

## Planning Committee

Tuesday 8 September 2015

5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Nick Dolezal (Chair)  
Councillor Sarah King (Vice-Chair)  
Councillor Helen Dennis  
Councillor Hamish McCallum  
Councillor Michael Mitchell  
Councillor Jamille Mohammed  
Councillor Adele Morris  
Councillor Kieron Williams

### Reserves

Councillor Maisie Anderson  
Councillor James Barber  
Councillor Catherine Dale  
Councillor Tom Flynn  
Councillor Kath Whittam

---

### INFORMATION FOR MEMBERS OF THE PUBLIC

---

#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

#### Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

#### Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: [www.southwark.gov.uk](http://www.southwark.gov.uk) or please contact the person below.

#### Contact

Victoria Foreman on 020 7525 5485 or email: [victoria.foreman@southwark.gov.uk](mailto:victoria.foreman@southwark.gov.uk)  
Webpage: <http://www.southwark.gov.uk>

---

Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 28 August 2015



# Planning Committee

Tuesday 8 September 2015

5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
<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 - 8
	To approve as a correct record the minutes of the open section of the meeting held on 14 July 2015.	

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>6.</b>	<b>DEVELOPMENT MANAGEMENT</b>	<b>9 - 12</b>
	<b>6.1. CAPITAL HOUSE, 40-46 WESTON STREET, LONDON SE1 3QD</b>	<b>13 - 72</b>
<b>7.</b>	<b>WALWORTH ROAD CONSERVATION AREA</b>	<b>73 - 80</b>
<b>8.</b>	<b>ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS D OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015</b>	<b>81 - 100</b>

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

Date: 28 August 2015



## 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:** Planning Section, Chief Executive's Department  
Tel: 020 7525 5403; or

Planning Committee Clerk, Constitutional Team  
Finance and Corporate Services Department  
Tel: 020 7525 5485



## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 14 July 2015 at 7.00 pm at Room G02, Ground Floor, 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Sarah King  
 Councillor Helen Dennis  
 Councillor Hamish McCallum  
 Councillor Michael Mitchell  
 Councillor Jamille Mohammed  
 Councillor Adele Morris  
 Councillor Kieron Williams  
 Councillor Maisie Anderson (Reserve)

**OTHER MEMBERS PRESENT:** Councillor Anne Kirby (Ward Member)  
 Councillor Jane Lyons (Ward Member)  
 Councillor Rosie Shimell (Ward Member)

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
 Jon Gorst, Legal Officer  
 Gary Rice, Head of Development Management  
 Zayd Al-Jawad, S106 & CIL Manager  
 Dylan Morris, Senior Engineer  
 Bridin O'Connor, Group Manager Strategic Team  
 Yvonne Lewis, Strategic Applications Team  
 Christian Loveday, Principal Transport Planner  
 Dipesh Patel, Team Leader Major Applications  
 Michael Tsoukaris, Group Manager Design and Conservation  
 Victoria Foreman, Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillor Nick Dolezal. Councillor Sarah King chaired the meeting.

Councillor Maisie Anderson was in attendance as a reserve.

## 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

## 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 relating to agenda items 6.1, 6.2, 6.3 and 6.4
- Members pack relating to agenda items 6.1, 6.2, 6.3 and 6.4.

The chair also notified the committee of a variation to the order of business. Items 7 and 8 would be considered before items 6.1, 6.2, 6.3 and 6.4.

## 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Adele Morris declared a non-pecuniary interest in Item 6.3 as ward member for Cathedrals and explained that she had attended meetings with developers but had not expressed any opinions on the application. Councillor Morris did not withdraw from the meeting during consideration thereof.

Councillor Michael Mitchell declared a non-pecuniary interest in Items 6.1 as ward member for Village but did not withdraw from the meeting during consideration thereof.

Councillor Keiron Williams declared a non-pecuniary interest in Item 6.3 as ward member for Camberwell Green, from which a view of the development in question could be seen, but did not withdraw from the meeting during consideration thereof.

## 5. MINUTES

### RESOLVED:

That the minutes of the meetings held on 2 June and 9 June 2015 be approved as correct records and signed by the chair.

## 6. DEVELOPMENT MANAGEMENT

### RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the report included in the agenda 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 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.

**6.1 THE WORKSHOP SITE, LAND BOUNDED BY GILKES PLACE, GILKES CRESCENT AND CALTON AVENUE TO THE REAR OF 25 DULWICH VILLAGE, LONDON SE21 7BW - FULL PLANNING PERMISSION**

Planning application reference number 14/AP/3104

Report: see pages 15 to 45 of the agenda and addendum pages 1 to 3.

**PROPOSAL**

Redevelopment of the site to include the demolition of all existing buildings (Use Class B2) and the excavation and removal of fuel tanks and associated supply lines and the construction of 12 dwellings (Use Class C3), 1 x 2 bed and 2 x 1 bed affordable dwellings, 1 x 3 bed house (wheelchair accessible), 4 x 4 bed houses and 4 x 5 bed houses with ancillary living accommodation and car parking at basement level accessed from Gilkes Place and landscaping.

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

The committee heard representations from an objector to the application and asked questions of the objector.

The applicant's agents addressed the committee and answered questions arising from their submission.

The committee heard representations from local ward members and asked questions of the members.

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

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

1. That full planning permission be granted subject to the conditions set out in the officer report and addendum report, and the inclusion of an omitted condition regarding provision of privacy screens to prevent overlooking from the terrace of the first floor flat on Gilkes Place as set out at paragraph 44 of the report, and an additional informative to encourage the creation of a liaison group between the developers, local schools and residents for the development of the construction management plan (CMP), and the applicant entering into an appropriate legal agreement no later than 8 September 2015.
2. That in the event that the legal agreement is not entered into by 8 September 2015 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reason detailed in paragraph 64 of the report.



**6.2 THE WORKSHOP SITE, LAND BOUNDED BY GILKES PLACE, GILKES CRESCENT AND CALTON AVENUE TO THE REAR OF 25 DULWICH VILLAGE, LONDON SE21 7BW - LISTED BUILDING CONSENT**

**Planning application reference number 15/AP/1772**

Report: See pages 46 to 54 of the agenda and addendum page 3.

**PROPOSAL**

Relocation of the Grade II listed stone plaque to be mounted in the garden wall of the 3-bed dwelling proposed as part of planning application ref: 14/AP/3104.

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

The committee heard representations from an objector to the application and asked questions of the objector.

The applicant's agents addressed the committee and answered questions arising from their submission.

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

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

That listed building consent be granted subject to the conditions set out in the officer report.

**6.3 185 PARK STREET, LONDON SE1 9BL**

**Planning application reference number 14/AP/3842**

Report: See pages 55 to 122 of the agenda and addendum pages 3 to 5 and 8 to 20.

**PROPOSAL**

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

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

The committee heard representations from an objector to the application and asked questions of the objector.

The applicant's agents addressed the committee and answered questions arising from

their submission.

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

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

1. That full planning permission be granted subject to the conditions set out in the officer report and addendum report, and the timeframe for the review of the viability of the overall affordable housing scheme increasing from 18 months to 24 months from the date on which permission is issued, and the applicant entering into an appropriate legal agreement by no later than 31 October 2015 and subject to referral to the Mayor of London.
2. It was confirmed that environmental information had be taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011.
3. It was confirmed that following issue of the decision, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 containing the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based be set out as in the report.
4. That in the event that the legal agreement is not entered into by 31 October 2015 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 199 of the report.

**6.4 173 LORDSHIP LANE, LONDON SE22 8HA**

**Planning application reference number 14/AP/4580**

Report: See pages 123 to 156 of the agenda and addendum pages 5 to 7 and 21 to 27.

**PROPOSAL**

The development of a two form entry primary school (Harris Primary Academy East Dulwich), involving the demolition of all existing buildings on the site; and the erection of a part two, part three and part four story building; with associated new cycle and pedestrian access from Landcroft Road.

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

The committee heard representations from an objector to the application and asked questions of the objector.

The applicant's agents addressed the committee and answered questions arising from their submission.

The committee heard from a local ward member.

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

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

1. That full planning permission be granted subject to the conditions set out in the officer report and addendum report, and Condition 4 being amended to no longer require that demolition be prohibited before a Construction Environmental Management Plan (CEMP) for the site had been devised, and the applicant entering into an appropriate legal agreement by no later than 31 August 2015.
2. That in the event that the legal agreement is not entered into by 31 August 2015 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 80 of the report.

**7. RELEASE OF £248,282.00 S106 FUNDS FROM THE DEVELOPMENT AT CENTURY HOUSE 82 TO 84 TANNER STREET AND 62 RILEY ROAD (KNOWN AS THE ARK)**

**RESOLVED:**

That funds totalling £248,282.00 be released from the legal agreement associated with the Century House development at 82 to 84 Tanner Street and 62 Riley Road 09/AP/1917 a/n 547 in the Riverside ward for public realm, parks and open spaces improvements at Maltby Street and Tanner Street Park.

**8. TRANSFER OF £26,944,122 FROM THE DEVELOPMENTS AT KINGS REACH TOWER (A/N 579) AND 20 OTHER DEVELOPMENT SITES**

**RESOLVED:**

That the expenditure of £26,944,122.00 from the Section 106 Affordable Housing Fund (AHF), being monies collated from the development at Kings Reach Tower and 20 other development sites noted in paragraph 27, towards the provision of 82 new affordable housing units of the council's new homes delivery programme as noted in table 1b of Appendix 1, be authorised.

The meeting ended at 12.04 am.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b>	<b>Meeting Name:</b> 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, the 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. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Gary Rice 020 7525 5437

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager		
<b>Report Author</b>	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Legal Services		
<b>Version</b>	Final		
<b>Dated</b>	22 May 2015		
<b>Key Decision</b>	N/A		
<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	
<b>Cabinet Member</b>	No	No	
<b>Date final report sent to Constitutional Team</b>			22 May 2015

Ordnance Survey

Date 26/8/2015





<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
6.1	Open	8 September 2015	Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/4640 for: Full Planning Permission  <b>Address:</b> CAPITAL HOUSE, 40-46 WESTON STREET, LONDON SE1 3QD  <b>Proposal:</b> Demolition of Capital House, and erection of a 21 and 31 storey building (1 basement Level plus ground and 30 upper storeys) to a maximum height 108.788m to provide 119 residential units (C3), retail/cafe units (flexible Class A1, A3 Use) at ground floor level, 199 cycle parking spaces, 2 disabled car parking spaces, associated refuse and recycling, and an area of public open space.		
<b>Ward(s) or groups affected:</b>	Grange Ward		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 17/12/2014		<b>Application Expiry Date</b> 18/03/2015	
<b>Earliest Decision Date</b> 15/02/2015			

## RECOMMENDATION

1. Subject to the applicant first entering into an appropriate legal agreement (at no cost to the Council) by no later than 3 November 2015, and subject to referral to the GLA, planning permission be granted subject to conditions.
2. In the event that the requirements of 1 are not met by 3 November 2015 the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 196.

## BACKGROUND INFORMATION

### Site location and description

3. The application site is located on the eastern edge of Guy's Hospital and King's College campus and has an area of approximately 0.0912hectares (HA). It is bounded by St Thomas Street to the north, Melior Street to the south, and Weston Street to the west. North of the site is London Bridge Station whilst to the north west is the 310 metre (m) tall London Bridge Tower (known as the Shard). The redevelopment of the station approved by the Council in 2012 includes a new entrance to St Thomas Street opposite the site.
4. On the west side of Weston Street (opposite the site) is the York Clinic, a five storey building, and Guy's tower, a 34 storey building behind the York Clinic. To the southwest is Wolfson House, a 16 storey tower which is on a long-lease to Kings College for student accommodation with a swimming pool in its basement for use by Kings College students.
5. Immediately to the east of the site is 60-68 St Thomas Street (known as Beckett

House), a six storey office building used by the Home Office Border and Immigration Service and beyond that is the Snowfields Car Park site. To the south, on Melior Street, is a seven storey residential building.

6. With the exception of the railway arches to the north and a church to the south east, the immediate context of adjoining buildings date from 1970s to 1980s. The application site is not in a Conservation Area but the Bermondsey Street Conservation Area is to the south and south east of the site. Nearby listed buildings include Guys Hospital Main Building, St Thomas Street (Grade II). A more recent listing is the Railway Viaduct Arches on Crucifix Lane (Grade II), which is located to the north east of the site.
7. The site is currently occupied by a building known as 'Capital House' and was granted planning permission in 1963 and constructed in 1965. It is comprised of a two storey podium deck with eight storeys above (ten storeys in total) that is set back from the St Thomas Street frontage. It is considered to be of little architectural merit and does not positively contribute to the urban realm.

### Details of proposal

8. Summary  
The site has the benefit of a planning permission under Council's ref 10-AP-2754 (granted on 30 March 2011) for: Demolition of Capital House, and erection of a 21 and 31 storey building (two basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, two disabled car parking spaces and one service bay at basement level, associated refuse and recycling, and an area of public open space. Limited drainage works have been carried out in order to 'technically' implement the permission.
9. Given the fundamental change in the proposed development from student accommodation to residential apartments the applicant has submitted a new full planning application as opposed to a section 73 (minor material amendment) application. The application would involve the erection of two linked buildings of similar design approved under 10-AP-2754 and would be up to a maximum height of 31 storeys (108.78m) to provide retail/cafe units (flexible A1/A3 Class use) on the ground floor and 119 residential units (C3 Class use).
10. The two buildings (21 storeys to the south and 31 storeys to the north) would be linked up until eighth floor level. On the ground floor, the St Thomas Street elevation has been set back to provide at least 4.8m pavement width whilst a double height setback is proposed on the corner of St Thomas Street and Weston Street. In addition, a landscaped open courtyard is proposed off Weston Street which is also accessed by a route through the building from St Thomas Street on the north east corner.
11. The building rises to eight storeys before it separates into two elements with the southern core rising to 21 storeys and the northern core rising to 31 storeys. Between the two building elements there are connecting access bridges at the 12th, 16th, and 20th floors.
12. Access to the residential accommodation is via two separate residential entrances, one each at the ground floor of both the buildings facing onto the landscaped courtyard. The ground floor of the southern building provides the reception area as well as a 'community room', which is allocated to the residents of the building. A combined first floor communal space, comprising a reading room, community centre

and work space lounge is provided which are for the sole use of the residents within the building.

13. In total 119 flats are proposed as follows:
  - 6 x studios
  - 40 x one beds
  - 50 x two beds
  - 23 x three beds.
14. A total of 12 wheelchair accessible units are proposed located at levels one to eight. All 119 units, comprising 355 habitable rooms, would be for market housing. With a total of 355 habitable rooms, there is an affordable housing requirement for 124.5 habitable rooms which it is proposed to provide off-site.
15. The retail units at the ground floor of both of the northern and southern buildings would amount to a maximum of 182sqm, reduced from an original 217sqm.
16. Two ground floor level disabled parking bays are proposed accessed from Melior Street. Additionally on Melior Street next to the parking spaces an entrance is provided to a bicycle lift, giving access to the secure cycle storage at basement level.
17. A communal outdoor amenity space including children's play space is proposed between the north and south buildings on the 8th floor.

### Planning history

18. As explained above, the most relevant planning history on this site is the planning permission granted under ref 10-AP-2754 (on 30 March 2011) for:
 

Demolition of Capital House, and erection of a 21 and 31 storey building (two basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, two disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space.
19. A number of its pre-commencement conditions were submitted and approved. The pre-commencement condition relating to the drainage strategy was approved and works to the drainage were carried out, which supports the applicant's point that this permission has already been implemented. No Certificate of Lawfulness has however been submitted to formally confirm this.

05/AP/1730 Application type: Advertisement Consent (ADV) Installation of 2 no. wall-mounted illuminated signs at front entrance Decision date 20/12/2005 Decision: Grant (GRA)
09/AP/0053 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for the demolition of Capital House and the construction of a 15954 sqm (GEA), 28 storey building for use as student accommodation Decision date 28/01/2009 Decision: Screening Opinion - EIA Regs (SCR)
09/AP/2841 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for the demolition of Capital House and the construction of a 18,557m2 (GEA), 32 storey building for use as student accommodation. Decision date 01/02/2010 Decision: Screening Opinion - EIA Regs (SCR)

<p>11/AP/0041 Application type: Screening Opinion (EIA) (SCR)  Screening Opinion for the demolition of Capital House and the construction of a 14,738m<sup>2</sup> (GEA), 31 storey building for use as student accommodation.  Decision date 18/01/2011 Decision: Screening Opinion - EIA Regs (SCR)</p>
<p>10/AP/2754 Application type: Full Planning Permission (FUL)  Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space.  Decision date 30/03/2011 Decision: Granted with Legal Agreement (GWLA)</p>
<p>12/AP/2681 Application type: Variation: non-material changes (VNMC)  Non material amendment to planning permission 10-AP-2754 (erection of a 31 storey building to provide 470 student rooms) revising the trigger for details required by condition 2.  Decision date 17/10/2012 Decision: Agreed - for app types VLA &amp; VNMC (AGR)</p>
<p>12/AP/3410 Application type: Approval of Details - Article 30 DMPO (AOD)  Details of Site Characterisation (contamination) as required by Condition 9 (parts a and b) of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 30/11/2012 Decision: Granted (GRA)</p>
<p>12/AP/3414 Application type: Approval of Details - Article 30 DMPO (AOD)  Details of the foundation design and groundworks as required by Condition 18 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 03/12/2012 Decision: Granted (GRA)</p>
<p>12/AP/3409 Application type: Approval of Details - Article 30 DMPO (AOD)  Landscape drawings as required by Condition 4 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 10/12/2012 Decision: Refused (REF)</p>

<p>12/AP/3413 Application type: Approval of Details - Article 30 DMPO (AOD)  Details of a programme of archaeological mitigation works as required by Condition 16 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 10/12/2012 Decision: Granted (GRA)</p>
<p>12/AP/3415 Application type: Approval of Details - Article 30 DMPO (AOD)  Details of a drainage strategy as required by Condition 21 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 20/12/2012 Decision: Granted (GRA)</p>
<p>12/AP/3412 Application type: Approval of Details - Article 30 DMPO (AOD)  Details of secure cycle storage as required by Condition 12 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 20/12/2012 Decision: Granted (GRA)</p>
<p>12/AP/3411 Application type: Approval of Details - Article 30 DMPO (AOD)  Details of an Environmental Management Plan for Construction as required by Condition 10 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).  Decision date 21/12/2012 Decision: Granted (GRA)</p>
<p>12/AP/4051 Application type: Variation: non-material changes (VNMC)  Variation of condition 25 to require details to be submitted prior to any work above grade in relation to planning permission 10-AP-2754 for demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling,</p>

<p>and an area of public open space. Decision date 11/01/2013 Decision: Agreed - for app types VLA &amp; VNMC (AGR)</p>
<p>13/AP/0008 Application type: Approval of Details - Article 30 DMPO (AOD) Details of condition 4 Landscape drawings as required by planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 11/01/2013 Decision: Granted (GRA)</p>
<p>12/AP/4050 Application type: Variation: non-material changes (VNMC) Variation of condition 3 to require details to be submitted prior to any work above grade in relation to planning permission 10-AP-2754 for demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space.  Decision date 11/01/2013 Decision: Agreed - for app types VLA &amp; VNMC (AGR)</p>
<p>13/AP/0032 Application type: Approval of Details - Article 30 DMPO (AOD) Details of a drainage strategy pursuant to Condition 21 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 30/01/2013 Decision: Granted (GRA)</p>

### Planning history of adjoining sites

20. There is a significant amount of planning history on the adjoining sites, but those that are most relevant and recent to this application would be the major developments to the London Bridge station, the Shard and other tall buildings as summarised below. These have either been granted permission, are under construction or already completed.
21. London Bridge Tower (Shard of Glass) (ref 01-AP-0476)  
Redevelopment of Southwark Towers for a 306m tower for offices, hotel, residential and public viewing areas. This development is now complete.
22. London Bridge Place (ref 07-AP-0815)  
The redevelopment of New London Bridge House for an 18 storey office building.
23. There is significant on-going works at the London Bridge station and the following

planning history are the most relevant:

24. London Bridge Station Masterplan (ref 00-AP-0333 and 08-AP-0832)  
Redevelopment of the station to provide a street level concourse and provision of retail space as well as construction of an office building rising to 67m comprising 43,000sqm of floorspace. The new concourse includes a new pedestrian entrance to the station opposite the application site in St Thomas Street.
25. Ref: 11-AP-1987  
Application made under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 seeking demolition of listed train shed, part of St Thomas Street wall, 64-84 Tooley Street, and arches together with closure of Weston Street and Stainer Street in order to provide a new station layout including: construction of a new street-level station concourse, new replacement facades on Tooley Street and St Thomas Street, new roof canopies, landscaping and other works associated with the station. Land use is to comprise station concourse, station ancillary space, operational car park, station loading bay, Class 'A' retail uses, and leisure (Class D1, D2 and *sui generis* uses).
26. Guys Hospital new Cancer Building (ref: 12-AP-2062 granted January 2013)  
Demolition of existing buildings on the corner of Great Maze Pond and Snowfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional two storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus. This is currently under construction.
27. 14-16 Melior Street and Land adjoining to the rear of Our Lady of La Salle and Saint Joseph Catholic Church (ref: 13-AP-3059 granted May 2014)  
Part demolition and part refurbishment / change of use of existing buildings and erection of new buildings ranging from four to seven storeys in height to provide 37 residential units (Class C3); a community centre (Class D1) and flexible commercial space at ground floor level (Class A1/A3/B1); cycle storage, new landscaping and associated works.
28. The demolition works have been carried out and the development is now in the early stages of construction.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

29. The main issues to be considered in respect of this application are:
  - a. The principle of the development in terms of land use and conformity with strategic policies.
  - b. Environmental Impact Assessment
  - c. Height and Design
  - d. Internal layout and quality of accommodation
  - e. Impact on Character and Setting of a Listed Building and Conservation Area
  - f. Impact on adjoining occupiers
  - g. Transport issues
  - h. Planning obligations
  - i. Sustainability
  - j. Archaeology
  - k. Flood risk.

