.5 of the Southwark Plan advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document

(SPD) on Section 106 Planning Obligations, which sets out in detail the type of development that qualifies for planning obligations, and Circular 05/05, which advises that every planning application will be judged on its merits against relevant policy, guidance and other material considerations when assessing planning obligations.

| Planning Obligation                           | Amount of planning gain calculated by toolkit (£) | Amount of planning gain agreed by applicant (£) |
|---|---|---|
| Education                                     | 285,835   | 285,835   |
| Employment in the Development                 | 0   | 0   |
| Employment During Construction                | 0   | 0 (own workplace coordinator to be provided)    |
| Employment During Construction Management Fee | 9,734   | 9,734   |
| Public Open Space                             | 26,715  | 26,715  |
| Children's Play Equipment                     | 21,527  | 21,527  |
| Sports Development                            | 130,386   | 130,386   |
| Transport (Strategic)                         | 85,247  | 85,247  |
| Transport (Site Specific)                     | 83,500  | 83,500  |
| Transport for London                          | 20,000  | 20,000  |
| Public Realm                                  | 125,250   | 125,250   |
| Health  | 194,747   | 194,747   |
| Archaeology                                   | 11,173  | 11,173  |
| Community Facilities                          | 27,604  | 27,604  |
| Admin Fee                                     | 20,428  | 20,428  |
| Total   | 1,041,876   | 1,041,876                                       |

167 The applicant is providing sufficient contributions in this instance and is in line with the toolkit within the S106 SPD. Other measures within the S106 include the requirement to provide a Full Travel Plan, 3 years car club membership to each eligible adult occupier of the development. The S106 would also secure £20,000 towards the provision of a Cycle Hire Docking Station in the locality as requested by TfL. As noted above, the shortfall in CO2 reduction will be charged at £1,380 per tonne of carbon dioxide, as set out in the draft S106 SPD. The shortfall has been calculated as 3.7 tonnes, therefore the required contribution is £5201.

168 In accordance with the recommendation, if the S106 Agreement is not signed by 30 September 2014, the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reason below:

'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, public open space, sports facilities, education, health, affordable housing, the transport network, community facilities and employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Strategic Policy 14 – 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2007, and Policy 8.2 Planning obligations of the London Plan 2011'

#### **Mayoral CIL**

169 This development is subject to the Mayoral CIL and the charge is calculated according to

the amount of additional floor space the new development will produce. The chargeable rate for Southwark is currently £35 per square metre. Existing floor space (gross) within a red line of a site can be deducted from the chargeable floor space calculation. Existing floor space can only be considered where it has been in continuous lawful use for at least six months in the 12 months prior to the development being permitted. The applicant have submitted the relevant CIL form and the CIL liability is calculated at £474,355.

### **Other matters**

- 170 No other matters have been identified.

### **Conclusion on planning issues**

- 171 The scale and design are considered appropriate. The impact on neighbouring properties is on balance acceptable within this urban area, and the level of car parking, when combined with restrictions on securing parking permits, will mean that the impacts on the highway will be limited.
- 172 The quality and mix of accommodation is acceptable, and will provide good quality housing for future residents. The impact of the new accommodation on local infrastructure and services is adequately mitigated through S106 contributions. The proposal provides a policy compliant affordable housing provision, with the rented units at social rent levels.
- 173 As such, the recommendation is to grant permission, subject to the completion of a legal agreement.

### **Community impact statement**

- 174 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

### **Consultations**

- 175 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

- 176 Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

- 177 32 objections have been received the main issues raised in the objections are:
- Design issues including height and density and use of materials
  - Daylight and sunlight impacts
  - Impacts on amenity including outlook, privacy, sense of enclosure and noise issues

- Road traffic impacts
- Lack of open communal space for the public
- Developers have not responded to concerns raised at consultation

### Human rights implications

178 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

179 This application has the legitimate aim of providing a residential development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

180 None.

### BACKGROUND DOCUMENTS

| Background Papers   | Held At   | Contact  |
|---|---|--|
| Site history file: TP/4-C<br>Application file: 14/AP/2102<br>Southwark Local Development Framework and Development Plan Documents | Southwark Council<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries telephone:<br>020 7525 5403<br>Planning enquiries email:<br>planning.enquiries@southwark.gov.uk<br>Case officer telephone:<br>020 7525 5420<br>Council website:<br>www.southwark.gov.uk |

### APPENDICES

| No.               | Title   |
|-------------------|---|
| <b>Appendix 1</b> | Consultation undertaken   |
| <b>Appendix 2</b> | Consultation responses received   |
| <b>Appendix 3</b> | Neighbour consultee list for application registration number 14/AP/2102 |
| <b>Appendix 4</b> | Recommendation  |

## AUDIT TRAIL

|   |   |                          |
|---|---|--------------------------|
| <b>Lead Officer</b>   | Gary Rice, Head of Development Management |                          |
| <b>Report Author</b>  | Rónán O'Connor                            |                          |
| <b>Version</b>  | Final                                     |                          |
| <b>Dated</b>  | 20 August 2014                            |                          |
| <b>Key Decision?</b>  | No  |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>                    | <b>Comments Included</b> |
| Director of legal services  | No  | No                       |
| Strategic director, finance & corporate services                        | No  | No                       |
| Strategic director, environment and leisure                             | Yes                                       | Yes                      |
| Strategic director, housing and community services                      | Yes                                       | No                       |
| Director of regeneration  | Yes                                       | No                       |
| <b>Cabinet Member</b>   | No  | No                       |
| <b>Date final report sent to Constitutional Team</b>                    | <b>20 August 2014</b>                     |                          |

**APPENDIX 1****Consultation Undertaken**

**Site notice date:** 02/07/2014

**Press notice date:** 10/07/2014

**Case officer site visit date:** 02/07/2014

**Neighbour consultation letters sent:** 02/07/2014

**Internal services consulted:**

Design and Conservation  
Transport  
Environmental Protection  
Housing Regeneration  
Planning Policy  
Public Realm – Asset Management  
Public Realm – Project Design Team  
Surface Water Flood Management Team  
Southwark Emergency Planning Officer  
Waste Management  
Archaeology Officer  
Ecology Officer

**Statutory and non-statutory organisations consulted:**

Environment Agency  
Greater London Authority  
London Fire & Emergency Planning Authority  
Metropolitan Police Service  
Transport for London  
Thames Water – Development Planning

**Neighbours and local groups consulted:** As per Appendix 3

**Re-consultation:**

**APPENDIX 2****Consultation Responses Received****Internal services**

Design and Conservation – Suggest reducing parapet height at set back level. Recommend conditions in relation to materials.

Transport - Broadly support of application subject to conditions and provision of a car club bay and membership. Concern in relation to on-street servicing. A Travel plan should be secured through the S106. Recommend conditions.

Environmental Protection – No response received

Housing Regeneration - No response received

Planning Policy - No response received

Public Realm – Asset Management - No response received

Public Realm – Project Design Team – Concern in relation to width of footway to the east of the main pedestrian entrance. Require visibility splay and specific material for paving flag. Recommend informative.

Surface Water Flood Management Team- Following initial concerns, which have been dealt with by the application, the Surface Water Flood Management Team recommend conditions

Southwark Emergency Planning Officer – No response received

Waste Management - No response received

Archaeology Officer – Recommend conditions

Ecology Officer – Recommends conditions

**Statutory and non-statutory organisations**

Environment Agency – No objection recommend conditions

Greater London Authority – Broadly support application. Main points raised include

- principle is acceptable subject to relocation of uses
- Viability report is currently being appraised by the GLA
- Applicant should reconsider route to the affordable housing block
- Council should secure details of the bin store
- Applicant should demonstrate compliance with Lifetime Home standards
- Further information should be provided on the design features that will be incorporated into the scheme to ensure that the public realm is safe and usable for disabled people particularly having regard to the potential vehicle and pedestrian conflict on the eastern access to the site from Grange Walk
- Further information on the savings from energy efficiency is required as well as information on how the demand for cooling will be minimised, and the size and location of the proposed energy centre
- Cash in lieu contribution should be secured due to the shortfall in carbon reduction targets
- Conditions should be secured in relation to cycle parking, electric vehicle charging points, mobility scooter storage, car parking management plan, delivery and servicing plan, construction logistics plan.
- Residents should be exempted from applying for a parking permit
- Detailed Travel Plan should be secured through the S106 agreement

London Fire & Emergency Planning Authority

Metropolitan Police Service – recommends ‘Secure by Design’ condition.

Transport for London – Recommend conditions including the requirement for a car parking management plan, provision of electric vehicle charging points, parking permit exclusions, a construction logistics plan, a delivery and servicing plan, S106 agreement should include car club membership, contributions towards the improvement of pedestrian and cycle connectivity and the provision of a cycle hire docking station and a Full Travel Plan

Thames Water – Development Planning – recommend proposals in relation to waste water protection and piling and recommend petrol/oil interceptors are fitted on all vehicle washing facilities. No objection in relation to sewerage infrastructure capacity. Informative related to water pressure.

### **Neighbours and local groups**

32 objections have been received in relation to this application. These have been received from Grange Yard; Grange Gardens, Haven Way; Cube House, 5 Spa Road; 10 The Grange, Gutenberg Court, 177 Grange Road. The objections are summarised below

1

will block out daylight

proposed development should be limited to 4 storeys.

2:

concerned about the height and design

proposed elevation will be higher than Grange Gardens and Skyline Court, impacting on light and views

access to the gardens is limited to residents and it is a gated community

in total opposition to what is applied throughout the Bermondsey Spa area which is open, connected spaces.

Balconies will result in a noise, a loss of privacy and an increased sense of enclosure

Loss of daylight and sunlight

Size of the building and number of proposed apartments is excessive.

Will result in increased road, traffic, noise and congestion,.

Vehicle entrance is located directly next to residential entrance pathway. Will result in noise and should be moved around the corner.

3

Height is out of step with buildings next to it and it will be an eyesore

Will create privacy issues for people living in the adjoining properties

Impacts on light

Proposal does not provide any general amenities as part of its plan

4

Impact on Cube House does not seem to have been considered

Impact on sunlight

Impact on privacy

Building should have fewer storeys to reduce impact

5

Supportive of the site being converted to residential use but has the following objections:

Loss of daylight and sunlight

Noise and disturbance from the proposed car park entrance – the car parking entrance



can be accommodated elsewhere and not disturb neighbouring properties

The entrance will result in safety issues

Location of the refuse stores – the proposed location is unacceptable as it located close to neighbouring developments resulting in smells and may attract vermin

Design of the building – overall design is incredibly ugly, unappealing and is not in keeping with the design standard set by other new developments in the Bermondsey Spa area. Proposal should be amended to bring in line with other high quality developments in the area

Density of the development – the number of the proposed apartments is disproportionate to the site of the building site – will result in increased noise, sense of enclosure and feeling of overcrowding

6

Lack of communal amenity space for the existing residents at Grange Gardens

Gated community out of line with other new developments in the area

Proposal is too high – impacts on daylight/sunlight

Proposed number of units is too much – increased road traffic, noise and litter

Location of refuse store

Impacts of balconies

Views of residents have been misrepresented and taken out of context by the developers

7

Negative impact on space and light

Loss of privacy, noise

Safety issues including sufficient access for emergency vehicles

It is a gated community

Impacts of construction

8

Impacts on daylight and privacy

9

rubbish and recycling bins are stored at the entrance closest to Grange Gardens and will result in an increase in smells and vermin

impact of the proposed vehicular entrance

development is built like a fortress with all of the garden space located in the centre of the development.

New building should be redesigned to create open and connected spaces.

Balconies face onto Grange Gardens

10

Height of the building – impact on daylight

Density of the apartments is excessive

Development will impact on the sense of community

Bin areas will impact on amenity

Impact on available car parking spaces and pollution/health and safety

Consistency of appearance and environment – use of cladding is not in keeping with surrounding developments

Open connection between the buildings

11

Proposal appears fortress-like

Loss of privacy and noise impacts

Increased sense of enclosure

Loss of daylight and sunlight

Number of apartments is excessive

Plans do not reflect other developments  
Location of bin stores and parking entrance is not appropriate

12

Proposal is fortress-like  
Impact on noise levels, privacy  
Increased sense of enclosure  
Too many units  
Location of bin stores  
Car parking entrance

13

Design is out of keeping with the area,  
There are too many units  
Impacts on noise and privacy  
Location of bin stores  
Car parking entrance

14

request that the development is fitted with uniform blinds  
more storage should be provided at basement level  
bins are not located in an acceptable location  
Overdevelopment of the site  
Balconies facing Grange Gardens resulting in noise  
Noise from the car park entrance  
Will be a gated community  
Design is not appropriate for the area  
Developers have not responded to concerns raised at consultation

15

Impact on views

16

In favour of the site for residential but objects to application as it stands  
Design is out of keeping with the area  
Too many units on site  
Large impacts on services  
Balconies will impact on privacy and result in noise  
Location of the bin store is inappropriate  
Developers have not responded to concerns raised at consultation

17

Impact on light  
Noise and traffic impacts  
Commercial and industrial uses are already noisy

18

Loss of daylight/sunlight to the objector's residential flat. Report states it does not meet the guidelines  
Reduction in light would affect health

19

No objection to the site as residential but has concerns over the current proposal  
The proposal is too dense, overbearing, overly tall and too close  
Developer has not responded to concerns  
Too many single aspects flats  
Home and office is very close to the existing buildings on the site