## Planning policy

30. National Planning Policy Framework (the Framework)
  - 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 10: Meeting the challenge of climate change, flooding and coastal change
  - Section 11: Conserving and enhancing the natural environment
  - Section 12: Conserving and enhancing the historic environment
  
31. Further Alterations to the London Plan (FALP) 2015
  - 2.10 Central Activities Zone - Strategic Priorities
  - 2.13 Opportunity Areas and Intensification Areas
  - 3.3 Increasing housing supply
  - 3.4 Optimising housing potential
  - 3.5 Quality and design of housing developments
  - 3.6 Children and young people's play and informal recreation facilities
  - 3.8 Housing choice
  - 3.9 Mixed and balanced communities
  - 3.11 Affordable housing targets
  - 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
  - 4.2 Offices
  - 4.3 Mixed use development and offices
  - 5.2 Minimising carbon dioxide emissions
  - 5.12 Flood risk management
  - 6.3 Assessing effects of development on transport capacity
  - 6.5 Funding Crossrail and other strategically important transport infrastructure
  - 6.9 Cycling
  - 6.11 Smoothing traffic flow and tackling congestion
  - 6.13 Parking
  - 7.1 Lifetime neighbourhoods
  - 7.2 An inclusive environment
  - 7.3 Designing out crime
  - 7.4 Local character
  - 7.5 Public realm
  - 7.6 Architecture
  - 7.7 Location and design of tall and large buildings
  - 7.8 Heritage assets and archaeology
  - 7.10 World Heritage Sites
  - 7.11 London view management framework
  - 7.12 Implementing the London view management framework
  - 8.2 Planning obligations
  - 8.3 Community Infrastructure levy
  
32. Core Strategy 2011
  - 1 - Sustainable Development
  - 2 - Sustainable transport
  - 3 - Shopping, leisure and entertainment
  - 5 - Providing new homes
  - 6 - Homes for people on different incomes
  - 7 - Family homes
  - 10 - Jobs and businesses
  - 12 - Design and conservation
  - 13 - High environmental standards



## 14 - Implementation and delivery

33. Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by paragraph 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.

1.1 Access to Employment Opportunities

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 assessment

3.4 Energy efficiency

3.6 Air Quality

3.7 Waste reduction

3.9 Water

3.11 Efficient use of land

3.12 Quality in Design

3.13 Urban Design

3.14 Designing out Crime

3.15 Conservation of the Historic Environment

3.18 Setting of Listed buildings, Conservation Areas and world heritage sites

3.19 Archaeology Priority Zone

3.20 Tall Buildings

4.2 Quality of Residential Accommodation

4.3 Mix of dwellings

4.4 Affordable housing

5.1 Locating Developments

5.2 Transport impacts

5.3 Walking and cycling

5.4 Public Transport Improvements

5.6 Car parking

5.7 Parking standards for disabled people and the mobility impaired

## 34. The site is located within the following Core Strategy allocations:

- Central Activities Zone (CAZ)
- Bankside, Borough and London Bridge Opportunity Area
- Borough, Bermondsey and Rivers Archaeological Priority Zone
- Air Quality Management Area
- London Bridge District Town Centre
- Bankside, Borough, London Bridge Strategic Cultural Area.

**Principle of development**

## 35. The NPPF (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development that is the basis for every plan and every decision.

36. In relation to delivering housing, the NPPF states that Local Authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
37. The redevelopment of the site would result in a net loss of office floor space (Use Class B1) within the (CAZ) and the Strategic Cultural Area (SCA). This loss was accepted in principle by virtue of the previous planning permission. However notwithstanding the previous permission the building is still in occupation as offices so the principle requires consideration.
38. Central Activities Zone (CAZ)  
The CAZ straddles a number of boroughs in Central London. Its primary role is to encourage office and retail uses and Policy 2.11 of the London Plan states that local authorities should ensure that development proposals increase office floorspace within the CAZ as it would be important to have an adequate supply of office accommodation and other workspaces to maintain its strategic function. Policy 4.2 of the London Plan also states that the Mayor will support the management and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of the London Plan.
39. Policies 2.10 and 4.3 of The London Plan also seeks to ensure developments enhance distinctiveness of the CAZ based on a rich mix of local as well as strategic uses, and supports a tailored approach to the unique circumstances of the CAZ.
40. Student accommodation for King's College was accepted under the previous planning permission 10-AP-2754 as it was in accordance with the specialised activities referred to by supporting the needs to the College that will enhance the CAZ.
41. Bankside, Borough and London Bridge Opportunity Area  
The site is also located within the above opportunity area. This area has considerable potential for intensification, particularly at London Bridge station and its environs. There is scope to develop the strengths of the area for strategic office provision as well as housing, especially in the hinterland between Blackfriars and London bridges.
42. The London Plan recognises that the availability of a range of homes in the CAZ helps support its strategic function, as well as allowing for sustainable lifestyles and reducing the need to travel.
43. The Southwark's Core Strategy outlines the vision for the opportunity area:  
*"Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas."*
- It goes on to say that development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area.
44. The application site is located within an area designated for growth and is located adjacent to a major public transport interchange. Accordingly, the principle of a high intensity development is accepted and supported by both local and regional policy that encourages development in highly accessible locations to enable sustainable development.

45. Bankside, Borough and London Bridge (consultation draft) SPD  
The SPD is currently in draft form and has been put on hold due to the introduction of Neighbourhood Planning in 2011 and Southwark Council has since been working with two groups to prepare neighbourhood plans: Bankside neighbourhood forum and a forum in the Bermondsey/London Bridge area. The SPD therefore holds limited planning weight at the time of writing.
46. Loss of office space  
The site is not located within a Preferred Office Location. Outside these areas, saved policy 1.4 of the Southwark Plan seeks to retain existing Class B Use within certain areas, including the CAZ. Concerns have also been raised by Team London Bridge, (a London Bridge Business Improvement District) regarding the loss of the office floorspace.
47. Student accommodation for King's College was accepted under the previous planning permission 10-AP-2754 as it was in accordance with the specialised activities referred to by supporting the needs to the College that will enhance the CAZ.
48. In this instance, it is acknowledged that the proposal would now provide 119 private housing units and no student accommodation is proposed. Given that the permission was granted fairly recently however, this is a relevant material planning consideration.
49. Whilst the existing building was constructed as an office building, the applicant in the previous application had submitted supporting information demonstrating the building has been in use as ancillary education support for the wider campus for over 10 years. The following departments occupy the building:
- Thames Cancer Registry
  - King's College London Finance/Business
  - King's College London Estates and Facilities
  - King's College London Human Resources
  - King's College London Division of Health and Social Care
  - King's College London Institute of Psychiatry.
50. Accordingly, it was accepted that the existing use was ancillary to the college and not considered to be Class B Use and that the provisions of policy 1.4 were not relevant in this instance. In addition, the uses currently occupying the building are to be redistributed to other premises on the adjacent Guys and St Thomas' Campus, or to the new development proposed at Canada Water (approved in 2013) and therefore no real job losses would result from the loss of this office floorspace.
51. Officers acknowledge that the current office building built in the 1960's is outdated and unsuited to current office requirements and there is limited possibility for modernisation to bring this up to modern standards. It may also prove difficult to market in the future.
52. It is also argued that the significant amount of office floorspace that has recently been completed is under construction or has been granted planning permission in the area. These include:
- London Bridge Tower (Shard of Glass)
  - London Bridge over-station development
  - London Bridge Place
  - More London.
53. Furthermore, with the amount of office floorspace in the pipeline in the CAZ (within Southwark), there is substantial amount of office floorspace coming forward in the area which can cater for the current office demand in Southwark. The Mayor has also

acknowledged that with the strength of office stock in the area that was accepted in the previous scheme, there has been no material change in site circumstances or planning policy to justify coming to a different conclusion in this case.

54. The previous application 10-AP-2754 noted that student accommodation (a form of non self-contained form of accommodation) was defined as *Sui Generis* under the Use Classes Order 1987 (revised in 2005), and residential housing policies were not applicable. It also did not contribute to the general housing need, but there were special circumstances to allow this development. It was evident that there was also a need for student accommodation and the development being on the university campus and close to Guy's Hospital and in a highly accessible location would be ideal for student accommodation.
55. This current application now proposes C3 Class use residential accommodation and Officers consider that this would help meet the general housing need in Southwark. Strategic Policy 5 of The Core Strategy has a target of 1,900 net new homes within the Bankside, Borough and London Bridge Opportunity Area, within which the site lies. The Mayor highlights that the provision of 119 units would help to achieve Southwark's Further Alterations to the London Plan Housing target of providing 27,362 homes within the plan period and is welcomed.
56. Retail use  
Saved Policy 1.7 'Town Centres' concerns development within town and local centres and identifies that most new developments for retail and other town centre uses should be accommodated within the existing town centres and local centres, including London Bridge.
57. The proposed scheme would also provide ground floor retail (A Class use) units totalling 182sqm. The site is within the CAZ and the Bankside and Borough district town centre and is therefore a suitable location for retail use and would provide active frontage at ground floor.
58. Affordable housing  
The NPPF states that local planning authorities (LPAs) 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.
59. Strategic priority is afforded to maximising affordable housing in London Plan Policy 3.12 which states that affordable housing contributions should represent the maximum reasonable amount, to be provided on site and based on a detailed and robust financial viability appraisal.
60. The local policies are saved Southwark Plan Policy 4.4 'Affordable housing', and Core Strategy Strategic Policy 6 'Homes for people on different incomes'. The policy requires a minimum of 35 per cent of affordable housing on developments with 10 or more units.
61. The Council's adopted Affordable Housing SPD 2008 together with the draft Affordable Housing SPD 2011 clarifies the Southwark Plan and Core Strategy policy framework and sets out the approach in relation to securing the maximum level of affordable housing from developments. Specifically, it sets out the sequential tests relating to the delivery of affordable housing, firstly relating to securing on site provision, secondly off site provision and thirdly an in lieu payment.
62. This sequential test, is summarised below:

- On-site provision: All housing, including affordable housing should be located on the development site.
  - Off-site provision: In exceptional circumstances, where affordable housing cannot be provided on site or where it can be demonstrated that significant benefits will be gained by providing units in a different location in the local area, the affordable housing can be provided on another site.
  - In lieu payment: In very exceptional circumstances where it is accepted that affordable housing cannot be provided on-site or off-site, a payment towards the delivery of affordable housing will be required.
63. Affordable Housing Requirement  
In total there are 355 habitable rooms in the scheme and 35 per cent of this would equate to 124.25 habitable rooms. This is the minimum required affordable housing provision.
64. On-site provision  
The application proposes no on-site affordable housing and the applicant has submitted an Affordable Housing Statement to demonstrate why this cannot be achieved. The amount of affordable housing that can be supported by the proposal will also be determined by scheme viability and the applicant has therefore submitted a financial viability assessment (FVA).
65. The arguments are set out below:
- Design - the design, bulk and height of the building is based on that already approved under permission ref 10-AP-2754 and as explained in the design section of this report, the high quality of architecture is most appropriate. It is a typical requirement from Registered Provider's that affordable units have their own independent access and lift core. The provision of an additional entrance and core to serve affordable homes is not possible without having a detrimental impact on the scheme's design. The impact on the scheme would include the loss of amenity space and public realm and further impacts on the overall design of the building. The proposed scheme does include two separate lift cores and access points however the level of viable contribution is such that it would not be able to cross subsidise the delivery of an entire core for affordable housing.
  - Affordability criteria and viability of the scheme- the provision of intermediate accommodation is constrained by the high private residential values proposed, that equate to an unaffordable housing cost when compared to both Southwark and GLA affordability criteria. The high end residential accommodation and an associated high service charge would impact on the affordability for the residents and the Mayor also agrees that the effect of this would mean a significantly reduced number of on-site units. The loss of any net area arising from an additional entrance and core for affordable homes would also have an impact on the overall viability of the project and reduce the amount of affordable housing that could be provided.
66. Both GLA and Southwark Officers therefore agree with the above justifications and accept that the scheme would not be suitable for on-site affordable housing and that a greater quantum of affordable units could be achieved off-site.
67. The applicant's FVA was independently assessed by a consultant on behalf of the Council and the conclusion was that there is a surplus available for a donor site for off-site provision.

68. Off-site provision

- The adopted and draft Affordable Housing SPD states that, in very exceptional cases where it is justified and accepted that affordable housing cannot be built on-site as part of a development, the off-site provision is required to be built on another site near the development. The off-site affordable housing should be built and ready for occupation at the same time as the on-site market housing. The off-site affordable housing is additional to the affordable housing that would need to be provided on the identified site in any case. For off-site provision, planning permission should have been granted for the development of housing on the identified site or sites or a planning application submitted for the off-site affordable housing provision at the same time as the application for the facilitating development.
69. The applicant's original strategy was to fund the delivery of affordable housing on an identified donor site, (Kipling Estate garages), but for a number of reasons this is no longer a workable solution.
70. As a result of this, the applicant was to carry out a site search to find other suitable sites which are capable of delivering the required affordable housing. An initial site search (report dated 8 June 2015) was then undertaken by the applicant which reported that sites in the north of the borough are too expensive given the scale of viable contribution available. The above report states the applicant has engaged with Registered Providers (RP) to identify whether a payment could secure the delivery of additional affordable homes. The payment would be used effectively as a grant to meet funding deficits which reduce the amount of viable affordable housing being taken forward on registered provider-led schemes.
71. Officers encouraged the applicant to explore all options borough-wide and not be restricted to the north of Southwark and the applicant to further engage with the RPs which expressed an interest in 'gap funding'.
72. As explained above, there is a total of 355 habitable rooms in the scheme, 35 per cent of which equates to 124.25 affordable habitable rooms required.
73. Following the initial site search report, the applicant made further discussions with an affordable housing provider and has revised their offer to the Council. An agreement has been reached where a payment would be made to Family Mosaic for an initial 54 habitable rooms with a commitment to source a further 46 affordable habitable rooms. This would be for a period of two years following the signing of the S106 agreement and in the event that further off-site affordable habitable rooms cannot be secured then an in-lieu payment would be triggered at that point.
74. Family Mosaic are about to start construction on their site at 2-16 Amelia Street in Southwark (SE17), which has planning consent for the development of the site for 55 apartments. The payment offered by the applicant has been identified as a reasonable sum that would assist Family Mosaic deliver an additional eight rented and eight intermediate homes on the site. This would take the Amelia Street scheme to the 65 per cent policy cap and deliver an additional 54 habitable rooms for affordable purposes.
75. The aggregated total of 54 habitable rooms at Amelia Street and 46 unidentified habitable rooms comprises 100 in total or 28 per cent equivalent of the 355 habitable rooms in the Quill. In the event that within the two year period additional habitable rooms cannot be located then the applicant will make a financial contribution to the Council's affordable housing fund of £4.6 million (46 x £100,000). *Note: The Affordable Housing SPD states that a minimum of £100,000 of pooled contribution per habitable room of affordable housing will be required.*

76. Whilst the level of affordable housing this represents equates to 28 per cent which is below the policy level sought the final figure is significantly higher than that indicated in the agreed FVA as being the level of affordable housing that can reasonably be provided. However, the applicant has confirmed that they remain willing to deliver the above.
77. In terms of location clearly the Amelia Street site is not particularly close to the application site. However, the high development values in the locality of the application site are such that providing shared ownership units in particular is very difficult within the relevant income thresholds. The Amelia Street site has the further benefit of a planning permission and being very close to starting on site. Hence the delivery of the affordable housing at the same time as the market housing is aligned. Consequently the location is considered acceptable in these circumstances.
78. The mechanisms to secure the delivery of that affordable housing will be set out in the S106 agreement with a fall-back commuted sum figure should the other 46 off-site affordable rooms not be delivered within the two year timeframe.
79. Density  
The total density of this scheme including the retail use would equate to approximately 3,965HR/Ha, which does exceed the maximum of 1,100 HR/Ha permitted in the CAZ.
80. Nevertheless, it should be acknowledged that the building occupies a small site area and the building itself has already been approved, albeit with student accommodation. Density *per se* is seldom the only factor and if there are no significant harmful impacts on the amenity of neighbouring residents or future residents of the scheme, or the character and appearance of the area, then the development may be acceptable. Furthermore, density is generally higher on smaller sites like this as there is not the same requirement for estate roads and other amenities, and therefore the density figure should not in itself be decisive in such situations.
81. Strategic Policy 5 'Providing New Homes' of the Core Strategy states that in the Opportunity Areas and Action Area Cores the maximum density range set out above may be exceeded when developments are of an exemplary standard of design. In this case, if the design is of a high standard, when considered against the criteria in the Residential Design Standards SPD (2011), as discussed further below, this should also be taken into account in the consideration of the density.
82. The site is very well located in relation to transport and on the basis of analysis further in this report it is considered that the development would not demonstrate the characteristics of overdevelopment. Consequently in this case a high density scheme is considered to be acceptable.
83. Wheelchair housing  
Saved Policy 4.3 states that at least 10 per cent of all major new residential developments should be suitable for wheelchair users. 12 of the 119 units would meet the wheelchair accessible standards and would equate to 10 per cent of the total number of units being provided as wheelchair units. These are located on the first to eighth floors.
84. Mix of dwellings  
Strategic Policy 7 of The Core Strategy requires residential developments over 10 units to have at least 60 per cent two or more bedrooms and at least 20 per cent three, four or five bedrooms in the CAZ. The Policy also sets a maximum of 5 per cent as studios and only for private housing.
85. The proposed mix would be as follows:

6 x studio flats  
 40 x one bedroom flats  
 50 x two bedroom flats  
 23 x three bedroom flats.

86.

The scheme would have at least 60 per cent of two or more bedrooms and at least 20 per cent of units would have three bedrooms and would therefore be of an appropriate mix in compliance with policy. The scheme has been revised to ensure that the rooms meet the minimum unit sizes as stipulated in the Mayor's Housing SPG and the Council's Residential Design Standards SPD 2011. All the rooms either meet or exceed the minimum standard (particularly the larger three bedroom flats) and is welcomed.

### **Environmental impact assessment**

87. An Environmental Statement is not required with this application as the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

88. The applicant made a Screening Opinion request in relation to the proposed development. The Council advised that the development was not considered to be EIA development and that an Environmental Statement was not required. The site does not exceed five hectares (being less than 0.1HA), and therefore is not classified as a Schedule 2 'urban development project'. It has been determined 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 has an established use as offices, and is located outside a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects.

### **Design**

89. Height

The site is located within the London Bridge Opportunity Area which seeks to encourage and support high density sustainable development. The proposed building being over 100m in height constitutes a tall building.

90. London Plan Policy 7.7 states that tall and large buildings should generally be limited to sites in the CAZ, opportunity areas, areas of intensification or town centres that have good access to public transport, and in this instance the site is therefore suitable for a tall building.

91. As explained above, the current application does not make any fundamental changes to the overall height, bulk, massing or detailed design previously approved. Notwithstanding this, Officers consider it appropriate to make an assessment following new and recent developments in the vicinity of the site and the alterations to the London Plan.

92. Saved Policy 3.20 of the Southwark Plan states that any building over 30 metres tall (or 25 metres in the Thames Policy Area) should ensure that it:

- a. Makes a positive contribution to the landscape; and
- b. Is located at a point of landmark significance; and
- c. Is of the highest architectural standard; and
- d. Relates well to its surroundings, particularly at street level; and
- e. Contributes positively to the London skyline as a whole consolidating a cluster



within that skyline or providing key focus within views.

93. The scheme addresses each of these in turn. Despite its constrained site, the proposal devotes a large proportion of the ground floor to high quality public realm not just as a semi-private forecourt to the residential flats but as a new connection between Weston Street and St Thomas Street. Further, the lowest two floors are recessed in order to maximise the public space at the foot of the building. In this way the proposed scheme makes a considerable contribution to the public realm. In addition to this, the building line in St Thomas Street has been set back to provide a generous pavement that not only provides a greater space in terms of the setting for a tall building, but it will also accommodate the increased number of pedestrians expected with the new developments within the area and the redeveloped mainline station.
94. This tall building is located at a major transport interchange, a location that is not just a result of its accessibility but also the focus of many views both from the railway and the local roads. Once the redevelopment of London Bridge Station is completed, as is necessary for the full implementation of Thameslink 2000, this site will be located directly opposite the new southern entrance to the new street level concourse. In this way the junction of Weston Street and St Thomas Street takes on a particular significance, signalling the new entrance to the station and joining the Shard and Guy's Tower as marking the location of London Bridge Station.
95. The sections following in relation to quality of design confirm the exceptional architectural qualities of the design. In its fabric, geometry and function it exceeds expectations and takes on an exceptional sculptural and architectural form that will transform and compliment its context.
96. The scheme is located in the emerging cluster of tall buildings at London Bridge. At 310 metres, the Shard is western Europe's tallest building whilst Guy's tower, at 143 metres, is the world's tallest hospital building. The proposed building is approximately 80 metres from Guy's Tower, less than 100 metres from the Shard and, at 108 metres in height, forms a 'foothill' building to the primary landmark of the cluster. By being 40 metres lower than Guy's Tower and one third the height of the Shard, the proposed scheme makes an important contribution to the cluster cementing its qualities and confirming the importance of the Shard as the pinnacle of the emerging cluster.
97. Some concerns have been raised by local residents to the height of the building and how this may have a negative impact on the character of the area and the Bermondsey Street Conservation Area. Given the proposed development is located adjacent to the Shard and Guy's Tower and there is an extant permission for the same height, it is considered that the issue of precedence for tall buildings has already been set and that this building will sit comfortably within the London Bridge context. Context and the adjoining conservation area are covered in further detail below, however it is acknowledged that the site is affected by two different contexts; the lower scaled conservation area to the south, and the tall buildings to the north west. In this way, the form has been designed as a transition between the two in that the height of the southern edge is the same height as the existing Capital House building, with the roof then sloping up to the maximum height on the northern edge. It is considered that this form successfully accommodates the transition between the lower context to the south and the taller context around the station.
98. The GLA had previously supported the principle of a tall building on the site and this still remains the case. The site is located within an area identified as being appropriate for tall buildings, subject to meeting certain criteria. As such, having regard to the London Plan and the Southwark Plan, the principle of a tall building is accepted and that there are no grounds for refusal based on the principle of a tall building.

99. Urban design

- Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape, as well as the local views and resultant streetscape.
100. The local context varies in its scale and ranges from 2 and 3 storey residential and industrial properties to the south rising to nine to ten storey buildings onto St Thomas Street. The existing building on the site is 10 storeys high and has a poor relationship with the street. The site sits between the civic scale of St Thomas Street and the finer grain and lower scale of the conservation area to the south of Melior Street. In this way the proposal on this site has to reconcile these two contexts, to respond to the unique historic and architectural character of the Bermondsey Street Conservation Area and to the substantial scale of one of London's mainline stations to the north.
101. Since the granting of the planning permission under ref 10-AP-2754, the buildings immediately adjoining the site have remained (Beckett House and 16 Melior Street). Recent developments close to the site include Nos. 6 - 14 Melior Street and land adjoining to the rear of Our Lady of La Sallette and Saint Joseph Catholic Church. Planning permission was granted for a new building ranging four to seven storeys in height to provide 37 residential units and a community centre and commercial space. Construction works have commenced on this site, but are not yet complete.
102. The footprint of the proposed Quill building has marginally shifted to the west by 700mm and now provides a narrow gap between the new development and the boundary of adjoining site to the east (Beckett House).
103. Like the original scheme, the proposal would still address both Weston Street and St Thomas Street appropriately; the ground floor is characterised by active frontages and a dramatic 'scoop' of public space which encourages public access around and through the site. There is a generous forecourt and an increased permeability between these streets to create a much improved experience at street level. The 'scoop' extends vertically to the full height of the building and gives the development its striking sculptural form.
104. The layout of the uses at first floor has changed since the first consent, and now includes a reading room, workspace/lounge and a 'community centre' all serving as 'private amenity space' for the residents in the development. The location of these communal spaces on the first floor and the corner of St Thomas Street and Weston Street help to create an active frontage and provide passive surveillance.
105. Following negotiations with the applicant, the footprint of the building on the southern side has been amended very slightly to increase the width of the footpath on the Weston Street corner. This means that the angle of the curve becomes marginally deeper, but would not change the overall form or appearance of the building.
106. The footprint of the proposal meets the edge of the north and east boundaries of the site and rises to 31 storeys (108m) at its tallest point. It is a dynamically shaped building with a deep 'scoop' that rises up the western face and is complimented by a dramatic diagonal chamfer to the south. Through its shape the building seeks to benefit from the southerly aspect of the site and rises from 10 storeys at its southerly extreme to a 31 storey presence onto St Thomas' Street. The transition in scale is handled by a dramatic sloped roof, which rises from the 10 storey southern extremity to its 31 storey pinnacle at the northern end of the site.
107. It is considered that the scheme embraces and adapts to its context. At the ground

level it has a generosity in the amount of public space it offers and presents an elegant and sculptural three-dimensional form that will compliment the local views and the emerging context of St Thomas Street.

108. Quality in Design

Policy 3.12 of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When assessing the quality of a design, the fabric, geometry and function of the proposal are considered as they are bound together in the overall concept for the design.

109. The detailed design of the development has not fundamentally changed, but the facades have been amended as the units inside the building are for C3 residential and there are requirements to provide private amenity space and privacy.
110. The concave curve of the facade will consist of a mixture of translucent coloured glass and clear glass panels. The translucent coloured panels will allow light to enter the apartments and also provide privacy for the residents on the curve of the building. The panels are so arranged and positioned in appropriate locations to increase the distance between clear sections of windows to provide good visual separation between perpendicular apartments. The view lines would also be at an oblique angle.
111. The above changes would not significantly alter the overall fabric of the proposed development and it takes its cue from the concept of the Quill and it uses its facade expressively. As with the consented scheme, the facade of the building has a depth and complexity which gives its elevation quality that will set it aside from other buildings in the area. The facade is predominantly of metal arranged in vertical strips of 250mm wide cladding modules which give way to a glazed crown.
112. Punched apertures in the cladding would create depth and variety to the external surface and this is retained in this current design. The building would now include naturally ventilated winter garden areas with open/close glass louvre windows to each apartment. The use of these louvres does not disrupt the vertical rhythm or overall appearance of the building.
113. Finally, the Quill retains the design of expressed feathered strands which extend beyond the roof to give the design a crown and express its top in an appropriate manner befitting the design rationale.
114. The previous scheme was designed with a single car lift at ground floor, leading to two disabled bays in the basement. The current scheme now proposes two disabled bays within the Melior Street frontage and therefore a greater area is dedicated to servicing doors than was previously approved. Whilst this is the case, approximately half of the rear elevation facing Melior Street would still comprise a retail unit and would still provide an active frontage.
115. Comments received from Team London Bridge notes that while the retail spaces are to be welcomed the more northern of the units is not designed with sufficient depth on St Thomas Street such as to give it the prominence that its location opposite the new station entrance demands.
116. Officers consider that the prominent location would in itself allow the retail spaces to be clearly visible and layout of the buildings allow for greater permeability through the site.
117. Team London Bridge raises concerns that the proposed 'community room' would be

for the use of residents only and an active commercial/retail space would be more appropriate in this location. Officers consider that the community room would be frequently used by the residents in the building for recreation purposes and would still provide an active frontage.

118. The Metropolitan Police Design Advisor has reviewed the scheme and considers that the proposal should be able to gain Secured by Design accreditation for design and layout as well as Part 2 physical security, with the guidance of 'New Homes 2014' and by incorporating accredited, tested certificated products.
119. It is recommended that a 'Secure by Design' condition be attached to any permission that may be granted and that the wording is such that the development will achieve certification - not merely seeking to achieve accreditation. This will ensure that the agreed design strategy will be implemented.
120. It is noted that the building now leaves a through-route between the application site and the adjoining Beckett House and is separated by a low fence. Concerns about this have also been raised by Team London Bridge. Following discussions with the applicant, the area between the eastern boundary and the building would be gated off at both ends to restrict access for maintenance only. It is considered that as this would be gated, opportunities for crime would be reduced.
121. Efficient use of land  
 Saved Policy 3.11 of the Southwark Plan states that all developments should ensure that they maximise the efficient use of land whilst:
- i) Protecting the amenity of neighbouring occupiers or users; and
  - ii) ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site; and
  - iii) Positively responding to the local context and complying with all policies relating to design; and
  - iv) Ensuring that the proposal does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites; and
  - v) Making adequate provision for servicing, circulation and access to, from and through the site; and
  - vi) Ensuring that the scale of development is appropriate to the availability of public transport and other infrastructure.
122. With the exception of iv), the above points are covered separately within the body of this report. An objection has been received from the owner of the site adjoining Capital House to the east (Beckett House) on the grounds that the proposed development would adversely impact their site in terms of access. Objections were raised by the same owners on the previous application for the student accommodation, particularly on the potential of the scheme to compromise its development potential.
123. Other representations received also relate to how the proposed development would be satisfactorily integrated into the future development of the Beckett House site. This has a stand alone iconic nature and the concerns were that this may hinder the creation of a cohesive street environment on St. Thomas Street and that granting planning permission sets a precedent that will likely result in an incoherent mix of building styles.
124. Officers note that this issue was raised and discussed at length in the previous application. The building with a 'cut' near the centre improved the relationship with the adjoining site. In addition, the windows within the eastern elevation of the southern section have been angled to the south in order to avoid overlooking. This is the case

for the existing building on the site as well as addressing its future development potential.

125. The current scheme with a shift to the west now also provides a narrow alleyway for maintenance between the building and the eastern boundary, which further assists in providing separation between the Quill and any future development at Beckett House.
126. The application site is constrained in terms of size and yet has provided generous pavement widths in St Thomas Street and on the corner of Weston Street and also creates a new courtyard on the western elevation. The adjoining Beckett House site is larger in area and therefore has scope to provide some buffer zone should it come forward for development.
127. Any development scheme on the adjacent site, particularly if for a tall building, will similarly require generous public realm and an open setting to ensure permeability. The area is generally mixed in architecture and urban grain and Officers consider that a diverse and innovative design for this future gateway to the London Bridge station entrance would be encouraged for adjoining sites. The concern about incoherent architectural styles would not be an issue here.
128. Whilst it is acknowledged that the proposed development will inevitably impact on the development potential of the adjoining site, this is not to an unreasonable degree. Hence the proposed development meets all the criteria listed in saved policy 3.11 and, on balance, it is considered that the building will be a highly efficient use of land.

#### **Impact on character and setting of a listed building and/or conservation area**

129. Saved Policies 3.15 and 3.18 of the Southwark Plan indicate that permission will not be granted for developments that would not preserve or enhance the setting or views of a Listed Building or the setting and views into or out of a Conservation Area.
130. The proposed development is across St Thomas Street from the listed section of the London Bridge Station. Team London Bridge as consultees have noted that the daylight / sunlight assessment included with the original planning application did not address the inevitable overshadowing of the historic railway arches on St. Thomas Street.
131. In the previous application the applicant had offered a financial contribution of £50,000 secured through the S106 legal agreement to go towards repairs and maintenance of the arches to mitigate against any impacts of the development, particularly due to any shading by the Quill. Officers understand that these works of repair have already been carried out to the arches. However, it is considered reasonable and necessary to secure £50,000 for further maintenance of the Grade II listed arches. In the event that these works are not required, the pooled contribution could go towards improvements to nearby listed arches on Crucifix Lane.
132. The site is located outside the nearby Borough High Street and Bermondsey Street Conservation Areas but will be visible from within them. Weston and Melior Streets form the western and northern boundaries of the Bermondsey Street Conservation Area and development on the application site will affect the local views out of and into the conservation area. This application site is located in a part of the setting of the Bermondsey Street Conservation Area, the setting of which is characterised by London Bridge station, the Shard, Guy's & St Thomas' Hospital and the commercial structures around the station. There is no change in the boundaries of the conservation areas since the granting of planning consent 10-AP-2754 and there are no significant policy changes.

133. The character of the Bermondsey Street Conservation Area is largely fine grain, generally low scale development with a range of movement options for those circulating around it. As such, there are areas where a glimpse of the proposal would be experienced and areas where it would be fully visible in the setting. The view analysis indicates the scale of the impact from a number of conservation area viewpoints. The steeply sloped roof forms are positioned away from the conservation area and in line with the conclusion of the previous scheme, in those parts where the glimpse of the building is present, this would still preserve the special character of the conservation area.
134. The proposal would be visible from the Tower of London World Heritage Site at Tower Green and White Tower, which is a designated World Heritage Site and the NPPF and the London Plan policies notes that the extent and importance of the significance of the heritage asset is integral to assessing the potential impact, and therefore the acceptability. London Plan Policy 7.10 states that development within the setting of World Heritage Sites should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance. As with the previous application, the applicant has submitted a Townscape, Heritage and Visual Assessment (THVA) and provides a number of photomontages to illustrate the impacts of the proposed development on the views, from the north, particularly from the Tower of London. The GLA notes that the assessment of this was carried out as part of the previous application which concluded that the impact would be slight, and that the proposal would be no longer visible on the approach to the Queen's House meaning the setting of the World Heritage Site is preserved.
135. Notwithstanding this, the Mayor's SPG on London World Heritage Sites - Guidance on Setting was adopted in March 2012 and provides a framework for assessing the impact of change on World Heritage Site's Outstanding Universal Value (OUV). With the changes in the way it should be assessed, the GLA has asked the applicant to update the assessment to take account of the advice in the above SPG.
136. The applicant subsequently prepared an addendum to the THVA to take into account the SPD guidance and reconfirms the conclusion of the 2014 THVA. It concludes that the building is appropriate for its context, does no harm to the OUV, the setting or views out of the World Heritage Site and is compliant in policy terms. Officers are in agreement with this conclusion.

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

137. Saved Policy 3.2 of the Southwark Plan relates to the protection of amenity and states that permission will not be granted where a loss of amenity would be caused.
138. Daylight and sunlight  
Concerns have been raised by local residents on the height of the building and how it would overshadow local residential buildings causing significant loss of daylight/sunlight. The submitted Daylight and Sunlight report also provides an assessment of the development on the amenity of the adjoining occupiers. The British Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) has been used to assess the impact on daylight and sunlight.
139. As explained above, the proportions of the building remains the same as the consented scheme, but the variables are that the building has now moved 700mm to the west and some new nearby residential accommodation, on Melior Steret, has achieved planning consent. Following further clarifications from the applicant, it is concluded that the current proposal would not have any further impact upon neighbours' sunlight than that envisaged by the currently extant consent Quill scheme.

Accordingly, it is considered that there is no detrimental impact on adjoining occupiers in relation to sunlight and daylight.

140. Privacy

The footprint of the building having moved approximately 700mm to the west does not come closer to the neighbouring properties on Melior Street. The building is designed to have punched windows and the rooms are set within the deep recess of the envelope and are not large expanse of glazing and thus limit direct overlooking.

141. Noise and vibration

A Noise and Vibration report was submitted in support of the application. As with the consented scheme, in terms of its final operation, the proposed development is not considered to generate any significant noise that will impact adjoining occupiers. The only noise generated by the development is expected to be plant associated with the general operation of the building which would be expected on any new development and is not considered to be of particular concern. The submitted report contained measures which are to be incorporated in the design of the building and a condition requiring a certain level of internal noise level to be achieved is recommended. There will be higher levels of noise and vibration during the construction stages, but these are temporary and can be controlled by other environmental legislation.

142. Wind

Some concerns have been raised by residents on the potential wind tunnel effect that will result from this new high-rise building and resulting in an increased ground wind speeds. Again, as the building has a similar height, mass and form as the consented scheme, there should not be any new impacts in terms of wind tunnelling over what was previously assessed. Notwithstanding this the applicant has still submitted a Microclimate Wind Assessment which assesses the impact of the development in terms of wind tunnelling. It concluded that the proposed development would not have an adverse impact on the wind in or around the site and that pedestrians in the surrounding area will not notice any significant changes or experience any increased discomfort or danger as a result of the new building. As such, there are no concerns in relation to wind impacts arising from the development.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

143. Quality of accommodation

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, including outlook, privacy, and natural daylight.

144. The previous scheme for student accommodation for 470 rooms was assessed under criterion (iv) of saved policy 4.7 'Non Self- Contained Housing For Identified User Groups' of the Soutwark Plan, which requires any proposal for student accommodation to provide a satisfactory standard of accommodation, including shared facilities. There are no policy standards for size of units within the student accommodation.

145. The proposed use as C3 residential flats would now need to meet minimum unit sizes as stipulated in the Mayor's Housing SPG and the Council's Residential Design Standards SPD 2011. All of the proposed units would meet the minimum standards and have dual aspect and good outlook. Each of the rooms would also meet the individual room standards and some of the living/dining/kitchen would exceed the minimum.

146. Amenity space

Unlike other conventional residential developments where external balconies are proposed for flats, due to the design of the building and the desire to retain the sculptural form, the units are provided with 'winter gardens', which form an enclosed private amenity space within the building. The following minimum private amenity space will be provided for each of the proposed new dwellings:

1 bed flats - at least 5m<sup>2</sup>

2 bed flats – at least 6m<sup>2</sup>

All 3 bed flats - 10m<sup>2</sup>.

147. The Residential Design Standards SPD (2011) states that for units containing three or more bedrooms, 10sqm of private amenity space is required and this scheme achieves this. For units containing two or less bedrooms, 10sqm of private amenity space should ideally be provided. Where it is not possible to provide 10sqm, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. All flat developments must provide at least 50sqm communal amenity space per development.

148. The applicant has argued that the scheme provides the following:

Ground floor communal amenity – 51sqm

Level 1 communal amenity – 315sqm

Level 8 communal amenity external terrace – 167sqm.