Has submitted computer generated simulation of the impact of the proposal  
 The proposed scheme will be much closer and significantly higher.  
 Will reduce open space, increase sense of enclosure, impact on outlook impact on light and be overbearing  
 Developer was requested to stick to the building line along the east and south edges and to the eaves line but has not done so  
 The building is higher than the existing eaves line of Mabel Godwin House  
 Developer should be requested to move the scheme back to the existing foot print and eaves height with a significant set back level  
 Balconies will impact amenity, privacy and will result in noise  
 Design is out of keeping with the area. Does not have the sense of openness that other developments in the area have and is a gated-scheme. It is an over-development of the site  
 Does not provide much animation at street level or interaction  
 Block like typology is not part of the character of Bermondsey or London  
 Corner treatment at the corner of Grange Gardens and Grange Walk is very heavy – should be more articulation and interest at the corners  
 Bin store is in an inappropriate location  
 Proposed private garden is not in keeping with character of the area  
 Council should reject the scheme and encourage the developer to resubmit a scheme that reflects that quality of the new and historic buildings in the area

20

Density of the proposed development is too high  
 Will impact on light and privacy  
 Impact of the proposed car park entrance  
 Proposed cladding will make it look like an industrial unit

21

Proposal is much larger than existing buildings  
 Will block out light  
 Height should be reduced

22

Design is out of keeping with other buildings in Grange Walk  
 Loss of communal space for existing residents of Grange Gardens, loss of privacy, loss of light  
 Scheme should be redesigned so residents overlook the inner courtyard instead.  
 Where will the existing artists using Mabel Goldwin House be relocated  
 What plans are there for a cafe to provide a neighbourhood meeting place?  
 The number of apartments is disproportionate to the size of the site

23

In favour of the redevelopment of the site although have objections to proposals  
 Overdevelopment of the site  
 Impact on privacy and light and creation of a sense of enclosure  
 Footprint and eaves height of the existing building should be retained  
 Impact of balconies  
 Entrance to car park  
 No positive impact on community  
 Design  
 Developers have not responded to concerns raised at consultation

24

Design is out of keeping  
 Impact on privacy and light  
 Road traffic and noise

25

Height is inappropriate  
Traffic impacts

26

Impacts on car parking in the area  
Height

27

Reduced levels of daylight and sunlight  
Impacts on privacy  
Amenity impacts  
Traffic Impacts

28

Impacts on light  
Safety and noise concerns in relation to the sub-station  
Height of the proposal  
Impacts on parking  
Traffic safety

29

Design of the flats is good and of a high quality  
Should be less car parking spaces

30

Height of the building is too great

31

Impact on sunlight  
Noise impacts

32

Impact on outlook and increase the sense of enclosure  
Overdevelopment of the site  
Height and massing will dominate all immediate buildings  
Is a gated community  
Public space provision is not sufficient

### Neighbour Consultee List for Application Registration Number 14/AP/2102

|                  |                          |             |  |
|------------------|--------------------------|-------------|--|
| <b>TP No</b>     | TP/4-C                   | <b>Site</b> | SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1 |
| <b>App. Type</b> | Full Planning Permission |             |  |

| <b>Date Printed</b> | <b>Address</b>  |
|---------------------|---|
| 02/07/2014          | 33 GLADSTONE STREET LONDON SE1 6EY                          |
| 02/07/2014          | FLAT 3 70-72 MALTBY STREET LONDON SE1 3PB                   |
| 02/07/2014          | MABEL GOLDWIN HOUSE 49 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014          | UNIT 4 TO 6 AND 10 LARNACA WORKS GRANGE WALK LONDON SE1 3EW |
| 02/07/2014          | FLAT 1 10 THE GRANGE LONDON SE1 3AG                         |
| 02/07/2014          | 36 GRANGE WALK LONDON SE1 3DY                               |
| 02/07/2014          | FLAT 39 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 38 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 37 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 42 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 41 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 40 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | 16 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 15 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 12 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 19 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 18 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 17 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 8 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN                |
| 02/07/2014          | 7 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN                |
| 02/07/2014          | 11 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 10 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN               |
| 02/07/2014          | 9 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN                |
| 02/07/2014          | FLAT 36 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 20 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 19 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 18 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 23 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 22 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 21 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 14 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 13 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 12 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 17 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 16 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 15 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 32 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 31 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 30 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 35 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 34 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 33 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 26 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 25 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 24 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 29 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 28 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | FLAT 27 41 GRANGE WALK LONDON SE1 3DY                       |
| 02/07/2014          | 5 GRANGE YARD LONDON SE1 3AE                                |
| 02/07/2014          | 4 GRANGE YARD LONDON SE1 3AE                                |
| 02/07/2014          | 14 GRANGE YARD LONDON SE1 3AQ                               |

| Date Printed | Address  |
|--------------|--|
| 02/07/2014   | 8 GRANGE YARD LONDON SE1 3AE                   |
| 02/07/2014   | 7 GRANGE YARD LONDON SE1 3AE                   |
| 02/07/2014   | 6 GRANGE YARD LONDON SE1 3AE                   |
| 02/07/2014   | 10 GRANGE YARD LONDON SE1 3AQ                  |
| 02/07/2014   | 41 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 40 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 13 GRANGE YARD LONDON SE1 3AQ                  |
| 02/07/2014   | 12 GRANGE YARD LONDON SE1 3AQ                  |
| 02/07/2014   | 11 GRANGE YARD LONDON SE1 3AQ                  |
| 02/07/2014   | FLAT 11 10 THE GRANGE LONDON SE1 3AG           |
| 02/07/2014   | FLAT 10 10 THE GRANGE LONDON SE1 3AG           |
| 02/07/2014   | FLAT 9 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | FLAT 16 10 THE GRANGE LONDON SE1 3AG           |
| 02/07/2014   | FLAT 15 10 THE GRANGE LONDON SE1 3AG           |
| 02/07/2014   | FLAT 12 10 THE GRANGE LONDON SE1 3AG           |
| 02/07/2014   | FLAT 5 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | FLAT 3 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | FLAT 2 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | FLAT 8 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | FLAT 7 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | FLAT 6 10 THE GRANGE LONDON SE1 3AG            |
| 02/07/2014   | 39 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 65 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | 28 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 27 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 2 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN   |
| 02/07/2014   | 1 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN   |
| 02/07/2014   | 22 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 21 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 20 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 26 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 25 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 23 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 35 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 33 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 32 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 38 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 37 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 36 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 6 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN   |
| 02/07/2014   | 5 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN   |
| 02/07/2014   | 3 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN   |
| 02/07/2014   | 31 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 30 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | 29 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN  |
| 02/07/2014   | FLAT 11 41 GRANGE WALK LONDON SE1 3DY          |
| 02/07/2014   | FLAT 6 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 5 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 4 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 9 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 8 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 7 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | GIBSON HOUSE 12 THE GRANGE LONDON SE1 3AG      |
| 02/07/2014   | 6 MELFORD COURT FENDALL STREET LONDON SE1 3DX  |
| 02/07/2014   | 167 GRANGE ROAD LONDON SE1 3AD                 |
| 02/07/2014   | FLAT 3 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 2 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 1 GRANGE HOUSE THE GRANGE LONDON SE1 3AF  |
| 02/07/2014   | FLAT 18 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 17 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 16 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |

| Date Printed | Address  |
|--------------|--|
| 02/07/2014   | FLAT 21 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 20 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 19 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 12 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 11 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 10 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 15 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 14 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 13 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | 52B GRANGE WALK                                |
| 02/07/2014   | 52A GRANGE WALK                                |
| 02/07/2014   | FLAT 12 PARCHMENT BUILDING 52 GRANG            |
| 02/07/2014   | 34 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 52D GRANGE WALK                                |
| 02/07/2014   | 52C GRANGE WALK                                |
| 02/07/2014   | FLAT 8 PARCHMENT BUILDING 52 GRANG             |
| 02/07/2014   | FLAT 7 PARCHMENT BUILDING 52 GRANG             |
| 02/07/2014   | FLAT 6 PARCHMENT BUILDING 52 GRANG             |
| 02/07/2014   | FLAT 11 PARCHMENT BUILDING 52 GRANG            |
| 02/07/2014   | FLAT 10 PARCHMENT BUILDING 52 GRANG            |
| 02/07/2014   | FLAT 9 PARCHMENT BUILDING 52 GRANG             |
| 02/07/2014   | FLAT 2 70-72 MALTBY STREET LONDON SE1 3PB      |
| 02/07/2014   | FLAT 1 70-72 MALTBY STREET LONDON SE1 3PB      |
| 02/07/2014   | 47 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 163 GRANGE ROAD LONDON SE1 3AD                 |
| 02/07/2014   | 79A MALTBY STREET LONDON SE1 3PB               |
| 02/07/2014   | 38 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 37 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 35 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 46 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 40 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 39 GRANGE WALK LONDON SE1 3DY                  |
| 02/07/2014   | 69 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | 67 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | 61C GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | 75 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | 73 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | 71 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | 60A GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | 59A GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | 58A GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | 61B GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | 61A GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | 60B GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | FLAT 7 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 6 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 5 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 10 41 GRANGE WALK LONDON SE1 3DY          |
| 02/07/2014   | FLAT 9 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 8 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 1 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | 79B MALTBY STREET LONDON SE1 3PB               |
| 02/07/2014   | 77 MALTBY STREET LONDON SE1 3PB                |
| 02/07/2014   | FLAT 4 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 3 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | FLAT 2 41 GRANGE WALK LONDON SE1 3DY           |
| 02/07/2014   | 58B GRANGE WALK LONDON SE1 3EL                 |
| 02/07/2014   | FLAT 30 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 29 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | FLAT 28 GRANGE HOUSE THE GRANGE LONDON SE1 3AF |
| 02/07/2014   | 1 BRIDEWAIN STREET LONDON SE1 3NL              |







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| 02/07/2014   | FLAT 12 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE |
| 02/07/2014   | FLAT 11 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE |
| 02/07/2014   | FLAT 10 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE |
| 02/07/2014   | FLAT 7 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 6 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 5 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 1 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 9 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 8 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 20 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE |
| 02/07/2014   | FLAT 2 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 19 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE |
| 02/07/2014   | FLAT 4 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 3 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE  |
| 02/07/2014   | FLAT 21 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE |
| 02/07/2014   | FLAT 27 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 26 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 25 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | 11-13 SPA ROAD LONDON SE16 3RB  |
| 02/07/2014   | TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3SA                   |
| 02/07/2014   | FLAT 28 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 20 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 19 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 18 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 23 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 22 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | FLAT 21 10 THE GRANGE LONDON SE1 3AG                                  |
| 02/07/2014   | PART GROUND FLOOR THE GRANGE GRANGE YARD LONDON SE1 3AG               |
| 02/07/2014   | UNITS 1 AND 2 LARNACA WORKS GRANGE WALK LONDON SE1 3DY                |
| 02/07/2014   | UNIT 1 10 THE GRANGE LONDON SE1 3AG                                   |
| 02/07/2014   | FIRST FLOOR FLAT 163 GRANGE ROAD LONDON SE1 3AD                       |
| 02/07/2014   | FIRST FLOOR FLAT 164 GRANGE ROAD LONDON SE1 3AD                       |
| 02/07/2014   | FLAT B 166 GRANGE ROAD LONDON SE1 3AD                                 |
| 02/07/2014   | FLAT A 166 GRANGE ROAD LONDON SE1 3AD                                 |
| 02/07/2014   | FIRST FLOOR FLAT 1 THE GRANGE LONDON SE1 3AG                          |
| 02/07/2014   | FLAT 40 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 4 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 39 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 7 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 6 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 5 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 35 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 34 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 33 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 38 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 37 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 36 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 15 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 14 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 13 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 18 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 17 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 16 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 1 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG     |
| 02/07/2014   | FLAT 9 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 8 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF    |
| 02/07/2014   | FLAT 12 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 11 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 10 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG    |
| 02/07/2014   | FLAT 32 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 18 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |

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| 02/07/2014   | FLAT 17 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 16 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 20 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 2 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 19 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 12 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 11 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 10 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 15 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 14 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 13 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 29 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 28 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 27 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 31 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 30 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 3 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF   |
| 02/07/2014   | FLAT 23 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 22 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 21 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 26 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 25 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 24 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF  |
| 02/07/2014   | FLAT 5 PARCHMENT BUILDING 52 GRANG                                   |
| 02/07/2014   | APARTMENT 15 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN             |
| 02/07/2014   | APARTMENT 14 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN             |
| 02/07/2014   | APARTMENT 13 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN             |
| 02/07/2014   | APARTMENT 3 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN              |
| 02/07/2014   | APARTMENT 2 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN              |
| 02/07/2014   | APARTMENT 1 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN              |
| 02/07/2014   | FLAT 21 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 19 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 18 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | APARTMENT 9 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN              |
| 02/07/2014   | APARTMENT 8 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN              |
| 02/07/2014   | APARTMENT 7 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN              |
| 02/07/2014   | 6 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 5 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 4 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 9 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 8 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 7 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | GROUND FLOOR PART UNIT 2 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN |
| 02/07/2014   | 168A GRANGE ROAD LONDON SE1 3BN                                      |
| 02/07/2014   | 3 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 2 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | 1 84 ABBEY STREET LONDON SE1 3NJ                                     |
| 02/07/2014   | FLAT 17 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 6 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | FLAT 5 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | FLAT 4 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | UNIT 7B LARNACA WORKS GRANGE WALK LONDON SE1 3EH                     |
| 02/07/2014   | FLAT 9 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | FLAT 8 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | FLAT 12 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 11 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 10 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 3 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | FLAT 20 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                        |
| 02/07/2014   | FLAT 2 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                         |
| 02/07/2014   | UNIT 8A LARNACA WORKS GRANGE WALK LONDON SE1 3EH                     |