149. These spaces include a roof terrace, reading room and community centre in accordance with policy requirements. The roof terrace on level 8 is also external. From the submitted plans the adjoining communal space on either side of the roof terrace has been designed so that the doors can be opened up so that there will in effect be covered external space adjoining the roof terrace. This means that this space can be used in all weathers, making it a much more usable space and giving greater amenity to the residents.

150. Due to the constraints of the site and because of the exceptional circumstances for a tall building, Officers accept the concept of the proposed communal amenity space and it is recommended that a condition is imposed restricting those internal and external spaces to be reserved and used only as communal amenity space. Nevertheless, the Residential Design Standards SPD 2011 seeks 'outdoor' amenity space and Officers consider that there should be other mitigation measures for the shortfall of private amenity space. The Council's adopted S106 SPD 2015 seeks a S106 planning obligation to help improve open space elsewhere near to the development site. Any shortfall in the required provision of amenity space will be charged at £205 per square metre. £205 per sqm represents an average cost in Southwark for improving open space, taking into account all costs including fees and construction costs.

151. The proposed private amenity space in the development is 855sqm. The policy requirement for private amenity space is 1,190sqm. There is therefore a shortfall of 335sqm and this would equate to a payment of £68,675, which the applicant has confirmed would be acceptable and will be secured via a S106 agreement. This would go towards works to improve the Guy's Park located to the south of the site.

152. Policy 3.6 of the London Plan requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme. Southwark's Residential Design Standards SPD states that a minimum of 10 sqm of play space per child bed space should be provided. The GLA has published revised guidance on child play provision (Shaping Neighbourhoods Play and Informal



Recreation SPG September 2012) which includes an updated child yield calculation methodology.

153. The total minimum child yield for the development would be 13, which equates to a minimum play space requirement of 131sqm. The proposed development provides 45sqm. There is therefore a shortfall of 86sqm. In exceptional circumstances where this cannot be provided on site, the Council normally seeks to secure a S106 planning obligation to contribute to improving play space elsewhere in the surrounding area of the development site. Any shortfall in the required amount of child play space will be charged at £151 per square metre. This would equate to £12,986. Again, the applicant has agreed to pay this contribution.
154. Daylight and sunlight for future occupants within the scheme  
The scheme has been revised so that the internal daylighting levels within some of the new rooms would be improved. The Daylight/sunlight report notes that as there is an extant planning consent on the site for a building of almost identical proportions, the comparison within the report is the extent to which the neighbours' daylight and sunlight amenity is altered as a consequence of this new and latest proposal.
155. The report notes that three variables have altered since the original planning was granted:
- i) The scheme has moved circa 700mm to the west;
  - ii) There are additional residential receptors in the vicinity that have since been granted planning consent in particular on Melior Street;
  - iii) The BRE Guidelines and methodology have been updated in the interim with new guidance issued in 2011.
156. The Average Daylight Factor (ADF) determines the natural internal light or day lit appearance of a room and the ideal levels of daylight for a kitchen is a minimum of 2 per cent, for a living room a minimum of 1.5 per cent and 1 per cent for a bedroom.
157. During the application stage, Officers raised concerns about the quality of light within the proposed accommodation. In particular, concerns were raised about living rooms with separate kitchens which were not expressed clearly on the drawings. The applicant has confirmed that it is the case that the kitchens would be entirely enclosed and at the rear of the room and hence have not formed part of the daylight analysis. All those areas of living and dining space which have a wall which contain windows and which are therefore material for technical analysis will comfortably satisfy and exceed the one and a half per cent ADF which both the BRE and British Standard consider appropriate. It should be noted that the number of units that have this layout are limited, with three east and three west facing lounge/dining rooms located on floors two, three and four of the proposed development. Each of these six rooms have an internalised kitchen area attached to the rear of them.
158. Concerns were raised about the quality of daylight within the proposed accommodation within some of the bedrooms on the lower floors of the building. It was explained that these were a function of the urban environment within which the scheme is located (narrow streets with tall buildings surrounding) and the ratio of glazing to room area. The minimum ADF for a bedroom should be one per cent and following discussions with the applicant, the architect SPPARC have reconsidered the façade design. In doing so, they have maintained the rhythm of the external elevation for architectural purposes but replaced some areas of the façade with an opaque/translucent glazed material. Externally this material will appear solid to maintain the architectural appearance of the building; however, internally an appreciable amount of light will pass through. As a result, the applicant has undertaken additional technical analysis on all of those rooms on the lowest floors

which would have fallen short of this target ADF. All bedrooms bar two (0.9 and 0.8 per cent ADF) now meet or exceed the one per cent target daylight criteria. As a result the quality of daylight within the proposed accommodation within the development will be good rising to exceptionally good as one rises up the building.

159. It is considered that with the changes made, the proposal would maximise the level of daylight that the units would have access to. The number of bedrooms that do not achieve the minimum one per cent ADF is very few and even those that do not achieve this standard is only at 0.8 per cent, which is not a significant shortfall.
160. In terms of sunlight within a new development, the BRE Guidelines state that the main requirement for sunlight is in living rooms. There are 83 living rooms or mixed use rooms within a living room element located on Floors 1 to 14. 62 of the 83 living rooms have at least one window orientated to within 90 degrees of due south. The applicant asserts that there are therefore no more than 25 per cent of living rooms have, by necessity, been orientated within 90 degrees of due north.
161. The analysis results submitted in August 2015 show that the sunlight levels within 51 of the 62 (82 per cent) living rooms fully meet and in most cases substantially exceed the BRE Guidelines for sunlight amenity. All rooms above Floor 11 are fully compliant in terms of sunlight amenity.
162. The 11 of the 62 living rooms which fall short of guidance do so by no more than three per cent total Annual Probable Sunlight Hours (APSH) and are fully compliant in terms of winter APSH.
163. In summary, the proposed dwellings would have adequate daylight and sunlight levels, providing a satisfactory level of accommodation.
164. Noise  
A noise report was submitted by the applicant and has recommended mitigating measures which are to be incorporated in the design of the building. A condition recommended by the Environmental Protection Team for internal noise levels shall be imposed.
165. Air quality for residents  
The development is in an Air Quality Management Area (AQMA). The applicant has prepared an Air Quality assessment dated October 2014 for the proposed development. The assessment confirms the need for mitigation as the pollutants concentrations are predicted to be above the air quality objectives. Mitigation in the form of mechanical ventilation is proposed. Mechanical ventilation was also proposed to ensure that the internal noise criterion is achieved. EPT has recommended air quality conditions to this application.

### **Transport issues**

166. London Plan Policy 6.1 promotes the integration of transport and new development and Policy 6.3 states that development should not adversely affect safety on the transport network.
167. Saved Policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, or where they are not it must be demonstrated that sustainable transport options are available to site users, and sustainable transport is promoted.
168. The site is situated adjacent to London Bridge Station which is served by overland rail, two underground lines, and a bus station. Accordingly, the site has the highest possible public transport accessibility rating (PTAL) of 6b and is a sustainable location

for residential accommodation.

169. A Transport Assessment (TA) and Travel Plan have been provided and it identifies that there will be a reduction in peak hour movements compared to the consented student scheme. Given its high PTAL rating, it is not considered that the scheme would have an impact on the local highway network.
170. Car parking  
In line with national and local policies, the Council is seeking to encourage reduced car dependence particularly in areas with good accessibility to public transport and thus encourage the use of more sustainable transport modes. The parking arrangement in this current scheme is different to the previous proposal as two disabled parking bays on the ground floor are now proposed accessed from Melior Street.
171. Generally, developments in the CAZ with good levels of public transport are expected to be car free, with the exception of disabled parking. Given the highly accessible location and in line with Southwark policy, a condition will restrict all occupants from obtaining a parking permit as this is within a Controlled Parking Zone (CPZ). Accordingly, there will be no impact on the existing street network in relation to on-street parking and congestion. The Mayor has suggested that at least one of the disabled spaces should be fitted with an electric vehicle charging point and this can be secured through condition.
172. The Council's Transport planning group recommends further measures to reduce car dependence such as the provision of three years car club membership. The applicant has agreed to contribute £5,000 towards the extra provision of car clubs in the area and this can be secured via a S106.
173. Plans have been amended to the disabled parking spaces and to realign the walls to provide adequate visibility, which would overcome any highway safety concerns.
174. Cycle parking  
Policy 6.9 of the London Plan and Saved Policy 5.3 of the Southwark Plan require development to improve conditions for cyclists including providing convenient secure and weatherproof cycle parking. The double stacker cycle parking is not suitable for many. Following clarifications from the applicant, of the 193 cycle parking spaces proposed in the basement, 146 are accessible at grade, equating to 75 per cent of the total provision. In addition to these there are also 6 Sheffield visitor spaces provided on Weston Street. This is considered to be acceptable.
175. Access to the cycle storage is via a shared lift and there is some potential conflict between cyclist and refuse collectors as it would result in the lift being shared during refuse times. The applicant has agreed to a condition for the submission of a Delivery and Servicing Management Plan (DSP) and this should demonstrate how the refuse will be handled to lessen the impact on cyclists using the lift.
176. The previous application provided for an on-site TfL cycle docking station for 16 bicycles. Cycling remains a key priority of the Mayor and the provision of an on-site 24 space docking station has now been requested by TfL. However, given that the site is constrained in size and it is important to maintain a spacious pavement on the St Thomas Street frontage, it is considered that an off-site docking station and other TfL cycling initiatives would be more appropriate and a S106 financial contribution of £100,000 contribution has been agreed to secure its delivery.
177. Access and layout  
As the building has moved to the west by 700mm, a pinch point of 1.4m on the south west corner of the of the footway on Weston Street would be created. Given the high

footfall in this area a setback was requested to be provided to aid pedestrian movement. The applicant has since revised plans to change the angle of the building very slightly to widen the footway. Specifically at the pinch point corner at the junction of Weston Street/ Melior Street, the building line has been pulled back to give a 2m wide footway at its most narrow point and this is considered to be satisfactory.

178. The applicant has revised plans to show a pedestrian crossing point at the north of Weston Street adjacent St Thomas Street, which was a previous requirement. The works shall be in accordance with TfL and Southwark Highways standards, forming part of a Section 278 agreement and be separate to any developer contribution secured and the applicant has agreed to this.

179. To support the car free development, the Mayor and TfL has requested that the pedestrian environment in the vicinity of the site should be enhanced. St Thomas Street is part of the Transport for London Road Network (TLRN) and it is expected that obligations requiring the developer to enter into a section 278 agreement with TfL for highway works on St. Thomas Street will be required. The applicant has also agreed to a contribution of £50,000 towards the enhancement of the St Thomas Street footway which together with Network Rail and other developer funded works to this street will ensure a consistent treatment.

180. Travel Plan

A Travel Plan was submitted with the application to promote more sustainable transport choices such as walking, cycling and public transport. Revisions have been made following discussions with the Transport planning team and whilst the targets to further increase walking would be desirable, Officers consider that on balance the scheme would promote sustainable modes of transport.

181. Servicing

The original servicing strategy for the residential development has now been amended. Following discussions with the applicant all servicing for the site will take place via a dedicated loading/servicing bay on Weston Street. This will ease pressure on Melior Street, which is not suitable for larger vehicles. The applicant has also provided a refuse holding area on the ground floor, which is considered more suitable than previous options. In addition a servicing and management plan needs to be secured as part of any planning permission granted.

182. Due to the revised servicing arrangements, the two existing residential permit parking bays would be lost. Weston Street is located within a parking zone that has a high stress parking ratio and the Highway Authority would not accept the loss of any parking bays. As such, the applicant has confirmed that two permit bays would be re-provided within the vicinity of the site. A revised parking arrangement drawing has been submitted which shows the relocation of the bays and to the south on Weston Street, with one additional pay and display bay and a car club. It is also required that the parking ticket machine be relocated to the eastern footway of Weston Street with the exact location to be agreed at a later stage. The cost of promoting and advertising the traffic order is in the region of £2,750 and this will be secure via a S106 agreement.

183. Taxis/Private Hire

Both TfL and the Council's Transport group required the applicant to demonstrate how taxi and private hire vehicles pick up and drop off will be provided for the site given that St Thomas Street will essentially be a one way single carriageway fronting the site. It is considered that the site will not require a dedicated taxi drop off/ pick up location as the site is within close proximity to a regional public transport hub and is predominantly residential in land use. Southwark's Transport team has accepted that people visiting the site could obtain taxis at London Bridge Station and the expected

numbers are low.

184. Overall, the proposal is considered to be consistent with the transport related policies in the London Plan and the saved policies of the Southwark Plan and that the development would not result in any adverse impacts in relation to transport. It would help promote non-car modes of transport and would provide an acceptable level of car parking and bicycle storage.
185. Other transport matters  
In their comments, Team London Bridge has specifically requested that the Legible London signage (way-finding signage scheme) be included in the development. TfL has not made a formal request for this and in this instance Officers consider that whilst this would be desirable, it is not a requirement.

### **Trees and landscaping**

186. Team London Bridge has commented that the development would place the Melior Street Community Garden in significant shade. This is a local green space on the corner of Melior Street and Fenning Street. Officers acknowledge this concern, but this area is to the east of the site and therefore would not be subject to overshadowing throughout the day.
187. Three small to medium sized trees exist on site which although of only minor significance help to provide green amenity which is relatively sparse within the dense urban development which characterises the north of the borough.
188. Key elements of the scheme in relation to any proposed landscaping include public realm along St Thomas Street including the response to London Bridge Station, the immediate local context on Weston Street, particularly to the recent high quality re-landscaping at the Greenwood Theatre, open space to the rear of the site on the neighbouring development at Beckett House together with the proposed access through and into the site.
189. The outline landscape plan features specimen tree planting within widened pedestrian access together with other limited greening, quality surfaces, large linear granite benches and lighting to encourage visitors 'dwelling time'.
190. The two mature trees proposed to the edge of Weston Street will mitigate the loss of street greening and help as wind breaks and whilst the number of trees cannot be increased, this is because it is on a very small site area and there are other wider public realm enhancements. Conditions have been recommended by the Council's Arboriculturalist to secure the planting. In addition, the Council's Ecology Officer has advised that if the existing building is demolished during the bird nesting season (March – August) then the developer should check the roof for black redstart nests or other nests on the roof.

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

191. Saved policy 2.5 'Planning Obligations' of the Southwark Plan, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and Policy 8.2 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 is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations and Community Infrastructure Levy (2015).
192. The applicant had originally submitted a proposed draft Heads of Terms based on the Council's Planning Obligations SPD 2007 and the toolkit. Since the submission of the

application, the Southwark CIL SPD was adopted in April 2015 and the previous S106 financial contributions would now fall away. The intention of the CIL Regulations is that S106 planning obligations should mainly be used to secure site specific infrastructure which is needed to directly address the impact of development. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

193. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

194. Following negotiations with the applicant, the S106 Heads of Terms have therefore been revised as follows:

195. Amenity space

As explained above, there is a shortfall of 335sqm in the required provision of amenity space and this would equate to a payment of £68,675, which the applicant has confirmed would be acceptable and will be secured via a S106 agreement.

196. Child Playspace

As explained above, there is a shortfall of 86sqm in child play space and where this cannot be provided on site, the Council would seek to secure a S106 planning obligation to contribute to improving play space elsewhere in the surrounding area of the development site. This would equate to £12,986. Again, the applicant has agreed to pay this contribution.

197. Archaeology

Given that the site is within an Archaeological Priority Zone (APZ), the SPD seeks S106 planning obligations to support Southwark's effective monitoring of archaeological matters. This will make sure that this archaeology is properly managed and preserved. A contribution of £2,777 has been agreed.

198. Heritage

As with the previous application, a financial contribution of £50,000 has been offered by the applicant for works to refurbish other historic arches in Network Rail's ownership, close to the Quill site. The next phase of arch refurbishment, at Crucifix Lane/Shand St/Holyrood St is proposed for 2016.

### **Site specific transport**

199. Car Club

The applicant has agreed to contribute £5,000 towards the extra provision of car clubs in the area.

200. TfL cycle docking station

A contribution of £100,000 to secure off-site docking station and other routine and reactive maintenance and cleaning of all equipment including bikes.

201. Enhancement of St Thomas Street

The applicant has also agreed to a contribution of £50,000 towards the enhancement of the St Thomas Street footway which together with Network Rail and other developer funded works to this street will ensure a consistent treatment.

202. Parking

The nearby parking ticket machine would need to be relocated to the eastern footway of Weston Street with the exact location to be agreed at a later stage. The existing on-street parking bays would also need to be relocated. The cost of promoting and advertising the traffic order is in the region of £2,750.

203. Employment

The Council seeks to secure a S106 planning obligation to help place unemployed jobseekers from the local area into jobs within the construction stage of a development. This will be through the agreement of targets and an obligation for developers to provide their own programme and/or work with council programmes to achieve them.

204. The applicant has proposed to provide a construction workplace co-ordinator and arrange the required training. The targets specified in the SPD works out to be as follows:

27 sustained jobs

27 Southwark resident trained in pre or post employment short courses

8 new apprenticeship start or in-work NVQs

205. In the event that these targets are not met, there will be a charge for the missed output and the Council reserves the right to request such sum as the Council considers may reasonably be required. This would be drafted in the S106 agreement.

206. Public Realm

To address the impact on the public realm, the applicant has committed to carry out works to improve the public realm in the local area surrounding the development. This would be set out in a schedule of works under S278 agreement of the Highway Act 1980. An agreed list of works would be detailed in the S106, with an outline of the range of works attached.

207. In summary, the s278 highway works would include the following:

- 1) Repave footways fronting the development on Weston Street and Melior Street with York stone natural paving slabs and 300mm wide granite kerbs
- 2) Provide pedestrian crossing facility on Weston Street's junction with St Thomas Street
- 3) Upgrade existing pedestrian crossing facility on Melior Street's junction with Weston Street to current LBS standards
- 4) Provide vehicle crossover to serve the two disabled bays off Melior Street
- 5) Amend the existing parking arrangement on Weston Street to include a loading only and car club bay
- 6) Relocate parking ticket machine to the eastern footway of Weston Street (exact location to be agreed)
- 7) Relocate existing lamp column on Melior Street to the front of footway.

208. Total cash contributions to the Council: £142,188. Total cash contributions to TfL, but secured via the S106 with the Council: £150,000.00

- Total: £292,188
- Administration fee of 2 per cent: £5843.76
- Total financial contribution: £298,031.76

209. The contributions agreed are considered to provide significant environmental improvements in the area and adequately mitigate against the impacts of the development in accordance with Saved Policy 2.5 of the Southwark Plan.

210. Affordable housing

As discussed above, the S106 would also secure the delivery of off-site affordable housing with a fall-back commuted sum figure should the off-site affordable housing not be delivered within a certain timeframe.

211. Wheelchair units

The S106 agreement would also secure the minimum 12 wheelchair units.

## 212. In accordance with the recommendation, if the Section 106 Agreement is not signed by 3 November 2015 the Director of Planning should be authorised to refuse 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 employment, education, public open space, the transport network, the public realm, health care services, community facilities and affordable housing, and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011).'

213. Mayoral Community Infrastructure Levy (CIL)

Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

## 214. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development.

## 215. The Mayoral CIL with the 2015 indexation of 255/223 would equate to £411,030.27

## 216. The Southwark CIL amount is £3,839,670.65. The amount of existing (in lawful use) floor space is pro-rata among the different rates within a mixed use development.

**Sustainable development implications**

## 217. London Plan Policy 5.2 outlines that development proposals should make the fullest contribution to minimising carbon dioxide emissions in line with the Mayor's energy hierarchy. Strategic Policy 13 'High Environmental Standards' of the Core Strategy also stipulate that development should be designed of the highest environmental standards.

## 218. The reports submitted demonstrate that the development would follow the London Plan's energy hierarchy, which is as follows:

Be Lean - use less energy;  
Be clean - Supply energy efficiently;  
Be Green - use renewable energy.

## 219. Be Lean: the proposed development uses less energy through:

- Passive design features
- Mechanical ventilation with heat recovery (MHVR) system for ventilation
- Triple glazing as part of a curtain wall system



- Use of low energy lighting systems.