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| 02/07/2014   | UNIT 9 LARNACA WORKS GRANGE WALK LONDON SE1 3EW                           |
| 02/07/2014   | UNIT 7A LARNACA WORKS GRANGE WALK LONDON SE1 3EW                          |
| 02/07/2014   | FLAT 16 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                             |
| 02/07/2014   | FLAT 15 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                             |
| 02/07/2014   | UNIT 8B LARNACA WORKS GRANGE WALK LONDON SE1 3EH                          |
| 02/07/2014   | APARTMENT 17 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                  |
| 02/07/2014   | APARTMENT 16 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                  |
| 02/07/2014   | 3 GRANGE YARD LONDON SE1 3AE  |
| 02/07/2014   | APARTMENT 18 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                  |
| 02/07/2014   | FLAT 30 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 29 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 28 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 33 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 32 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 31 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 24 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 23 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 22 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 27 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 26 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 25 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 42 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 41 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 40 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 45 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 44 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 43 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 36 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 35 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 34 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 39 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 38 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 37 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 21 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 5 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 4 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 3 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 8 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 7 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 6 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | 12 84 ABBEY STREET LONDON SE1 3NJ   |
| 02/07/2014   | 11 84 ABBEY STREET LONDON SE1 3NJ   |
| 02/07/2014   | 10 84 ABBEY STREET LONDON SE1 3NJ   |
| 02/07/2014   | FLAT 2 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 1 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 17 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 16 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 15 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 20 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 19 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 18 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 11 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 10 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 9 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                        |
| 02/07/2014   | FLAT 14 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 13 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 12 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 1 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                              |
| 02/07/2014   | FLAT 4 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 39 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 38 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |

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| 02/07/2014   | FLAT 42 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 41 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 40 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 34 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 33 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 32 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 37 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 36 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 35 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 50 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 5 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 49 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 53 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 52 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 51 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 45 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 44 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 43 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 48 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 47 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 46 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 31 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 17 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 16 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 15 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 2 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 19 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 18 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 11 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 10 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 1 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 14 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 13 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 12 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 28 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 27 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 26 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 30 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 3 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 29 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 22 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 21 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 20 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 25 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 24 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | FLAT 23 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA |
| 02/07/2014   | UNIT 15B CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                            |
| 02/07/2014   | UNIT 17D CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                            |
| 02/07/2014   | UNIT 14A CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                            |
| 02/07/2014   | 24 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN                             |
| 02/07/2014   | 14 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN                             |
| 02/07/2014   | STORE ADJACENT WOODVILLE HOUSE GRANGE WALK LONDON SE1 3EQ                 |
| 02/07/2014   | APARTMENT 6 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                   |
| 02/07/2014   | APARTMENT 5 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                   |
| 02/07/2014   | APARTMENT 4 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                   |
| 02/07/2014   | FLAT 7 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                              |
| 02/07/2014   | FLAT 13 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD                             |
| 02/07/2014   | EVELYN COYLE DAY CENTRE 49A GRANGE WALK LONDON SE1 3DY                    |
| 02/07/2014   | APARTMENT 12 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                  |
| 02/07/2014   | APARTMENT 11 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                  |
| 02/07/2014   | APARTMENT 10 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN                  |

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| 02/07/2014   | FLAT 2 1 THE GRANGE LONDON SE1 3AG  |
| 02/07/2014   | FLAT 61 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 60 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 6 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 64 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 63 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 62 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 56 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 55 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 54 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 59 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 58 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 57 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 72 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 71 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 70 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT C 166 GRANGE ROAD LONDON SE1 3AD                                     |
| 02/07/2014   | FLAT 9 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 8 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 67 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 66 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 65 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 7 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA  |
| 02/07/2014   | FLAT 69 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 68 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB |
| 02/07/2014   | FLAT 46 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH                       |
| 02/07/2014   | FLAT 2 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 1 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | 170-176 GRANGE ROAD LONDON SE1 3BN  |
| 02/07/2014   | FLAT 5 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 4 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 3 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | LOWER GROUND FLOOR AMISHA COURT 161 GRANGE ROAD LONDON SE1 3AJ            |
| 02/07/2014   | FLAT 6 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | FLAT 14 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 13 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 12 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 17 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 16 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 15 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 8 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 7 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 6 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 11 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 10 171 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 9 171 GRANGE ROAD LONDON SE1 3BN                                     |
| 02/07/2014   | FLAT 5 ZONA COURT 48 GRANGE WALK LONDON SE1 3DY                           |
| 02/07/2014   | FLAT 208 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 207 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 206 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 311 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 310 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 309 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 102 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 101 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | UNIT 6 2 HAVEN WAY LONDON SE1 3FL   |
| 02/07/2014   | FLAT 205 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 104 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 103 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 1 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | UNIT 7 3 HAVEN WAY LONDON SE1 3FN   |

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| 02/07/2014   | FLAT 518 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 4 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | FLAT 3 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | FLAT 2 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | FLAT 414 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 413 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 312 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 517 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 516 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | FLAT 415 3 HAVEN WAY LONDON SE1 3FN                                       |
| 02/07/2014   | 8 WOODMILL STREET   |
| 02/07/2014   | 6 WOODMILL STREET   |
| 02/07/2014   | 4 WOODMILL STREET   |
| 02/07/2014   | 14 WOODMILL STREET  |
| 02/07/2014   | 12 WOODMILL STREET  |
| 02/07/2014   | 10 WOODMILL STREET  |
| 02/07/2014   | 2 WOODMILL STREET   |
| 02/07/2014   | UNIT 2 7 SPA ROAD LONDON SE16 3QD   |
| 02/07/2014   | FLAT 1 PARCHMENT BUILDING 52 GRANG  |
| 02/07/2014   | 13 WOODMILL STREET  |
| 02/07/2014   | FLAT 4 PARCHMENT BUILDING 52 GRANG  |
| 02/07/2014   | FLAT 3 PARCHMENT BUILDING 52 GRANG  |
| 02/07/2014   | FLAT 2 PARCHMENT BUILDING 52 GRANG  |
| 02/07/2014   | 5 WOODMILL STREET   |
| 02/07/2014   | 3 WOODMILL STREET   |
| 02/07/2014   | 1 WOODMILL STREET   |
| 02/07/2014   | 11 WOODMILL STREET  |
| 02/07/2014   | 9 WOODMILL STREET   |
| 02/07/2014   | 7 WOODMILL STREET   |
| 02/07/2014   | PART RIGHT HAND SIDE 7 SPA ROAD LONDON SE16 3QT                           |
| 02/07/2014   | FLAT 26 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 25 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 24 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 29 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 28 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 27 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 20 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 19 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 18 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 23 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 22 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 21 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3SA                  |
| 02/07/2014   | 1 GRANGE YARD LONDON SE1 3AE  |
| 02/07/2014   | GROUND FLOOR 4 GRANGE YARD LONDON SE1 3AE                                 |
| 02/07/2014   | FIRST FLOOR FLAT REAR TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3QW |
| 02/07/2014   | SECOND FLOOR FLAT TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3QW     |
| 02/07/2014   | FLAT 32 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 31 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 30 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | FLAT 8 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | FLAT 7 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP                           |
| 02/07/2014   | FLAT 33 172 GRANGE ROAD LONDON SE1 3BN                                    |
| 02/07/2014   | UNIT 5 2 HAVEN WAY LONDON SE1 3FL   |
| 02/07/2014   | FLAT 211 1 HAVEN WAY LONDON SE1 3FJ                                       |
| 02/07/2014   | FLAT 210 1 HAVEN WAY LONDON SE1 3FJ                                       |
| 02/07/2014   | FLAT 209 1 HAVEN WAY LONDON SE1 3FJ                                       |
| 02/07/2014   | FLAT 214 1 HAVEN WAY LONDON SE1 3FJ                                       |
| 02/07/2014   | FLAT 213 1 HAVEN WAY LONDON SE1 3FJ                                       |
| 02/07/2014   | FLAT 212 1 HAVEN WAY LONDON SE1 3FJ                                       |
| 02/07/2014   | FLAT 105 1 HAVEN WAY LONDON SE1 3FJ                                       |