220. Be Clean:

- Use of a centralised CHP system
- High efficiency remote condenser chillers located in a central plant room at basement level.

221. Be Green: renewable energy:

- 100sqm of photovoltaic panels are proposed within the south facade of the tower, which equates to a reduction in regulated CO2 emissions for 6.6 tones per annum.

222. The applicant has followed the energy hierarchy in their energy assessment. However, the energy savings have not been based on Part L 2013 as the development is registered under Part L 2010. The combined CO2 reductions from the energy savings, CHP and renewable energy technology equates to approximately 31.1 per cent compared to Part L 2010 for Building Regulations baseline. The GLA has requested that the energy work be reviewed and updated in line with Part L 2013 of the Building Regulations.

223. A number of revised and updated modelling in Part L 2013 has been undertaken by the applicant and the results show that the development is predicted to meet the 35 per cent reduction target. However, the development will not meet the target emissions through energy efficiency measures alone. The applicant was therefore advised to investigate further improvements to the energy efficiency performance of the building and provide further calculations. It was also suggested by the GLA that the applicant should investigate further improvements to the curtain wall thermal performance.

224. Officers note that this element of the scheme is still to be resolved and the applicant would be submitting further calculations details to the GLA. This will be updated in an addendum report on the day of the planning committee.

225. Since the submission of the application, the requirement for achieving Code for Sustainable Homes targets no longer apply for the residential flats.

### Other matters

226. Archaeology

The site in question is located within the Borough, Bermondsey and Rivers APZ. As part of the work for the previous application an archaeological evaluation was undertaken to the front of the building presently occupying the site. This revealed a late-medieval revetment very similar to some identified on moated manor sites to the north of Tooley Street. The Council's Archaeologist has reviewed the submission and considers that should any more geotechnical works be undertaken then these should be monitored by an archaeologist.

The previous application had conditions for a programme of archaeological work, foundation design proposals and the submission of a timely archaeological report. These same conditions shall apply should permission be granted.

227. Flood risk

The site is within a Flood Zone 3 and the applicant has submitted a Flood Risk Assessment (FRA) and the Environment Agency raises no objection to the scheme.

228. At this stage, the drainage for the site has not been fully defined. It has been identified that the site is within a Critical Drainage Area, which has a relatively higher risk of

surface water flooding than other parts of the borough. The Council's Flood Risk Management Team has therefore recommended a condition to require details of surface water drainage scheme to be submitted that would achieve a reduction in surface water run-off rates. In particular, the scheme should incorporate Sustainable Drainage Systems (SuDS).

### **Contamination**

229. A Phase 1 site assessment (for contamination and ground conditions) was carried out by the applicant. The Council's Environmental Protection Team (EPT) has reviewed this and raises no objection but requests a condition to secure a phase II investigation to be carried out, which would include remediation scheme and verification reports at a later stage.

### **Conclusion on planning issues**

230. The proposed development is located within an area designated for growth and is located adjacent to a major public transport interchange. Accordingly, it is considered that a high intensity residential accommodation and retail scheme is appropriate given that local and regional policy encourage development in highly accessible locations to enable sustainable development.
231. The principle of the loss of B1 office was established under the consent 10-AP-2754 and no new significant policy changes have been adopted since.
232. The residential scheme would be of an acceptable mix, providing the required wheelchair housing. The applicant submitted a financial viability assessment demonstrating that the scheme cannot deliver the full 35 per cent affordable housing, but alternative solutions have been made to secure the equivalent of 28 per cent off-site and with a fall back position of a commuted sum, should this not be delivered within an appropriate timeframe.
233. The London Bridge Opportunity Area acknowledges that tall buildings may be appropriate within the area and it is considered that the striking design of the building, together with its elegant form, will create an appropriate third element within the emerging cluster with Guy's Tower and the Shard.
234. The proposed residential flats would be designed to provide good quality accommodation and with mitigation measures proposed the scheme would not significantly impact on neighbouring residential amenity.
235. The level of parking (disable only) is considered acceptable and in this high PTAL location there would not be significant impact on the local highway network or safety. The scheme would also be of sustainable design and would not harm the environment significantly. It is therefore recommended for approval subject to the completion of a legal agreement and with conditions.

### **Community impact statement**

236. 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) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultation**

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

238. As well as the statutory consultation carried out by the Council following submission of the planning application, the applicant has carried out their own public consultation on the proposals and submitted a Statement of Community Involvement dated November 2014.

239. A range of communication methods were utilised to provide information and to give people the opportunity to get in touch to provide feedback.

240. A series of one-to-one meetings with key stakeholders were held.

241. A two day exhibition was held and feedback was provided.

### **Consultation replies**

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

#### Summary of consultation responses

243. A total of seven letters or emails of representations have been received and the concerns have been summarised below. The issues have been covered in the main body of the report.

244. Principle of use

There should be no loss of B1 office floor space; the retail units should be made more prominent; the 'community' rooms on the ground floor should be replaced with active commercial/retail spaces;

245. Design

The proposed design is not in keeping with the area; it would have a negative impact on the Bermondsey Street Conservation Area; a high rise building in this location will deter from the "village feel" that local residents enjoy about the area; the design needs to be re-addressed; how is The Quill to be satisfactorily integrated into the future development of the Beckett House site; hope to see the listed arches be restored to its former glory and that the arches would not be overshadowed by the proposed building; the development pays no heed to Melior Street Community Garden and the Quill will also place this valuable local green asset in significant shade; the development of this site needs to be considered in the context of its relationship with the green, community gardening space on Melior Street and the new Greenwood Theatre Pocket Park.

246. Impact on amenity

The height of the proposed building would overshadow local residential buildings causing significant loss of daylight/sunlight; the original proposals were not as high and were less obtrusive.

247. Environmental effects

The wind tunnel effect that will result from this new high-rise building and resulting in and increased ground wind speeds; there is no benefit to the local area with a building of such height for student accommodation; concerns regarding the demolition and construction of the property; would like to know the intended hours of working during construction; what rules would there be around noise pollution and how this would affect residents' well being.

248. Transport impacts

Any adjacent development, such as The Quill, should contribute to improving the public realm on Weston Street; the proposed development raises significant concerns regarding the level of suitable access for the emergency services to the adjacent building (Beckett House, which houses the Home Office) as the addition of further development within the immediate vicinity will further hinder the response time and access and hence cause life threatening delays; constant access to the car park is absolutely necessary for the commencement or closure of operational visits and the successful delivery of the neighbouring property's service (Beckett House). The lack of access activity effectively and for the Home Office to meet the obligations of transporting detainees appropriately; the proposal will further exacerbate the trouble with which Home Office employees have in accessing the rear car park and further hinder the operational activity; the area already has significant pressure placed on the availability of resident's parking and the proposed two disabled bays are insufficient for the development; inadequacy of the surrounding road infrastructure; The Legible London signage scheme should be included in the development.

249. Human rights impacts

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.

250. This application has the legitimate aim of providing mixed residential and retail uses. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/214-40 Application file: 14/AP/4640 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5729 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

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

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Wing Lau, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	26 August 2015	
<b>Key Decision</b>	N/A	
<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	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		26 August 2015

**APPENDIX 1****Consultation undertaken****Site notice date:** 07/01/2015**Press notice date:** 08/01/2015**Case officer site visit date:** 08/01/2015**Neighbour consultation letters sent:** 06/01/2015**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 Waste Management

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

EDF Energy  
 English Heritage  
 Environment Agency  
 Greater London Authority  
 London Fire & Emergency Planning Authority  
 London Underground Limited  
 Metropolitan Police Service (Designing out Crime)  
 Network Rail (Planning)  
 Team London Bridge  
 Thames Water - Development Planning  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbour and local groups consulted:**

36 Guinness Court Snowsfields SE1 3SX	First Floor Flat 3 Tanner Street SE1 3LE
37 Guinness Court Snowsfields SE1 3SX	First Floor Flat 109 Bermondsey Street SE1 3XB
38 Guinness Court Snowsfields SE1 3SX	First Floor Flat 96 Bermondsey Street SE1 3UB
33 Guinness Court Snowsfields SE1 3SX	Unit 12 London Bridge Railway Station SE1 9SP
34 Guinness Court Snowsfields SE1 3SX	Unit 2 London Bridge Railway Station SE1 9SP
35 Guinness Court Snowsfields SE1 3SX	Unit 5 London Bridge Station SE1 9SP
39 Guinness Court Snowsfields SE1 3SX	Unit 9 London Bridge Railway Station SE1 9SP
42 Guinness Court Snowsfields SE1 3SX	Unit 3 21 St Thomas Street SE1 9RY
43 Guinness Court Snowsfields SE1 3SX	13 Snowsfields London SE1 3SU
44 Guinness Court Snowsfields SE1 3SX	19 Snowsfields London SE1 3SU
4 Guinness Court Snowsfields SE1 3SX	Unit 4 21 St Thomas Street SE1 9RY
40 Guinness Court Snowsfields SE1 3SX	Unit 5 21 St Thomas Street SE1 9RY
41 Guinness Court Snowsfields SE1 3SX	30 London Bridge Street London SE1 9SG
24 Guinness Court Snowsfields SE1 3SX	3 Black Swan Yard London SE1 3XW
25 Guinness Court Snowsfields SE1 3SX	Unit 2 Baden Place SE1 1YW
26 Guinness Court Snowsfields SE1 3SX	Railway Arches 6 To 11 Crucifix Lane SE1 3JW
21 Guinness Court Snowsfields SE1 3SX	Railway Arch 22 Bermondsey Street SE1 3XG
22 Guinness Court Snowsfields SE1 3SX	Basement And Ground Floor 109 Bermondsey Street SE1 3XB

23 Guinness Court Snowsfields SE1 3SX  
 27 Guinness Court Snowsfields SE1 3SX  
 30 Guinness Court Snowsfields SE1 3SX  
 31 Guinness Court Snowsfields SE1 3SX  
 32 Guinness Court Snowsfields SE1 3SX  
 28 Guinness Court Snowsfields SE1 3SX  
 29 Guinness Court Snowsfields SE1 3SX  
 3 Guinness Court Snowsfields SE1 3SX  
 6 Guinness Court Snowsfields SE1 3SX  
 60 Guinness Court Snowsfields SE1 3SX  
 7 Guinness Court Snowsfields SE1 3SX  
 57 Guinness Court Snowsfields SE1 3SX  
 58 Guinness Court Snowsfields SE1 3SX  
 59 Guinness Court Snowsfields SE1 3SX  
 8 Guinness Court Snowsfields SE1 3SX  
 102 Guinness Court Snowsfields SE1 3TA  
 103 Guinness Court Snowsfields SE1 3TA  
 104 Guinness Court Snowsfields SE1 3TA  
 9 Guinness Court Snowsfields SE1 3SX  
 100 Guinness Court Snowsfields SE1 3TA  
 101 Guinness Court Snowsfields SE1 3TA  
 48 Guinness Court Snowsfields SE1 3SX  
 49 Guinness Court Snowsfields SE1 3SX  
 5 Guinness Court Snowsfields SE1 3SX  
 45 Guinness Court Snowsfields SE1 3SX  
 46 Guinness Court Snowsfields SE1 3SX  
 47 Guinness Court Snowsfields SE1 3SX  
 50 Guinness Court Snowsfields SE1 3SX  
 54 Guinness Court Snowsfields SE1 3SX  
 55 Guinness Court Snowsfields SE1 3SX  
 56 Guinness Court Snowsfields SE1 3SX  
 51 Guinness Court Snowsfields SE1 3SX  
 52 Guinness Court Snowsfields SE1 3SX  
 53 Guinness Court Snowsfields SE1 3SX  
 20 Guinness Court Snowsfields SE1 3SX  
 21a Crosby Row London SE1 3YD  
 1 Tyers Gate London SE1 3HX  
 62-64 Weston Street London SE1 3QJ  
 Flat 7 Eynsford House SE1 3YB  
 Flat 8 Eynsford House SE1 3YB  
 Flat 9 Eynsford House SE1 3YB  
 56 Bermondsey Street London SE1 3UD  
 Flat 3 92a Snowsfields SE1 3SS  
 Flat 4 92a Snowsfields SE1 3SS  
 Flat 1 40 Snowsfields SE1 3SU  
 Flat 1 92a Snowsfields SE1 3SS  
 Flat 2 92a Snowsfields SE1 3SS  
 Flat 20 Eynsford House SE1 3YB  
 Flat 21 Eynsford House SE1 3YB  
 Flat 22 Eynsford House SE1 3YB  
 Flat 18 Eynsford House SE1 3YB  
 Flat 19 Eynsford House SE1 3YB  
 Flat 2 Eynsford House SE1 3YB  
 Flat 23 Eynsford House SE1 3YB  
 Flat 4 Eynsford House SE1 3YB  
 Flat 5 Eynsford House SE1 3YB  
 Flat 6 Eynsford House SE1 3YB  
 Flat 24 Eynsford House SE1 3YB  
 Flat 25 Eynsford House SE1 3YB  
 Flat 3 Eynsford House SE1 3YB  
 11 Guinness Court Snowsfields SE1 3SX  
 12 Guinness Court Snowsfields SE1 3SX  
 13 Guinness Court Snowsfields SE1 3SX  
 Flat 2 11 Porlock Street SE1 3RY  
 1 Guinness Court Snowsfields SE1 3SX  
 10 Guinness Court Snowsfields SE1 3SX  
 14 Guinness Court Snowsfields SE1 3SX  
 18 Guinness Court Snowsfields SE1 3SX  
 19 Guinness Court Snowsfields SE1 3SX  
 2 Guinness Court Snowsfields SE1 3SX  
 15 Guinness Court Snowsfields SE1 3SX  
 16 Guinness Court Snowsfields SE1 3SX  
 17 Guinness Court Snowsfields SE1 3SX  
 Flat 3 40 Snowsfields SE1 3SU  
 Flat 3 42 Snowsfields SE1 3SU  
 Flat 4 40 Snowsfields SE1 3SU  
 Flat 1 42 Snowsfields SE1 3SU  
 Flat 2 40 Snowsfields SE1 3SU  
 First Floor 18-20 Crucifix Lane SE1 3JW  
 Second Floor 18-20 Crucifix Lane SE1 3JW  
 Third Floor 18-20 Crucifix Lane SE1 3JW  
 Ground Floor 18-20 Crucifix Lane SE1 3JW  
 Flat 5 38 Snowsfields SE1 3SU  
 Flat 6 38 Snowsfields SE1 3SU  
 Flat 7 38 Snowsfields SE1 3SU  
 Flat 2 38 Snowsfields SE1 3SU  
 Flat 3 38 Snowsfields SE1 3SU  
 Flat 4 38 Snowsfields SE1 3SU  
 Flat 8 38 Snowsfields SE1 3SU  
 6 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 14a The Grain Store 70 Weston Street SE1 3HJ  
 Second Floor And Third Floor Flat 3 Tanner Street SE1 3LE  
 Third Floor Flat 75 Weston Street SE1 3RS  
 Flat 1 Boland House SE1 9RY  
 Unit 2 21 St Thomas Street SE1 9RY  
 Flat 6 79 Bermondsey Street SE1 3XF  
 Flat 7 79 Bermondsey Street SE1 3XF  
 Flat 8 79 Bermondsey Street SE1 3XF  
 Flat 3 79 Bermondsey Street SE1 3XF  
 Flat 4 79 Bermondsey Street SE1 3XF  
 Flat 5 79 Bermondsey Street SE1 3XF  
 Flat 9 79 Bermondsey Street SE1 3XF  
 56 Guy Street London SE1 3RF  
 50 Kipling Street London SE1 3RU  
 Flat 2 72 Weston Street SE1 3QG  
 16 Hardwidge Street London SE1 3SY  
 75 Bermondsey Street London SE1 3XF  
 54 Guy Street London SE1 3RF  
 60b Bermondsey Street London SE1 3UD  
 Flat 1 79 Bermondsey Street SE1 3XF  
 Flat 2 79 Bermondsey Street SE1 3XF  
 Lantern House 102 Bermondsey Street SE1 3UB  
 60 Bermondsey Street London SE1 3UD  
 60a Bermondsey Street London SE1 3UD  
 Flat 4 48 Kipling Street SE1 3RT  
 Flat 5 48 Kipling Street SE1 3RT  
 Flat 6 48 Kipling Street SE1 3RT  
 Flat 1 48 Kipling Street SE1 3RT  
 Flat 2 48 Kipling Street SE1 3RT  
 Flat 3 48 Kipling Street SE1 3RT  
 Flat 7 48 Kipling Street SE1 3RT  
 Flat 19 70 Weston Street SE1 3HJ  
 Flat 20 70 Weston Street SE1 3HJ  
 Flat 8 48 Kipling Street SE1 3RT  
 Flat 17 70 Weston Street SE1 3HJ  
 Flat 18 70 Weston Street SE1 3HJ  
 Flat 6 70 Weston Street SE1 3HJ  
 Flat 7 70 Weston Street SE1 3HJ  
 Flat 8 70 Weston Street SE1 3HJ  
 73a Weston Street London SE1 3RS  
 Flat 5 70 Weston Street SE1 3HJ  
 Flat 9 70 Weston Street SE1 3HJ  
 Flat 14 70 Weston Street SE1 3HJ  
 Flat 15 70 Weston Street SE1 3HJ  
 Flat 16 70 Weston Street SE1 3HJ  
 Flat 10 70 Weston Street SE1 3HJ  
 Flat 11 70 Weston Street SE1 3HJ  
 Flat 12 70 Weston Street SE1 3HJ  
 Flat The Old Miller Of Mansfield SE1 3SS  
 33 Bermondsey Street London SE1 2EG  
 Unit 1 8 Tyers Gate SE1 3HX  
 Railway Arches 895 And 896 Holyrood Street SE1 2EL  
 Kamen House 22 Magdalen Street SE1 2RH  
 73c Maltings Place London SE1 3LJ  
 Unit 3 Baden Place SE1 1YW  
 Basement And Ground Floor 63 Bermondsey Street SE1 3XF  
 Second Floor 59-63 Bermondsey Street SE1 3XF  
 First Floor 59-63 Bermondsey Street SE1 3XF  
 Ground Floor 21-23 Crosby Row SE1 3YD  
 Basement To Third Floor 8 Holyrood Street SE1 2EL  
 Meeting Room 1 Fourth Floor 39-45 Bermondsey Street SE1 3XF  
 Basement And Ground Floor 59 Bermondsey Street SE1 3XF  
 Rooms 2 To 6 Second Floor 3-5 Hardwidge Street SE1 3SY  
 Kiosk On Footbridge Between Platforms Two And Three London  
 Bridge Railway Station SE1 9SP  
 5 Joiner Street London SE1 9RU  
 Flat 3 Counting House Guys Hospital SE1 9TN