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| 02/07/2014   | FLAT 104 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 103 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 208 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 107 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 106 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 323 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 322 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 321 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 426 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 425 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 424 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 317 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 316 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 215 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 320 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 319 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 318 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 102 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 55 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 54 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 53 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 58 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 57 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 56 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 49 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 48 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 47 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 52 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 51 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 50 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | RIGHT SIDE 7 SPA ROAD LONDON SE1 3AE                |
| 02/07/2014   | FLAT 101 1 HAVEN WAY LONDON SE1 3FJ                 |
| 02/07/2014   | FLAT 61 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 60 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | FLAT 59 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH |
| 02/07/2014   | LEFT SIDE 7 SPA ROAD LONDON SE1 3AE                 |
| 02/07/2014   | FLAT D 166 GRANGE ROAD LONDON SE1 3AD               |
| 02/07/2014   | 161A GRANGE ROAD LONDON SE1 3FH                     |
| 02/07/2014   | FLAT 420 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 319 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 318 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 424 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 423 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 421 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 314 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 213 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 212 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 317 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 316 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 315 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 633 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 632 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 631 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | UNIT 4 2 HAVEN WAY LONDON SE1 3FL                   |
| 02/07/2014   | FLAT 635 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 634 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 527 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 426 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 425 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 530 2 HAVEN WAY LONDON SE1 3FL                 |
| 02/07/2014   | FLAT 529 2 HAVEN WAY LONDON SE1 3FL                 |



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| 02/07/2014      | FLAT 528 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 211 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 535 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 534 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 533 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | UNIT 1 1 HAVEN WAY LONDON SE1 3FJ                           |
| 02/07/2014      | FLAT 537 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 536 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 429 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 428 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 427 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 532 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 431 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 430 1 HAVEN WAY LONDON SE1 3FJ                         |
| 02/07/2014      | FLAT 107 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 106 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 105 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 210 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 209 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 208 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 101 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | UNIT 3 1 HAVEN WAY LONDON SE1 3FJ                           |
| 02/07/2014      | UNIT 2 1 HAVEN WAY LONDON SE1 3FJ                           |
| 02/07/2014      | FLAT 104 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 103 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | FLAT 102 2 HAVEN WAY LONDON SE1 3FL                         |
| 02/07/2014      | via email x   |
| 02/07/2014      | 1-2 Haven Way London SE1 3FJ                                |
| 15/07/2014      | FLAT 1 ATTILBURGH HOUSE ST SAVIOURS ESTATE LONDON SE1 3DL   |
| 20/06/1837      | by e-form   |
| 20/06/1837      | 18 Gutenberg Court 177 Grange Road London SE1 3FW           |
| 20/06/1837      | BY EMAIL  |
| 20/06/1837      | Flat 505, Alaska Building 600 61 Grange Road LONDON SE1 3BB |
| 20/06/1837      | By Eform  |
| 20/06/1837      | BY EMAIL  |
| 20/06/1837      | BY EMAIL FLAT 12 LONDON SE1 3AG                             |
| 20/06/1837      | BY EMAIL Flat 103, 1 Haven Way LONDON SE1 3FJ               |
| 20/06/1837      | 20 Cube House 5 Spa Road LONDON SE16 3GD                    |
| 20/06/1837      | BY EMAIL 4 GRANGE YARD SE1 3AE                              |

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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|-------------------------|--|--------------------|------------|
| <b>Applicant</b>        | Linden Homes South East Ltd              | <b>Reg. Number</b> | 14/AP/2102 |
| <b>Application Type</b> | Full Planning Permission                 | <b>Case</b>        | TP/4-C     |
| <b>Recommendation</b>   | Grant subject to Legal Agreement and GLA | <b>Number</b>      |            |

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.

**At:** SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1

**In accordance with application received on 16/06/2014**

**and Applicant's Drawing Nos.** 1261-D-1101; 1261-D-1102; 1261-D-1111; 1261-D-1301 REV A; 1261-D-1302 REV A; 1261-D-1303 REV A; 1261-D-1304; 1261-D-1401 REV A; 1261-D-1402 REV A; 1261-D-1403 REV A; 1261-D-1404 REV A; 1261-D-1405 REV A; 1261-D-1406 REV A; 1261-D-1407 REV A; 1261-D-1408; 1261-D-1409; 1261-D-1421 REV A; 1261-D-1422 REV A; 1261-D-1423 REV A; 1261-D-1424 REV A; 1261-D-1425 REV A; 1261-D-1426 REV A; 1261-D-1427 REV A; 1261-D-1428 REV A; 1261-D-1429 REV A; 1261-D-1430 REV A; 1261-D-1431 REV A; 1261-D-1432 REV A; 1261-D-1433 REV A; 1261-D-1434; 1261-D-1435 REV A; 1261-D-1436 REV A; 1261-D-1437 REV A; 1261-D-1438 REV A; 1261-D-1439 REV A; 1261-D-1440 REV A; 1261-D-1501; 1261-D-1502; 1261-D-1503 REV A; 1261-D-1504 REV A; 1261-D-1505; 1261-D-1506 REV A; 1261-D-1507; 1261-D-1508 REV A; 1261-D-1509; 1261-D-1510; 1261-D-1511 REV A; 1261-D-1512 REV A; 1261-D-1513; 1261-D-1514; 1261-D-1515; 1261-D-1516; 1261-D-1517; 1261-D-1518; 1261-D-1519; 1261-D-1520 REV A; 1261-D-1521 REV A; 1261-D-1523; 1261-D-1524 REV A; 1261-D-1525; 1261-D-1526; 1261-D-1527; 1261-D-1528; 1261-D-1529 REV A; 1261-D-1530; 1261-D-1531; 1261-D-1551; 1261-D-1552; 1261-D-1553; 1261-D-1561 REV A; 1261-D-1562 REV A; 1261-D-1563; 1261-D-1564; 1261-D-1565 REV A; 1261-D-1566 REV A; 1261-D-1567; 1261-D-1568 REV A; 1261-D-1569; 1261-D-1570; 1261-D-1571 REV A; 1261-D-1701; 1261-D-1702; 1261-D-1703; 1261-D-1711; 1261-D-1712; 1261-D-1801; 1261-D-1802; 1261-D-1811; 1261-D-1812 REV A; 1261-D-1821; 1261-D-1822 REV A; 1261-D-1823 REV A; 1261-D-1824 REV A; 1261-D-1831; 1261-D-1832; 30632/AC/004; 30632/AC/013; 1375/001F