Flat 2 42 Snowsfields SE1 3SU  
 Flat 4 42 Snowsfields SE1 3SU  
 Flat 7 40 Snowsfields SE1 3SU  
 Flat 8 40 Snowsfields SE1 3SU  
 Flat 1 11 Porlock Street SE1 3RY  
 Flat 5 40 Snowsfields SE1 3SU  
 Flat 5 42 Snowsfields SE1 3SU  
 Flat 6 40 Snowsfields SE1 3SU  
 135 Guinness Court Snowsfields SE1 3TB  
 136 Guinness Court Snowsfields SE1 3TB  
 137 Guinness Court Snowsfields SE1 3TB  
 132 Guinness Court Snowsfields SE1 3TB  
 133 Guinness Court Snowsfields SE1 3TB  
 134 Guinness Court Snowsfields SE1 3TB  
 138 Guinness Court Snowsfields SE1 3TB  
 142 Guinness Court Snowsfields SE1 3TB  
 143 Guinness Court Snowsfields SE1 3TB  
 144 Guinness Court Snowsfields SE1 3TB  
 139 Guinness Court Snowsfields SE1 3TB  
 140 Guinness Court Snowsfields SE1 3TB  
 141 Guinness Court Snowsfields SE1 3TB  
 122 Guinness Court Snowsfields SE1 3TB  
 123 Guinness Court Snowsfields SE1 3TB  
 124 Guinness Court Snowsfields SE1 3TB  
 99 Guinness Court Snowsfields SE1 3TA  
 120 Guinness Court Snowsfields SE1 3TB  
 121 Guinness Court Snowsfields SE1 3TB  
 125 Guinness Court Snowsfields SE1 3TB  
 129 Guinness Court Snowsfields SE1 3TB  
 130 Guinness Court Snowsfields SE1 3TB  
 131 Guinness Court Snowsfields SE1 3TB  
 126 Guinness Court Snowsfields SE1 3TB  
 127 Guinness Court Snowsfields SE1 3TB  
 128 Guinness Court Snowsfields SE1 3TB  
 1 Tanner Street London SE1 3LE  
 Unit 1 7 Tyers Gate SE1 3HX  
 Horseshoe 26 Melior Street SE1 3QP  
 Porlock Hall Porlock Street SE1 3RY  
 Flat 4 11 Porlock Street SE1 3RY  
 Flat B 90 Bermondsey Street SE1 3UB  
 94 Bermondsey Street London SE1 3UB  
 Flat 3 11 Porlock Street SE1 3RY  
 Snowsfields Primary School Kirby Grove SE1 3TD  
 1 Black Swan Yard London SE1 3XW  
 145 Guinness Court Snowsfields SE1 3TB  
 146 Guinness Court Snowsfields SE1 3TB  
 147 Guinness Court Snowsfields SE1 3TB  
 Flat 3 94 Bermondsey Street SE1 3UB  
 Flat A 90 Bermondsey Street SE1 3UB  
 80a Bermondsey Street London SE1 3UD  
 6 Melior Street London SE1 3QP  
 Flat 1 94 Bermondsey Street SE1 3UB  
 Flat 2 94 Bermondsey Street SE1 3UB  
 98 Guinness Court Snowsfields SE1 3TA  
 62 Guinness Court Snowsfields SE1 3TA  
 63 Guinness Court Snowsfields SE1 3TA  
 64 Guinness Court Snowsfields SE1 3TA  
 118 Guinness Court Snowsfields SE1 3TA  
 119 Guinness Court Snowsfields SE1 3TA  
 61 Guinness Court Snowsfields SE1 3TA  
 65 Guinness Court Snowsfields SE1 3TA  
 69 Guinness Court Snowsfields SE1 3TA  
 70 Guinness Court Snowsfields SE1 3TA  
 71 Guinness Court Snowsfields SE1 3TA  
 66 Guinness Court Snowsfields SE1 3TA  
 67 Guinness Court Snowsfields SE1 3TA  
 68 Guinness Court Snowsfields SE1 3TA  
  
 108 Guinness Court Snowsfields SE1 3TA  
  
 109 Guinness Court Snowsfields SE1 3TA  
 110 Guinness Court Snowsfields SE1 3TA  
 105 Guinness Court Snowsfields SE1 3TA  
 106 Guinness Court Snowsfields SE1 3TA  
  
 107 Guinness Court Snowsfields SE1 3TA  
 111 Guinness Court Snowsfields SE1 3TA  
 115 Guinness Court Snowsfields SE1 3TA  
 116 Guinness Court Snowsfields SE1 3TA  
  
 Room 301 West Wing Nurses Home Guys Hospital SE1 9TN  
 Room 318 Guys Hospital SE1 9TN  
 Room 206 West Wing Nurses Home Guys Hospital SE1 9TN  
 Flat 1 More Copper House SE1 2RU  
 Flat 5 More Copper House SE1 2RU  
 Flat 6 More Copper House SE1 2RU  
 Flat 7 More Copper House SE1 2RU  
 Flat 2 More Copper House SE1 2RU  
 Flat 3 More Copper House SE1 2RU  
 Flat 4 More Copper House SE1 2RU  
 52 Weston Street London SE1 3QJ  
 Flat 1 54 Weston Street SE1 3QJ  
 Ground Floor 47 Bermondsey Street SE1 3XF  
 Flat 4 West Wing Nurses Home Guys Hospital SE1 9TN  
 Room 306 West Wing Nurses Home Guys Hospital SE1 9TN  
 Flat 2 54 Weston Street SE1 3QJ  
 Flat 3 54 Weston Street SE1 3QJ  
 Flat 4 54 Weston Street SE1 3QJ  
 Ground And First Floor 61 Bermondsey Street SE1 3XF  
 Basement And Ground Floor Shiva The Tannery SE1 3XH  
 First Floor And Second Floor Shiva The Tannery SE1 3XH  
 Third Floor Shiva The Tannery SE1 3XH  
 City Banking College 7-13 Melior Street SE1 3QP  
 London School Of Commerce 7-13 Melior Street SE1 3QP  
 Montessori 7-13 Melior Street SE1 3QP  
 Fourth Floor Shiva The Tannery SE1 3XH  
 Shakti The Tanneries SE1 3XL  
 Ground Floor Natraj The Tannery SE1 3XG  
 Laxmi The Tanneries SE1 3XJ  
 Sati The Tanneries SE1 3XN  
 Ganesh The Tanneries SE1 3XF  
 Manasa The Tanneries SE1 3XQ  
 Flat 3 5 Plantain Place SE1 1YN  
 Flat 4 5 Plantain Place SE1 1YN  
 Flat 5 5 Plantain Place SE1 1YN  
 Second Floor 21 St Thomas Street SE1 9RY  
 Unit 1 5 Plantain Place SE1 1YN  
 Flat 2 5 Plantain Place SE1 1YN  
 Flat 6 5 Plantain Place SE1 1YN  
 Third Floor Bramah House SE1 3XF  
 Fourth Floor Bramah House SE1 3XF  
 Arch 12 Joiner Street SE1 9RX  
 Flat 7 5 Plantain Place SE1 1YN  
 Flat 8 5 Plantain Place SE1 1YN  
 Ground Floor Bramah House SE1 3XF  
 Fourth Floor 28 London Bridge Street SE1 9SG  
 Third Floor 28 London Bridge Street SE1 9SG  
 56-58 Tooley Street London SE1 2SZ  
 Second Floor 16 Crucifix Lane SE1 3JW  
 Ground Floor 16 Crucifix Lane SE1 3JW  
 73b Maltings Place London SE1 3LJ  
 Ground Floor 40 Bermondsey Street SE1 3UD  
 Ground Floor 103 Bermondsey Street SE1 3XB  
 103 Bermondsey Street London SE1 3XB  
 Second And Third Floor 61 Bermondsey Street SE1 3XF  
 First Floor 40 Bermondsey Street SE1 3UD  
 Second Floor 40 Bermondsey Street SE1 3UD  
 Third Floor 40 Bermondsey Street SE1 3UD  
 First Floor Unit 4 Plantain Place SE1 1YN  
 Fifth Floor Part 39-45 Bermondsey Street SE1 3XF  
 Fourth Floor Part 39-45 Bermondsey Street SE1 3XF  
 Ground Floor Unit 4 Plantain Place SE1 1YN  
 Part Fifth Floor 39-45 Bermondsey Street SE1 3XF  
 Ground Floor Room 1 77 Weston Street SE1 3RS  
 Ground Floor Room 4 77 Weston Street SE1 3RS  
 The Hide Bar 39-45 Bermondsey Street SE1 3XF  
 First Floor To Third Floor Part Fourth And Part Fifth Floor 39-45  
 Bermondsey Street SE1 3XF  
 Bagel Factory Kiosk The Vaults London Bridge Railway Station SE1  
 9SP  
 Amt Kiosk The Vaults London Bridge Railway Station SE1 9SP  
 Kiosk Banger Bros Joiner Street SE1 9RU  
 Kiosk 8 The Vaults London Bridge Railway Station SE1 9SP  
 Product Brand Kiosk The Vaults London Bridge Railway Station SE1  
 9SP  
 Living Accommodation Horseshoe SE1 3QP  
 Flat 2 Counting House Guys Hospital SE1 9TN  
 Counting House Guys Hospital SE1 9TN  
 Living Accommodation 88 Tooley Street SE1 2TF



117 Guinness Court Snowsfields SE1 3TA  
 112 Guinness Court Snowsfields SE1 3TA  
 113 Guinness Court Snowsfields SE1 3TA  
 114 Guinness Court Snowsfields SE1 3TA  
 88 Guinness Court Snowsfields SE1 3TA  
 89 Guinness Court Snowsfields SE1 3TA  
 90 Guinness Court Snowsfields SE1 3TA  
 85 Guinness Court Snowsfields SE1 3TA  
 86 Guinness Court Snowsfields SE1 3TA  
 87 Guinness Court Snowsfields SE1 3TA  
 91 Guinness Court Snowsfields SE1 3TA  
 95 Guinness Court Snowsfields SE1 3TA  
 96 Guinness Court Snowsfields SE1 3TA  
 97 Guinness Court Snowsfields SE1 3TA  
 92 Guinness Court Snowsfields SE1 3TA  
 93 Guinness Court Snowsfields SE1 3TA  
  
 94 Guinness Court Snowsfields SE1 3TA  
 75 Guinness Court Snowsfields SE1 3TA  
 76 Guinness Court Snowsfields SE1 3TA  
 77 Guinness Court Snowsfields SE1 3TA  
 72 Guinness Court Snowsfields SE1 3TA  
 73 Guinness Court Snowsfields SE1 3TA  
  
 74 Guinness Court Snowsfields SE1 3TA  
 78 Guinness Court Snowsfields SE1 3TA  
 82 Guinness Court Snowsfields SE1 3TA  
 83 Guinness Court Snowsfields SE1 3TA  
 84 Guinness Court Snowsfields SE1 3TA  
 79 Guinness Court Snowsfields SE1 3TA  
 80 Guinness Court Snowsfields SE1 3TA  
 81 Guinness Court Snowsfields SE1 3TA  
 24 Lockyer Estate Kipling Street SE1 3RX  
 25 Lockyer Estate Kipling Street SE1 3RX  
 26 Lockyer Estate Kipling Street SE1 3RX  
 21 Lockyer Estate Kipling Street SE1 3RX  
 22 Lockyer Estate Kipling Street SE1 3RX  
 23 Lockyer Estate Kipling Street SE1 3RX  
 27 Lockyer Estate Kipling Street SE1 3RX  
 31 Lockyer Estate Kipling Street SE1 3RX  
 32 Lockyer Estate Kipling Street SE1 3RX  
 33 Lockyer Estate Kipling Street SE1 3RX  
 28 Lockyer Estate Kipling Street SE1 3RX  
 29 Lockyer Estate Kipling Street SE1 3RX  
 30 Lockyer Estate Kipling Street SE1 3RX  
 49 St Thomas Street London SE1 3QX  
 13 Lockyer Estate Kipling Street SE1 3RX  
 Flat 7 64 Weston Street SE1 3QJ  
 Flat 8 64 Weston Street SE1 3QJ  
 Flat 9 64 Weston Street SE1 3QJ  
 14 Lockyer Estate Kipling Street SE1 3RX  
 18 Lockyer Estate Kipling Street SE1 3RX  
 19 Lockyer Estate Kipling Street SE1 3RX  
 20 Lockyer Estate Kipling Street SE1 3RX  
 15 Lockyer Estate Kipling Street SE1 3RX  
 16 Lockyer Estate Kipling Street SE1 3RX  
 17 Lockyer Estate Kipling Street SE1 3RX  
 50 Lockyer Estate Kipling Street SE1 3RX  
 51 Lockyer Estate Kipling Street SE1 3RZ  
 52 Lockyer Estate Kipling Street SE1 3RZ  
 47 Lockyer Estate Kipling Street SE1 3RX  
 48 Lockyer Estate Kipling Street SE1 3RX  
 49 Lockyer Estate Kipling Street SE1 3RX  
 53 Lockyer Estate Kipling Street SE1 3RZ  
 57 Lockyer Estate Kipling Street SE1 3RZ  
 58 Lockyer Estate Kipling Street SE1 3RZ  
 59 Lockyer Estate Kipling Street SE1 3RZ  
  
 54 Lockyer Estate Kipling Street SE1 3RZ  
 55 Lockyer Estate Kipling Street SE1 3RZ  
  
 56 Lockyer Estate Kipling Street SE1 3RZ  
 37 Lockyer Estate Kipling Street SE1 3RX  
 38 Lockyer Estate Kipling Street SE1 3RX  
 39 Lockyer Estate Kipling Street SE1 3RX  
 34 Lockyer Estate Kipling Street SE1 3RX  
 35 Lockyer Estate Kipling Street SE1 3RX  
 36 Lockyer Estate Kipling Street SE1 3RX  
 40 Lockyer Estate Kipling Street SE1 3RX  
  
 Living Accommodation 98 Bermondsey Street SE1 3UB  
 Living Accommodation Whitesmith House SE1 3YD  
 72-74 Tooley Street London SE1 2TF  
 Kiosk 7 The Vaults London Bridge Railway Station SE1 9SP  
 First Floor Natraj The Tannery SE1 3XG  
 Second Floor Natraj The Tannery SE1 3XG  
 Unit 11 Baden Place SE1 1YW  
 Unit 12 Baden Place SE1 1YW  
 39 Crosby Row London SE1 3YD  
 Railway Arch 891 Holyrood Street SE1 2EL  
 Railway Arch 892 Holyrood Street SE1 2EL  
 Top Floor Flat 114 Tooley Street SE1 2TH  
 Shangri La Hotel The Shard SE1 9RY  
 Service Entrance The Shard SE1 9RY  
 Room 307 Guys Hospital SE1 9TN  
 First To Third And Part Fourth And Fifth Floors And Meeting Room  
 One On Fourth F 39-45 Bermondsey Street SE1 3XF  
 Ground Floor Flat 52 Weston Street SE1 3QJ  
 Kiosk Sweet Express London Bridge Railway Station SE1 9SP  
 Site Office The Shard SE1 9SG  
 Part Ground And First Floor 75 Weston Street SE1 3RS  
 Cafe On Platform 5 And 6 London Bridge Railway Station SE1 9SP  
 Retail Unit Platform 1 And 2 London Bridge Railway Station SE1  
 9SP  
 Part First Floor 75 Weston Street SE1 3RS  
 Flat A 17a Magdalen Street SE1 2RH  
 Flat B 17a Magdalen Street SE1 2RH  
 Part Ground And First Floor 73 Weston Street SE1 3RS  
 Part Fourth Floor 39-45 Bermondsey Street SE1 3XF  
 Unit 21 52 Bermondsey Street SE1 3UD  
 Unit 23 52 Bermondsey Street SE1 3UD  
 Unit 24 52 Bermondsey Street SE1 3UD  
 Unit 13 52 Bermondsey Street SE1 3UD  
 Unit 14 52 Bermondsey Street SE1 3UD  
 Unit 15 52 Bermondsey Street SE1 3UD  
 Unit 25 52 Bermondsey Street SE1 3UD  
 Unit 21 54 Bermondsey Street SE1 3UD  
 Unit 31 54 Bermondsey Street SE1 3UD  
 Unit 11 56 Bermondsey Street SE1 3UD  
 Unit 33 52 Bermondsey Street SE1 3UD  
 Unit 1 54 Bermondsey Street SE1 3UD  
 Unit 11 54 Bermondsey Street SE1 3UD  
 Flat 11 More Copper House SE1 2RU  
 Flat 12 More Copper House SE1 2RU  
 Flat 13 More Copper House SE1 2RU  
 Flat 8 More Copper House SE1 2RU  
 Flat 9 More Copper House SE1 2RU  
 Flat 10 More Copper House SE1 2RU  
 Flat 14 More Copper House SE1 2RU  
 Unit 11 52 Bermondsey Street SE1 3UD  
 Unit 12 52 Bermondsey Street SE1 3UD  
 Student Accommodation Wolfson House SE1 3RB  
 Swimming Pool Wolfson House SE1 3RB  
 Medical School Southwark Wing Guys Hospital SE1 9TN  
 Flat 1 100 Tooley Street SE1 2TH  
 Flat 2 100 Tooley Street SE1 2TH  
 29 Weston Street London SE1 3RR  
 Room 309 West Wing Nurses Home Guys Hospital SE1 9TN  
 Arches 913 To 914 68-74 Tooley Street SE1 2TF  
 Arches 915 And 946 68-74 Tooley Street SE1 2TF  
 First Floor Bramah House SE1 3XF  
 Flat 3 100 Tooley Street SE1 2TH  
 Medical School Tower Wing Guys Hospital SE1 9TN  
 Rooms 1 Second Floor 3-5 Hardwidge Street SE1 3SY  
 Unit 21 56 Bermondsey Street SE1 3UD  
 Unit 31 56 Bermondsey Street SE1 3UD  
 Medical School Borough Wing And Tabard Wing Guys Hospital SE1  
 9TN  
 Friends Of Guys Hospital Shop Guys Hospital Courtyard SE1 9RT  
 Arches 922 To 932 And 938 To 940 And 952 68-74 Tooley Street  
 SE1 2TF  
 Arches 935 To 937 68-74 Tooley Street SE1 2TF  
 Room 205 West Wing Nurses Home Guys Hospital SE1 9TN  
 76 Bermondsey Street London SE1 3UD  
 Ground Floor The Blue Building SE1 3LA  
 First Floor The Blue Building SE1 3LA  
 Second Floor The Blue Building SE1 3LA  
 7 Raquel Court 147 Snowsfields SE1 3TE  
 8 Raquel Court 147 Snowsfields SE1 3TE

44 Lockyer Estate Kipling Street SE1 3RX  
 45 Lockyer Estate Kipling Street SE1 3RX  
 46 Lockyer Estate Kipling Street SE1 3RX  
 41 Lockyer Estate Kipling Street SE1 3RX  
 42 Lockyer Estate Kipling Street SE1 3RX  
 43 Lockyer Estate Kipling Street SE1 3RX  
 Flat 6 64 Weston Street SE1 3QJ  
 58 Tyers Estate Bermondsey Street SE1 3JH  
 59 Tyers Estate Bermondsey Street SE1 3JH  
 60 Tyers Estate Bermondsey Street SE1 3JH  
 55 Tyers Estate Bermondsey Street SE1 3JG  
 56 Tyers Estate Bermondsey Street SE1 3JG  
 57 Tyers Estate Bermondsey Street SE1 3JH  
 61 Tyers Estate Bermondsey Street SE1 3JH  
 65 Tyers Estate Bermondsey Street SE1 3JH  
 66 Tyers Estate Bermondsey Street SE1 3JH  
 67 Tyers Estate Bermondsey Street SE1 3JH  
 62 Tyers Estate Bermondsey Street SE1 3JH  
 63 Tyers Estate Bermondsey Street SE1 3JH  
 64 Tyers Estate Bermondsey Street SE1 3JH  
 45 Tyers Estate Bermondsey Street SE1 3JG  
 46 Tyers Estate Bermondsey Street SE1 3JG  
 47 Tyers Estate Bermondsey Street SE1 3JG  
 42 Tyers Estate Bermondsey Street SE1 3JG  
 43 Tyers Estate Bermondsey Street SE1 3JG  
  
 44 Tyers Estate Bermondsey Street SE1 3JG  
 48 Tyers Estate Bermondsey Street SE1 3JG  
 52 Tyers Estate Bermondsey Street SE1 3JG  
 53 Tyers Estate Bermondsey Street SE1 3JG  
 54 Tyers Estate Bermondsey Street SE1 3JG  
 49 Tyers Estate Bermondsey Street SE1 3JG  
  
 50 Tyers Estate Bermondsey Street SE1 3JG  
 51 Tyers Estate Bermondsey Street SE1 3JG  
 Flat 11 64 Weston Street SE1 3QJ  
 Flat 1 62 Weston Street SE1 3QJ  
 Flat 1 64 Weston Street SE1 3QJ  
 8 Tyers Estate Bermondsey Street SE1 3JQ  
 9 Tyers Estate Bermondsey Street SE1 3JQ  
 Flat 10 64 Weston Street SE1 3QJ  
 Flat 2 62 Weston Street SE1 3QJ  
 Flat 4 62 Weston Street SE1 3QJ  
 Flat 4 64 Weston Street SE1 3QJ  
 Flat 5 64 Weston Street SE1 3QJ  
 Flat 2 64 Weston Street SE1 3QJ  
 Flat 3 62 Weston Street SE1 3QJ  
 Flat 3 64 Weston Street SE1 3QJ  
 1 Tyers Estate Bermondsey Street SE1 3JQ  
 10 Tyers Estate Bermondsey Street SE1 3JQ  
 11 Tyers Estate Bermondsey Street SE1 3JQ  
 68 Tyers Estate Bermondsey Street SE1 3JH  
 69 Tyers Estate Bermondsey Street SE1 3JH  
 70 Tyers Estate Bermondsey Street SE1 3JH  
 12 Tyers Estate Bermondsey Street SE1 3JQ  
 5 Tyers Estate Bermondsey Street SE1 3JQ  
 6 Tyers Estate Bermondsey Street SE1 3JQ  
 7 Tyers Estate Bermondsey Street SE1 3JQ  
 2 Tyers Estate Bermondsey Street SE1 3JQ  
 3 Tyers Estate Bermondsey Street SE1 3JQ  
 4 Tyers Estate Bermondsey Street SE1 3JQ  
 67 Lockyer Estate Kipling Street SE1 3SH  
 68 Lockyer Estate Kipling Street SE1 3SH  
 69 Lockyer Estate Kipling Street SE1 3SH  
 64 Lockyer Estate Kipling Street SE1 3SH  
  
 65 Lockyer Estate Kipling Street SE1 3SH  
 66 Lockyer Estate Kipling Street SE1 3SH  
 70 Lockyer Estate Kipling Street SE1 3SH  
 74 Lockyer Estate Kipling Street SE1 3SH  
 75 Lockyer Estate Kipling Street SE1 3SH  
 93 Snowfields London SE1 3SS  
 71 Lockyer Estate Kipling Street SE1 3SH  
 72 Lockyer Estate Kipling Street SE1 3SH  
 73 Lockyer Estate Kipling Street SE1 3SH  
 38 Hamilton Square Kipling Street SE1 3SB  
 39 Hamilton Square Kipling Street SE1 3SB  
 4 Hamilton Square Kipling Street SE1 3SB  
 35 Hamilton Square Kipling Street SE1 3SB  
  
 9 Raquel Court 147 Snowfields SE1 3TE  
 3 Raquel Court 147 Snowfields SE1 3TE  
 4 Raquel Court 147 Snowfields SE1 3TE  
 6 Raquel Court 147 Snowfields SE1 3TE  
 10 Raquel Court 147 Snowfields SE1 3TE  
 Ground Floor Right 3-5 Hardwidge Street SE1 3SY  
 Ground Floor Left 3-5 Hardwidge Street SE1 3SY  
 11 Raquel Court 147 Snowfields SE1 3TE  
 5 Raquel Court 147 Snowfields SE1 3TE  
 Fashion And Textile Museum 83 Bermondsey Street SE1 3XF  
 Flat 1 16 Melior Street SE1 3QQ  
 Flat 2 16 Melior Street SE1 3QQ  
 Flat 3 16 Melior Street SE1 3QQ  
 2 Raquel Court 147 Snowfields SE1 3TE  
 1 Plantain Place London SE1 1YN  
 Garfunkels London Bridge Railway Station SE1 9SP  
 Lte Forecourt London Bridge Railway Station SE1 9SP  
 Ground Floor 7 Holyrood Street SE1 2EL  
 Second Floor 7 Holyrood Street SE1 2EL  
 Bermondsey Village Hall Kirby Grove SE1 3TD  
 Millies Cookies London Bridge Railway Station SE1 9SP  
 Whistlestop London Bridge Railway Station SE1 9SP  
 14 Ship And Mermaid Row London SE1 3QN  
 Basement To Third Floor 37-37a Snowfields SE1 3SU  
 Kiosks On Platforms 3 And 4 London Bridge Railway Station SE1 9SP  
 The Body Shop London Bridge Railway Station SE1 9SP  
 Unit 8 London Bridge Railway Station SE1 9SP  
 Flat 2 Globe House SE1 3JW  
 First Floor 1-7 Fenning Street SE1 3QR  
 Basement And Ground Floor 7-25 Bermondsey Street SE1 2WQ  
 Part Basement And Part Ground Floor 46-54 Bermondsey Street SE1 3UD  
 Ground Floor 82-86 Bermondsey Street SE1 3UD  
 Ground Floor 1-7 Fenning Street SE1 3QR  
 Cunliffe Laboratories Guys Hospital Medical School SE1 9RT  
 Unit 7 Railway Arches 881 882 882w SE1 2EL  
 Basement 7 Holyrood Street SE1 2EL  
 Part Ground Floor Boland House SE1 9RT  
 New Hunts House Guys Hospital Courtyard SE1 9RT  
 The Flower Shop Guys Hospital Courtyard SE1 9RT  
 102a Tooley Street London SE1 2TH  
 Flat 2 7 Tyers Gate SE1 3HX  
 Flat 2 99 Bermondsey Street SE1 3XB  
 Flat 1 99 Bermondsey Street SE1 3XB  
 Flat 4 7 Tyers Gate SE1 3HX  
 1 Raquel Court 147 Snowfields SE1 3TE  
 Flat 5 7 Tyers Gate SE1 3HX  
 Flat 6 7 Tyers Gate SE1 3HX  
 Third Floor 92-94 Tooley Street SE1 2TH  
 Flat 2 104 Tooley Street SE1 2TH  
 Flat 3 7 Tyers Gate SE1 3HX  
 West Wing Nurses Home Guys Hospital SE1 9TN  
 Basement To First Floor 92-94 Tooley Street SE1 2TH  
 Flat 3 8 Tyers Gate SE1 3HX  
 Unit 1 72 Weston Street SE1 3QH  
 3a Bridgewalk Heights 80 Weston Street SE1 3QZ  
 Flat 4 8 Tyers Gate SE1 3HX  
 Second To Fifth Floors Capital House SE1 3QD  
 Sixth Floor And Seventh Floor Capital House SE1 3QD  
 Fourth Floor 7 Holyrood Street SE1 2EL  
 Ground Floor Raquel Court SE1 3TE  
 Munro Clinic Snowfields SE1 3SS  
 Ground Floor Rooms 2 And 3 77 Weston Street SE1 3RS  
 Basement And Ground Floor And First Floor Rear 27 Crosby Row SE1 3YD  
 First Floor Flat 72 Bermondsey Street SE1 3UD  
 Fourth Floor 21 St Thomas Street SE1 9RY  
 Third Floor 21 St Thomas Street SE1 9RY  
 Third Floor The Blue Building SE1 3LA  
 Second Floor Bramah House SE1 3XF  
 Ground Floor 72 Bermondsey Street SE1 3UD  
 Arthurs Mission Hall Snowfields SE1 3SU  
 Atrium 2 Guys Hospital SE1 9TN  
 1 Plantain Place Crosby Row SE1 1YN  
 Third Floor 7 Holyrood Street SE1 2EL  
 Ground Floor 48-50 Weston Street SE1 3QJ  
 Part Ground Floor 17 Hardwidge Street SE1 3SY  
 17 Hardwidge Street London SE1 3SY

36 Hamilton Square Kipling Street SE1 3SB  
 37 Hamilton Square Kipling Street SE1 3SB  
 40 Hamilton Square Kipling Street SE1 3SB  
 7 Hamilton Square Kipling Street SE1 3SB  
 8 Hamilton Square Kipling Street SE1 3SB  
  
 9 Hamilton Square Kipling Street SE1 3SB  
 41 Hamilton Square Kipling Street SE1 3SB  
 5 Hamilton Square Kipling Street SE1 3SB  
 6 Hamilton Square Kipling Street SE1 3SB  
 43 Snowsfields London SE1 3SU  
 Flat 1 Eynsford House SE1 3YB  
 Flat 10 Eynsford House SE1 3YB  
 38 Snowsfields London SE1 3SU  
 39 Snowsfields London SE1 3SU  
  
 41 Snowsfields London SE1 3SU  
  
 Flat 11 Eynsford House SE1 3YB  
 Flat 15 Eynsford House SE1 3YB  
 Flat 16 Eynsford House SE1 3YB  
 Flat 17 Eynsford House SE1 3YB  
 Flat 12 Eynsford House SE1 3YB  
 Flat 13 Eynsford House SE1 3YB  
 Flat 14 Eynsford House SE1 3YB  
 10 Snowsfields London SE1 3SU  
  
 Flat Above 10-11 Snowsfields SE1 3SU  
 12 Snowsfields London SE1 3SU  
 94 Snowsfields London SE1 3SS  
 95 Snowsfields London SE1 3SS  
 The Old Miller Of Mansfield 96-101 Snowsfields SE1 3SS  
 14 Snowsfields London SE1 3SU  
 18 Snowsfields London SE1 3SU  
 20 Snowsfields London SE1 3SU  
 15 Snowsfields London SE1 3SU  
 16 Snowsfields London SE1 3SU  
 17 Snowsfields London SE1 3SU  
 34 Hamilton Square Kipling Street SE1 3SB  
 Flat 20 Sarah Swift House SE1 3SA  
 Flat 21 Sarah Swift House SE1 3SA  
 Flat 3 Sarah Swift House SE1 3SA  
 Flat 18 Sarah Swift House SE1 3SA  
 Flat 19 Sarah Swift House SE1 3SA  
 Flat 2 Sarah Swift House SE1 3SA  
 Flat 4 Sarah Swift House SE1 3SA  
 Flat 8 Sarah Swift House SE1 3SA  
 Flat 9 Sarah Swift House SE1 3SA  
 1 Hamilton Square Kipling Street SE1 3SB  
 Flat 5 Sarah Swift House SE1 3SA  
 Flat 6 Sarah Swift House SE1 3SA  
 Flat 7 Sarah Swift House SE1 3SA  
 63 Lockyer Estate Kipling Street SE1 3RZ  
 Flat 1 Sarah Swift House SE1 3SA  
 Flat 10 Sarah Swift House SE1 3SA  
 60 Lockyer Estate Kipling Street SE1 3RZ  
 61 Lockyer Estate Kipling Street SE1 3RZ  
 62 Lockyer Estate Kipling Street SE1 3RZ  
 Flat 11 Sarah Swift House SE1 3SA  
 Flat 15 Sarah Swift House SE1 3SA  
 Flat 16 Sarah Swift House SE1 3SA  
 Flat 17 Sarah Swift House SE1 3SA  
 Flat 12 Sarah Swift House SE1 3SA  
 Flat 13 Sarah Swift House SE1 3SA  
 Flat 14 Sarah Swift House SE1 3SA  
 25 Hamilton Square Kipling Street SE1 3SB  
 26 Hamilton Square Kipling Street SE1 3SB  
 27 Hamilton Square Kipling Street SE1 3SB  
 22 Hamilton Square Kipling Street SE1 3SB  
 23 Hamilton Square Kipling Street SE1 3SB  
 24 Hamilton Square Kipling Street SE1 3SB  
 28 Hamilton Square Kipling Street SE1 3SB  
 31 Hamilton Square Kipling Street SE1 3SB  
 32 Hamilton Square Kipling Street SE1 3SB  
 33 Hamilton Square Kipling Street SE1 3SB  
 29 Hamilton Square Kipling Street SE1 3SB  
 3 Hamilton Square Kipling Street SE1 3SB  
 30 Hamilton Square Kipling Street SE1 3SB  
 13 Hamilton Square Kipling Street SE1 3SB  
  
 34 Oxford Drive London SE1 2FB  
 Flat 4 16 Melior Street SE1 3QQ  
 Flat 5 16 Melior Street SE1 3QQ  
 Flat 6 16 Melior Street SE1 3QQ  
 Maisonette Second Floor And Third Floor 109 Bermondsey Street SE1 3XB  
 Flat C Second Floor 2 Whites Grounds SE1 3LA  
 Flat D Third Floor And Fourth Floor 2 Whites Grounds SE1 3LA  
 Living Accommodation The Britannia SE1 3RU  
 Second Floor And Third Floor Flat 72 Bermondsey Street SE1 3UD  
 Second Floor And Third Floor Flat 96 Bermondsey Street SE1 3UB  
 Flat B First Floor 2 Whites Grounds SE1 3LA  
 2 Carmarthen Place London SE1 3TS  
 81 Weston Street London SE1 3RS  
 Railway Arch 916 To 921 And 947 And 948 68-74 Tooley Street SE1 2TF  
 Railway Arches 119 To 123 And 909 To 951 68-74 Tooley Street SE1 2TF  
 Kiosk 2 The Vaults London Bridge Railway Station SE1 9SP  
 Kiosk 3 The Vaults London Bridge Railway Station SE1 9SP  
 Kiosk 4 The Vaults London Bridge Railway Station SE1 9SP  
 Flat 1 Old Bank Court SE1 3HB  
 Kiosk 1 The Vaults London Bridge Railway Station SE1 9SP  
 Kiosk 5 The Vaults London Bridge Railway Station SE1 9SP  
 15 Hardwidge Street London SE1 3SY  
 The Wine And Spirit Trade Association Ltd 39-45 Bermondsey Street SE1 3XF  
 4 Carmarthen Place London SE1 3TS  
 Kiosk 6 The Vaults London Bridge Railway Station SE1 9SP  
 Burger King London Bridge Railway Station SE1 9SP  
 Kiosk 9 The Vaults London Bridge Railway Station SE1 9SP  
 23 Oxford Drive London SE1 2FB  
 24 Oxford Drive London SE1 2FB  
 25 Oxford Drive London SE1 2FB  
 20 Oxford Drive London SE1 2FB  
 21 Oxford Drive London SE1 2FB  
 22 Oxford Drive London SE1 2FB  
 26 Oxford Drive London SE1 2FB  
 30 Oxford Drive London SE1 2FB  
 31 Oxford Drive London SE1 2FB  
 32 Oxford Drive London SE1 2FB  
 27 Oxford Drive London SE1 2FB  
 28 Oxford Drive London SE1 2FB  
 29 Oxford Drive London SE1 2FB  
 10 Oxford Drive London SE1 2FB  
 11 Oxford Drive London SE1 2FB  
 12 Oxford Drive London SE1 2FB  
 7 Oxford Drive London SE1 2FB  
 8 Oxford Drive London SE1 2FB  
 9 Oxford Drive London SE1 2FB  
 13 Oxford Drive London SE1 2FB  
 17 Oxford Drive London SE1 2FB  
 18 Oxford Drive London SE1 2FB  
 19 Oxford Drive London SE1 2FB  
 14 Oxford Drive London SE1 2FB  
 15 Oxford Drive London SE1 2FB  
 16 Oxford Drive London SE1 2FB  
 50 Oxford Drive London SE1 2FB  
 51 Oxford Drive London SE1 2FB  
 52 Oxford Drive London SE1 2FB  
 47 Oxford Drive London SE1 2FB  
 48 Oxford Drive London SE1 2FB  
 49 Oxford Drive London SE1 2FB  
 53 Oxford Drive London SE1 2FB  
 1 Melior Place London SE1 3SZ  
 47 Bermondsey Street London SE1 3XT  
 54 Oxford Drive London SE1 2FB  
 96 Tooley Street London SE1 2TH  
 Second Floor 90a Tooley Street SE1 2TH  
 37 Oxford Drive London SE1 2FB  
 38 Oxford Drive London SE1 2FB  
 39 Oxford Drive London SE1 2FB  
 33 Oxford Drive London SE1 2FB  
 35 Oxford Drive London SE1 2FB  
 36 Oxford Drive London SE1 2FB  
 40 Oxford Drive London SE1 2FB  
 44 Oxford Drive London SE1 2FB  
 45 Oxford Drive London SE1 2FB  
 46 Oxford Drive London SE1 2FB