Planning Statement; Daylight, Sunlight and Overshadowing Report; Addendum to Daylight, Sunlight and Overshadowing Report (dated 7th August 2014); Flood Risk Assessment; Transport Assessment; Interim Travel Plan; Grange Walk Statement of Community Involvement; Geo-environmental Site Investigation; Archaeological Deskbased Assessment; Sustainability Statement (including Appendix A Energy Strategy and Appendix B Code for Sustainable Homes Strategy); Screening Level Air Quality Assessment; Noise Assessment; Preliminary Ecological Appraisal & Bat Assessment; Bat Presence/Likely Absence Surveys; Design and Access Statement

**Subject to the following thirty-three conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1261-D-1101; 1261-D-1301 REV A; 1261-D-1302 REV A; 1261-D-1303 REV A; 1261-D-1304; 1261-D-1401 REV A; 1261-D-1402 REV A; 1261-D-1403 REV A; 1261-D-1404 REV A; 1261-D-1405 REV A; 1261-D-1406 REV A; 1261-D-1407 REV A; 1261-D-1408; 1261-D-1409; 1261-D-1421 REV A; 1261-D-1422 REV A; 1261-D-1423 REV A; 1261-D-1424 REV A; 1261-D-1425 REV A; 1261-D-1426 REV A; 1261-D-1427 REV A; 1261-D-1428 REV A; 1261-D-1429 REV A; 1261-D-1430 REV A; 1261-D-1431 REV A; 1261-D-1432 REV A; 1261-D-1433 REV A; 1261-D-1434; 1261-D-1435 REV A; 1261-D-1436 REV A; 1261-D-1437 REV A; 1261-D-1438 REV A; 1261-D-1439 REV A; 1261-D-1440 REV A; 1261-D-1501; 1261-D-1502; 1261-D-1503 REV A; 1261-D-1504 REV A; 1261-

D-1505; 1261-D-1506 REV A; 1261-D-1507; 1261-D-1508 REV A; 1261-D-1509; 1261-D-1510; 1261-D-1511 REV A; 1261-D-1512 REV A; 1261-D-1513; 1261-D-1514; 1261-D-1515; 1261-D-1516; 1261-D-1517; 1261-D-1518; 1261-D-1519; 1261-D-1520 REV A; 1261-D-1521 REV A; 1261-D-1523; 1261-D-1524 REV A; 1261-D-1525; 1261-D-1526; 1261-D-1527; 1261-D-1528; 1261-D-1529 REV A; 1261-D-1530; 1261-D-1531; 1261-D-1551; 1261-D-1552; 1261-D-1553; 1261-D-1561 REV A; 1261-D-1562 REV A; 1261-D-1563; 1261-D-1564; 1261-D-1565 REV A; 1261-D-1566 REV A; 1261-D-1567; 1261-D-1568 REV A; 1261-D-1569; 1261-D-1570; 1261-D-1571 REV A; 1261-D-1711; 1261-D-1712; 1261-D-1811; 1261-D-1812 REV A; 1261-D-1821; 1261-D-1822 REV A; 1261-D-1823 REV A; 1261-D-1824 REV A; 1261-D-1831; 1261-D-1832; 30632/AC/004; 30632/AC/013;1375/001F

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Environmental Management/Construction Management Plan

No works, including works of demolition, shall be commenced until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Management Plan and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site and will include the following information for agreement:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

The specification shall include details of the method of demolition and foundation piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance .

A Construction and Logistics Plan (all construction access routes and access details also need to be approved by TfL).

Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and codes of practice, unless otherwise agreed in writing by the Local Planning Authority (in conjunction with TfL).

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved Policies 3.1 and 3.2 of the Southwark Plan (2007).

4 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

6 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 7 The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles, where possible, and on an assessment of the hydrological and hydrogeological context of the development, has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates, in line with the London Plan (Policy 5.13) and the 'priorities' within the associated Sustainable Design and Construction Supplementary Planning Guidance (SPG)(Section 2.4.4)

## Reason

To reduce the impact of flooding both to and from the development and third parties.

- 8 Notwithstanding the details submitted in the Energy Statement, prior to the commencement of development the applicant shall submit an addendum to the Energy Statement, for approval in writing by the Local Authority, with the following additional information:  
Detail on how the demand for cooling will be minimised in compliance with London plan Policy 5.9  
Further information on the floor area and location of the energy centre

## Reason

To ensure the proposal complies with London Plan Policy 5.9, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 9 Design  
1:5/10 section detail-drawings through:  
facades;  
parapets;  
balconies;  
heads, cills and jambs of all openings;  
entrance lobbies;  
roof edges;  
the collection point bin-store

shall be submitted to and approved in writing by the Local Planning Authority before any work above grade is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 10 Design  
Samples of all external facing materials to buildings, including sample panels, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with this permission is carried out, and thereafter the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

## Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 11 Bird and bat boxes  
Details of swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 12 nesting boxes and 8 bat bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

#### 12 Play Equipment

Prior to any work being carried out above grade, drawings and schedules of play provision and equipment to be provided, specifically the location, area, and play apparatuses for under 5s, as well as play equipment for 5 to 11yrs and over 12s eg. table tennis tables, basket ball hoops, to be provided in the communal amenity areas shall be provided, and such provision as is agreed shall be made available to residents prior to the first occupation of the development.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

#### 13 Cycle Storage (Residential and visitor parking)

Before any work above grade begins, detailed plans (1:50 and 1:200 scale drawings) shall be submitted and approved in writing by the Local Planning Authority detailing the secure, convenient and weatherproof proposed residential cycle store and visitor cycle parking.

Thereafter the cycle parking facilities shall be provided prior to occupation of the relevant part of the development and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

#### 14 Electric Vehicles

Before any work above grade begins, additional details of the installation (including location and type) of electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

#### 15 Code for Sustainable Homes

i) Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level Code 4 rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

ii) Before the first occupation of the buildings hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (i) have been met.

Reason

To ensure the proposal complies with Strategic Policy 13 High environmental standards of The Core Strategy

2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 16 Before any above grade work hereby authorised begins, detailed drawings [1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Details of native planting shall be included as part of the landscape strategy/plan. Ideally the landscape planting should contain a minimum of 30% of native plants.

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 17 **Plant Noise**  
Before any work above grade on the development hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and the NPPF 2012.

- 18 **Ecological management plan**  
Before any work above grade begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: Management and monitoring of the nest and roost features and any brown/blue roofs and living walls. Management and maintenance of the amenity gardens.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and ODPM Circular 06/2005 Biodiversity and Geological Conservation - Obligations and their Impact within the Planning System.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 19 **Details of External Lighting and Security**  
Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity

of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 20 **Service Management Plan**  
Prior to occupation of any of the residential units, a Service and Delivery Management Plan detailing how the residential units are to be serviced including the forecast number of delivery vehicles, the nature of vehicles and where the applicant intends delivery vehicles to load/un-load from has been submitted to and approved in writing by the Local Planning Authority. This should include details of refuse collection as well as details of how the temporary bin storage area is to be managed and maintained. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason**

To ensure compliance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 21 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 1261-D-1304, shall be provided and made available for use by the occupiers of the residential and commercial units facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 22 Prior to their occupation, the 17 no. wheelchair accessible units hereby approved (Unit No's BG-01, BG-06, BG-02, BG-05, CG-02, CG-03, DG-01, D1-01, D2-01, D3-01, D4-01, D5-01, D3-05, D4-05, D5-05, DC-05, DG-06) as shown on the drawing/s hereby approved referenced shall be constructed and fitted out to the South East London Wheelchair Design Guide.

**Reason**

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 23 **Implementation of agreed biodiversity mitigation/enhancement**  
Details of the following measures for the mitigation of impact and enhancement of biodiversity, set out in ecological report recommendations, shall be submitted for approval in writing by the Planning Authority, prior to the new development being first occupied or in accordance with the timetable detailed in the approved scheme.

Enhancements identified in the preliminary ecology report were:

Native and wildlife planting  
Rain Gardens  
Brown Roofs  
Green walls

**Reason:** To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 24 **Residential standard- internal noise levels**  
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms- 30dB LAeq, T \* and 45dB LAFmax  
Living rooms- 30dB LAeq, T\*\*

\*- Night-time 8 hours between 23:00-07:00

\*\*Daytime 16 hours between 07:00-23:00.

## Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and NPPF 2012.

## 25 CPZ Exemption

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any of the controlled parking zones in Southwark in which the application site is situated or any neighbouring CPZ's.

## Reason

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

## 26 Prior to occupation any of the residential units hereby approved, the 17 wheelchair accessible residential parking spaces as shown on the drawing referenced 1261-D-1304 hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

## Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

## 27 All residents within the development shall have equal access to the proposed communal amenity area at ground floor level, as shown on approved drawing 1375/001F.

## Reason:

In accordance with Strategic Policy 5 'Providing New Homes' of the Core Strategy (2011), saved Policy 4.2 'Quality of Residential Accommodation' of the Southwark Plan (2007) and in accordance with guidance as set out in the Residential Design Guidelines SPD (2011).

## 28 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by RSK Environment Ltd (dated 12 June 2014 with reference 132179-R1(1)-FRA) and the following mitigation measures within the FRA:

Finished ground floor levels should be set at a minimum of 3.60 metres above Ordnance Datum (mAOD) (Section 10.2);

Appropriate flood resistant and resilient measures should be incorporated within the development, wherever possible (Section 10.3).

## Reason

To reduce the risk of flooding to, and impact of flooding on, the development and occupants.

## 29 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

## Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into contaminated sites'. It is noted that the Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

## 30 Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

## Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground



which could ultimately cause pollution of groundwater.

- 31 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

**Reason**

There is always the potential for unexpected contamination to be identified during development groundworks. Any contamination be identified that could present an unacceptable risk to controlled waters, as the site is located over a Secondary Aquifer.

- 32 Notwithstanding the details shown on the submitted elevations, the windows on the elevation of the south elevation of Block D shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

**Reason**

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Skyline Court from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 33 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

The application was determined in a timely manner. Pre-application advice was given prior to the submission of the application. The applicant was given the opportunity to make amendments to the application prior to the determination date.

**Informative**

You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway.

**OPEN**

**MUNICIPAL YEAR 2014/15**

**COMMITTEE: PLANNING COMMITTEE**

**NOTE:** Original held in Constitutional Team; all amendments/queries to Sarah Koniarski, Constitutional Team,  
Tel: 020 7525 5824.

**OPEN**

| <b>COPIES</b>               |           | <b>COPIES</b>                                |          |
|-----------------------------|-----------|--|----------|
| <b>MEMBERS</b>              |           | <b>PLANNING TEAM</b>                         |          |
| Councillor Nick Dolezal     | 1         | Claire Cook                                  | 6        |
| Councillor Maisie Anderson  | 1         |  |          |
| Councillor Sarah King       | 1         | <b>Total</b>                                 | <b>6</b> |
| Councillor Hamish McCallum  | 1         |  |          |
| Councillor Darren Merrill   | 1         | <b>COMMUNITY SAFETY AND ENFORCEMENT TEAM</b> |          |
| Councillor Michael Mitchell | 1         | Sarah Newman                                 | 1        |
| Councillor Jamiile Mohammed | 1         |  |          |
| Councillor Adele Morris     | 1         | <b>Total</b>                                 | <b>1</b> |
| <b>Total</b>                | <b>8</b>  | <b>COMMUNICATIONS TEAM</b>                   |          |
|                             |           | Robin Campbell                               | 1        |
| <b>RESERVES</b>             |           | <b>Total</b>                                 | <b>1</b> |
| Councillor James Barber     | 1         |  |          |
| Councillor Stephanie Cryan  | 1         |  |          |
| Councillor Catherine Dale   | 1         |  |          |
| Councillor Tom Flynn        | 1         |  |          |
| Councillor Jane Lyons       | 1         |  |          |
| Councillor Martin Seaton    | 1         |  |          |
| <b>Total</b>                | <b>6</b>  |  |          |
| <b>LEGAL TEAM</b>           |           |  |          |
| Jonathan Gorst              | 1         |  |          |
| <b>Total</b>                | <b>1</b>  |  |          |
| <b>CONSTITUTIONAL TEAM</b>  |           |  |          |
| Sarah Koniarski             | 21        |  |          |
| <b>Total</b>                | <b>21</b> |  |          |
|                             |           | <b>Total print run: 44</b>                   |          |
|                             |           | List Updated: 23 June 2014                   |          |