14 Hamilton Square Kipling Street SE1 3SB  
 15 Hamilton Square Kipling Street SE1 3SB  
 10 Hamilton Square Kipling Street SE1 3SB  
 11 Hamilton Square Kipling Street SE1 3SB  
 12 Hamilton Square Kipling Street SE1 3SB  
 16 Hamilton Square Kipling Street SE1 3SB  
 2 Hamilton Square Kipling Street SE1 3SB  
 20 Hamilton Square Kipling Street SE1 3SB  
 21 Hamilton Square Kipling Street SE1 3SB  
 17 Hamilton Square Kipling Street SE1 3SB  
 18 Hamilton Square Kipling Street SE1 3SB  
 19 Hamilton Square Kipling Street SE1 3SB  
 The Glasshouse 3 Melior Place SE1 3QP  
 54 Burwash House Kipling Estate Weston Street SE1 3RP  
 55 Burwash House Kipling Estate Weston Street SE1 3RP  
 56 Burwash House Kipling Estate Weston Street SE1 3RP  
 52 Burwash House Kipling Estate Weston Street SE1 3RP  
 45 Burwash House Kipling Estate Weston Street SE1 3RP  
 53 Burwash House Kipling Estate Weston Street SE1 3RP  
 57 Burwash House Kipling Estate Weston Street SE1 3RP  
 61 Burwash House Kipling Estate Weston Street SE1 3RP  
 62 Burwash House Kipling Estate Weston Street SE1 3RP  
 63 Burwash House Kipling Estate Weston Street SE1 3RP  
 58 Burwash House Kipling Estate Weston Street SE1 3RP  
 59 Burwash House Kipling Estate Weston Street SE1 3RP  
 60 Burwash House Kipling Estate Weston Street SE1 3RP  
 47 Burwash House Kipling Estate Weston Street SE1 3RP  
 40 Burwash House Kipling Estate Weston Street SE1 3RP  
 48 Burwash House Kipling Estate Weston Street SE1 3RP  
 46 Burwash House Kipling Estate Weston Street SE1 3RP  
 39 Burwash House Kipling Estate Weston Street SE1 3RP  
 41 Burwash House Kipling Estate Weston Street SE1 3RP  
 43 Burwash House Kipling Estate Weston Street SE1 3RP  
 51 Burwash House Kipling Estate Weston Street SE1 3RP  
 44 Burwash House Kipling Estate Weston Street SE1 3RP  
 49 Burwash House Kipling Estate Weston Street SE1 3RP  
 42 Burwash House Kipling Estate Weston Street SE1 3RP  
 50 Burwash House Kipling Estate Weston Street SE1 3RP  
 40-40a Snowsfields London SE1 3SU  
 42-42a Snowsfields London SE1 3SU  
 Block K 106 Guinness Buildings SE1 3TA  
 Ground Floor Fielden House SE1 9SG  
 First Floor Fielden House SE1 9SG  
 Second Floor Fielden House SE1 9SG  
 Part Basement 21 St Thomas Street SE1 9RY  
 80-82 St Thomas Street London SE1 3QU  
 3-5 Stainer Street London SE1 9RL  
 Part Ground Floor 21 St Thomas Street SE1 9RY  
 Unit 1 21 St Thomas Street SE1 9RY  
 First Floor 21 St Thomas Street SE1 9RY  
 Second Floor 3-5 Hardwidge Street SE1 3SY  
 Unit 6 Railway Arches 883 And 884 SE1 2EL  
 Unit 5 Railway Arches 885 And 886 SE1 2EL  
 Fifth Floor 18-20 Crucifix Lane SE1 3JW  
 Sixth Floor 18-20 Crucifix Lane SE1 3JW  
 First Floor 3-5 Hardwidge Street SE1 3SY  
 Unit 4a Railway Arches 887 SE1 2EL  
 Railway Arch 899 Holyrood Street SE1 2EL  
 All Bar One Fielden House SE1 9SG  
 Unit 3 Railway Arches 889 And 890 SE1 2EL  
 Unit 1 Railway Arches 893 And 894 SE1 2EL  
 Railway Arches 897 And 898 Holyrood Street SE1 2EL  
 Ground Floor 60 Weston Street SE1 3QJ  
 First Floor 60 Weston Street SE1 3QJ  
 Second Floor 60 Weston Street SE1 3QJ  
 Part Ground Floor And Eighth Floor Capital House SE1 3QD  
 Part Ground Floor And Ninth Floor Capital House SE1 3QD  
 Basement 60 Weston Street SE1 3QJ  
 Unit 1 The Grain Stores SE1 3HJ  
 Second Floor 77 Weston Street SE1 3SD  
 The Greenwood Theatre 55 Weston Street SE1 3RA  
 Ground Floor 2 Whites Grounds SE1 3LA  
 Unit 2 The Grain Stores SE1 3QH  
 Units 3 And 4 The Grain Stores SE1 3HJ  
 Basement 77 Weston Street SE1 3RS  
 Basement And Ground Floor 88a Tooley Street SE1 2TF  
 First To Third Floors 88a Tooley Street SE1 2TF  
 41 Oxford Drive London SE1 2FB  
 42 Oxford Drive London SE1 2FB  
 43 Oxford Drive London SE1 2FB  
 6 Oxford Drive London SE1 2FB  
 Unit 4 Baden Place SE1 1YW  
 Unit 1 Baden Place SE1 1YW  
 Unit 10 Baden Place SE1 1YW  
 Unit 6 Baden Place SE1 1YW  
 Unit 7 Baden Place SE1 1YW  
 Unit 9 Baden Place SE1 1YW  
 Unit 5 Baden Place SE1 1YW  
 Unit 13 Baden Place SE1 1YW  
 Unit 14 Baden Place SE1 1YW  
 Shipwrights Arms 88 Tooley Street SE1 2TF  
 Third Floor 90a Tooley Street SE1 2TH  
 1-5 Bermondsey Street London SE1 2ER  
 Flat 2 98 Tooley Street SE1 2TH  
 3 Oxford Drive London SE1 2FB  
 4 Oxford Drive London SE1 2FB  
 5 Oxford Drive London SE1 2FB  
 112-114 Tooley Street London SE1 2TH  
 1 Oxford Drive London SE1 2FB  
 2 Oxford Drive London SE1 2FB  
 84 Tooley Street London SE1 2TF  
 14 Bermondsey Street London SE1 2EG  
 102 Tooley Street London SE1 2TH  
 17 Bermondsey Street London SE1 2EQ  
 Flat 1 98 Tooley Street SE1 2TH  
 Flat 1 104 Tooley Street SE1 2TH  
 80 Bermondsey Street London SE1 3UD  
 99 Bermondsey Street London SE1 3XB  
 88 Bermondsey Street London SE1 3UB  
 Woolpack 98 Bermondsey Street SE1 3UB  
 68 Bermondsey Street London SE1 3UD  
 19 Crosby Row London SE1 3YD  
 13 Tyers Estate Bermondsey Street SE1 3JG  
 14 Tyers Estate Bermondsey Street SE1 3JG  
 15 Tyers Estate Bermondsey Street SE1 3JG  
 25 Crosby Row London SE1 3YD  
 27 Crosby Row London SE1 3YD  
 Whitesmith House 37 Crosby Row SE1 3YD  
 1 Porlock Street London SE1 3RY  
 10 Porlock Street London SE1 3RY  
 2 Porlock Street London SE1 3RY  
 8 Guy Street London SE1 3RF  
 79 Weston Street London SE1 3RS  
 The Britannia 44 Kipling Street SE1 3RU  
 3 Porlock Street London SE1 3RY  
 7 Porlock Street London SE1 3RY  
 8 Porlock Street London SE1 3RY  
 9 Porlock Street London SE1 3RY  
 4 Porlock Street London SE1 3RY  
 5 Porlock Street London SE1 3RY  
 6 Porlock Street London SE1 3RY  
 32 Tyers Estate Bermondsey Street SE1 3JG  
 33 Tyers Estate Bermondsey Street SE1 3JG  
 34 Tyers Estate Bermondsey Street SE1 3JG  
 29 Tyers Estate Bermondsey Street SE1 3JG  
 30 Tyers Estate Bermondsey Street SE1 3JG  
 31 Tyers Estate Bermondsey Street SE1 3JG  
 35 Tyers Estate Bermondsey Street SE1 3JG  
 39 Tyers Estate Bermondsey Street SE1 3JG  
 40 Tyers Estate Bermondsey Street SE1 3JG  
 41 Tyers Estate Bermondsey Street SE1 3JG  
 36 Tyers Estate Bermondsey Street SE1 3JG  
 37 Tyers Estate Bermondsey Street SE1 3JG  
 38 Tyers Estate Bermondsey Street SE1 3JG  
 19 Tyers Estate Bermondsey Street SE1 3JG  
 20 Tyers Estate Bermondsey Street SE1 3JG  
 21 Tyers Estate Bermondsey Street SE1 3JG  
 16 Tyers Estate Bermondsey Street SE1 3JG  
 17 Tyers Estate Bermondsey Street SE1 3JG  
 18 Tyers Estate Bermondsey Street SE1 3JG  
 22 Tyers Estate Bermondsey Street SE1 3JG  
 26 Tyers Estate Bermondsey Street SE1 3JG  
 27 Tyers Estate Bermondsey Street SE1 3JG  
 28 Tyers Estate Bermondsey Street SE1 3JG

4-8 Stainer Street London SE1 9RL  
 10-20 Stainer Street London SE1 9RL  
 Basement And Ground Floor 90 Tooley Street SE1 2TH  
 Rear Of 116-118 Tooley Street SE1 2TH  
 Part Ground Floor And First Floor 5 Tyers Gate SE1 3HX  
 Part Ground Floor And First Floor Capital House SE1 3QD  
 First Floor 90a Tooley Street SE1 2TH  
 Basement And Ground Floor 98 Tooley Street SE1 2TH  
 Basement And Ground Floor 104 Tooley Street SE1 2TH  
 24 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 25 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 26 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 21 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 22 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 23 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 27 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 30 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 4 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 5 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 28 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 29 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 3 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 12 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 13 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 14 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 1 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 10 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 11 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 15 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 19 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 2 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 20 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 16 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 17 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 18 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 112 Whites Grounds Estate Whites Grounds SE1 3JX  
 113 Whites Grounds Estate Whites Grounds SE1 3JX  
 114 Whites Grounds Estate Whites Grounds SE1 3JX  
 109 Whites Grounds Estate Whites Grounds SE1 3JX  
 110 Whites Grounds Estate Whites Grounds SE1 3JX  
 111 Whites Grounds Estate Whites Grounds SE1 3JX  
 115 Whites Grounds Estate Whites Grounds SE1 3JX  
 99 Whites Grounds Estate Whites Grounds SE1 3JX  
 96 Whites Grounds Estate Whites Grounds SE1 3JX  
 97 Whites Grounds Estate Whites Grounds SE1 3JX  
 98 Whites Grounds Estate Whites Grounds SE1 3JX  
 9 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 100 Whites Grounds Estate Whites Grounds SE1 3JX  
 101 Whites Grounds Estate Whites Grounds SE1 3JX  
 6 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 7 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 8 Mulvaney Way Kipling Estate Weston Street SE1 3RG  
 102 Whites Grounds Estate Whites Grounds SE1 3JX  
 106 Whites Grounds Estate Whites Grounds SE1 3JX  
 107 Whites Grounds Estate Whites Grounds SE1 3JX  
 108 Whites Grounds Estate Whites Grounds SE1 3JX  
 103 Whites Grounds Estate Whites Grounds SE1 3JX  
 104 Whites Grounds Estate Whites Grounds SE1 3JX  
 105 Whites Grounds Estate Whites Grounds SE1 3JX  
 9 Burwash House Kipling Estate Weston Street SE1 3RW  
 10 Burwash House Kipling Estate Weston Street SE1 3RW  
 11 Burwash House Kipling Estate Weston Street SE1 3RW  
 12 Burwash House Kipling Estate Weston Street SE1 3RW  
 77 Burwash House Kipling Estate Weston Street SE1 3RP  
 78 Burwash House Kipling Estate Weston Street SE1 3RP  
 1 Burwash House Kipling Estate Weston Street SE1 3RW  
 13 Burwash House Kipling Estate Weston Street SE1 3RW  
 17 Burwash House Kipling Estate Weston Street SE1 3RW  
 18 Burwash House Kipling Estate Weston Street SE1 3RW  
 19 Burwash House Kipling Estate Weston Street SE1 3RW  
 14 Burwash House Kipling Estate Weston Street SE1 3RW  
 15 Burwash House Kipling Estate Weston Street SE1 3RW  
 16 Burwash House Kipling Estate Weston Street SE1 3RW  
 67 Burwash House Kipling Estate Weston Street SE1 3RP  
 68 Burwash House Kipling Estate Weston Street SE1 3RP  
 69 Burwash House Kipling Estate Weston Street SE1 3RP  
 64 Burwash House Kipling Estate Weston Street SE1 3RP  
 65 Burwash House Kipling Estate Weston Street SE1 3RP  
 23 Tyers Estate Bermondsey Street SE1 3JG  
 24 Tyers Estate Bermondsey Street SE1 3JG  
 25 Tyers Estate Bermondsey Street SE1 3JG  
 6 Guy Street London SE1 3RF  
 40 Crosby Row London SE1 3PT  
 42 Crosby Row London SE1 3PT  
 44 Crosby Row London SE1 3PT  
 34 Crosby Row London SE1 3PT  
 36 Crosby Row London SE1 3PT  
 38 Crosby Row London SE1 3PT  
 46 Crosby Row London SE1 3PT  
 54 Crosby Row London SE1 3PT  
 56 Crosby Row London SE1 3PT  
 58 Crosby Row London SE1 3PT  
 48 Crosby Row London SE1 3PT  
 50 Crosby Row London SE1 3PT  
 52 Crosby Row London SE1 3PT  
 14 Crosby Row London SE1 3PT  
 16 Crosby Row London SE1 3PT  
 18 Crosby Row London SE1 3PT  
 Navigator House 4a Tyers Gate SE1 3HX  
 12 Crosby Row London SE1 3PT  
 20 Crosby Row London SE1 3PT  
 28 Crosby Row London SE1 3PT  
 30 Crosby Row London SE1 3PT  
 32 Crosby Row London SE1 3PT  
 22 Crosby Row London SE1 3PT  
 24 Crosby Row London SE1 3PT  
 26 Crosby Row London SE1 3PT  
 92 Crosby Row London SE1 3PU  
 66 Weston Street London SE1 3QJ  
 10 Guy Street London SE1 3RF  
 86 Crosby Row London SE1 3PU  
 88 Crosby Row London SE1 3PU  
 90 Crosby Row London SE1 3PU  
 12 Guy Street London SE1 3RF  
 2 Guy Street London SE1 3RF  
 20 Guy Street London SE1 3RF  
 4 Guy Street London SE1 3RF  
 14 Guy Street London SE1 3RF  
 16 Guy Street London SE1 3RF  
 18 Guy Street London SE1 3RF  
 66 Crosby Row London SE1 3PT  
 68 Crosby Row London SE1 3PT  
 70 Crosby Row London SE1 3PT  
 60 Crosby Row London SE1 3PT  
 62 Crosby Row London SE1 3PT  
 64 Crosby Row London SE1 3PT  
 72 Crosby Row London SE1 3PT  
 80 Crosby Row London SE1 3PT  
 82 Crosby Row London SE1 3PT  
 84 Crosby Row London SE1 3PU  
 74 Crosby Row London SE1 3PT  
 76 Crosby Row London SE1 3PT  
 78 Crosby Row London SE1 3PT  
 Level 10 The Shard SE1 9SY  
 Level 11 The Shard SE1 9SY  
 Level 12 The Shard SE1 9SY  
 Level 7 The Shard SE1 9SY  
 Level 8 The Shard SE1 9SY  
 Level 9 The Shard SE1 9SY  
 Level 13 The Shard SE1 9SY  
 Level 17 The Shard SE1 9SY  
 Level 18 The Shard SE1 9SY  
 Level 19 The Shard SE1 9SY  
 Level 14 The Shard SE1 9SY  
 Level 15 The Shard SE1 9SY  
 Level 16 The Shard SE1 9SY  
 New Hunts House & Henriette Rapheal Guys Hospital Medical School SE1 9RT  
 Kings Food Guys Hospital Medical School SE1 9RT  
 Apartment 9 The Shard SE1 9RY  
 Apartment 10 The Shard SE1 9RY  
 82 St Thomas Street London SE1 3QU  
 Level 3 The Shard SE1 9SG  
 Level 4 The Shard SE1 9SY  
 Level 5 The Shard SE1 9SY  
 Level 6 The Shard SE1 9SY  
 Level 32 The Shard SE1 9SY

66 Burwash House Kipling Estate Weston Street SE1 3RP Level 1 The Shard SE1 9SY  
70 Burwash House Kipling Estate Weston Street SE1 3RP Level 2 The Shard SE1 9SY  
74 Burwash House Kipling Estate Weston Street SE1 3RP 2-3 Plantain Place London SE1 1YN  
75 Burwash House Kipling Estate Weston Street SE1 3RP Arch W962 London Bridge Railway Station SE1 2QN  
76 Burwash House Kipling Estate Weston Street SE1 3RP Flat 5 54 Weston Street SE1 3QJ  
71 Burwash House Kipling Estate Weston Street SE1 3RP Sainsburys Guys Hospital Medical School SE1 9RT  
72 Burwash House Kipling Estate Weston Street SE1 3RP Level 23 The Shard SE1 9SY  
73 Burwash House Kipling Estate Weston Street SE1 3RP Level 24 The Shard SE1 9SY  
34 Burwash House Kipling Estate Weston Street SE1 3RW Level 25 The Shard SE1 9SY  
35 Burwash House Kipling Estate Weston Street SE1 3RW Level 20 The Shard SE1 9SY  
36 Burwash House Kipling Estate Weston Street SE1 3RW Level 21 The Shard SE1 9SY  
31 Burwash House Kipling Estate Weston Street SE1 3RW Level 22 The Shard SE1 9SY  
32 Burwash House Kipling Estate Weston Street SE1 3RW Level 26 The Shard SE1 9SY  
33 Burwash House Kipling Estate Weston Street SE1 3RW Level 30 The Shard SE1 9SY  
37 Burwash House Kipling Estate Weston Street SE1 3RW Level 31 The Shard SE1 9SY  
6 Burwash House Kipling Estate Weston Street SE1 3RW Level 33 The Shard SE1 9SY  
7 Burwash House Kipling Estate Weston Street SE1 3RW Level 27 The Shard SE1 9SY  
8 Burwash House Kipling Estate Weston Street SE1 3RW Level 28 The Shard SE1 9SY  
38 Burwash House Kipling Estate Weston Street SE1 3RW Level 29 The Shard SE1 9SY  
4 Burwash House Kipling Estate Weston Street SE1 3RW Apartment 8 The Shard SE1 9RY  
5 Burwash House Kipling Estate Weston Street SE1 3RW 11 Vintry Court 18 Porlock Street SE1 3RY  
22 Burwash House Kipling Estate Weston Street SE1 3RW 12 Vintry Court 18 Porlock Street SE1 3RY  
23 Burwash House Kipling Estate Weston Street SE1 3RW 13 Vintry Court 18 Porlock Street SE1 3RY  
24 Burwash House Kipling Estate Weston Street SE1 3RW 8 Vintry Court 18 Porlock Street SE1 3RY  
2 Burwash House Kipling Estate Weston Street SE1 3RW 9 Vintry Court 18 Porlock Street SE1 3RY  
20 Burwash House Kipling Estate Weston Street SE1 3RW 10 Vintry Court 18 Porlock Street SE1 3RY  
21 Burwash House Kipling Estate Weston Street SE1 3RW 14 Vintry Court 18 Porlock Street SE1 3RY  
25 Burwash House Kipling Estate Weston Street SE1 3RW 16 Vintry Court 18 Porlock Street SE1 3RY  
29 Burwash House Kipling Estate Weston Street SE1 3RW 19 Vintry Court 18 Porlock Street SE1 3RY  
3 Burwash House Kipling Estate Weston Street SE1 3RW 20 Vintry Court 18 Porlock Street SE1 3RY  
30 Burwash House Kipling Estate Weston Street SE1 3RW 15 Vintry Court 18 Porlock Street SE1 3RY  
26 Burwash House Kipling Estate Weston Street SE1 3RW 16 Vintry Court 18 Porlock Street SE1 3RY  
27 Burwash House Kipling Estate Weston Street SE1 3RW 17 Vintry Court 18 Porlock Street SE1 3RY  
28 Burwash House Kipling Estate Weston Street SE1 3RW Unit 4b Arch 887 Railway Arches 888 SE1 2EL  
33a Bridgewalk Heights 80 Weston Street SE1 3QZ Vintry Court 18 Porlock Street SE1 3RY  
35 Bridgewalk Heights 80 Weston Street SE1 3QZ Vintry Court Community Centre 18a Porlock Street SE1 3RY  
106 Weston Street London SE1 3QB Restaurants The Shard SE1 9RY  
51-57 St Thomas Street London SE1 3QX Viewing Gallery The Shard SE1 9EX  
83 Weston Street London SE1 3RS 1 Vintry Court 18 Porlock Street SE1 3RY  
The York Clinic 47 Weston Street SE1 3RR 5 Vintry Court 18 Porlock Street SE1 3RY  
92 Bermondsey Street London SE1 3UB 6 Vintry Court 18 Porlock Street SE1 3RY  
42-44 Bermondsey Street London SE1 3UD 7 Vintry Court 18 Porlock Street SE1 3RY  
107 Bermondsey Street London SE1 3XB 2 Vintry Court 18 Porlock Street SE1 3RY  
23a Bridgewalk Heights 80 Weston Street SE1 3QZ 3 Vintry Court 18 Porlock Street SE1 3RY  
25 Bridgewalk Heights 80 Weston Street SE1 3QZ 4 Vintry Court 18 Porlock Street SE1 3RY  
26 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 1 The Shard SE1 9RY  
21 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 5 The Shard SE1 9RY  
22 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 6 The Shard SE1 9RY  
23 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 7 The Shard SE1 9RY  
27 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 2 The Shard SE1 9RY  
31 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 3 The Shard SE1 9RY  
32 Bridgewalk Heights 80 Weston Street SE1 3QZ Apartment 4 The Shard SE1 9RY  
33 Bridgewalk Heights 80 Weston Street SE1 3QZ Flat 9b 79 Bermondsey Street SE1 3XF  
28 Bridgewalk Heights 80 Weston Street SE1 3QZ Office A First Floor 7 Holyrood Street SE1 2EL  
29 Bridgewalk Heights 80 Weston Street SE1 3QZ Office B First Floor 7 Holyrood Street SE1 2EL  
30 Bridgewalk Heights 80 Weston Street SE1 3QZ 21 Vintry Court 18 Porlock Street SE1 3RY  
6 Tyers Gate London SE1 3HX 22 Vintry Court 18 Porlock Street SE1 3RY  
First Floor 77 Weston Street SE1 3SD Flat 9a 79 Bermondsey Street SE1 3XF  
Flat 3 72 Weston Street SE1 3QG Kiosk Adjacent To Vaults Joiner Street SE1 9SP  
30 Snowsfields London SE1 3SU Flat 14 Elizabeth Newcomen House SE1 1YZ  
Ground Floor 3 Tanner Street SE1 3LE Flat 15 Elizabeth Newcomen House SE1 1YZ  
Flat 4 72 Weston Street SE1 3QG Flat 16 Elizabeth Newcomen House SE1 1YZ  
Flat 8 72 Weston Street SE1 3QG Flat 11 Elizabeth Newcomen House SE1 1YZ  
106a Weston Street London SE1 3QB Flat 12 Elizabeth Newcomen House SE1 1YZ  
Flat 5 72 Weston Street SE1 3QG Flat 13 Elizabeth Newcomen House SE1 1YZ  
Flat 6 72 Weston Street SE1 3QG Flat 17 Elizabeth Newcomen House SE1 1YZ  
Flat 7 72 Weston Street SE1 3QG Flat 20 Elizabeth Newcomen House SE1 1YZ  
Flat 2 4b Tyers Gate SE1 3HX Flat 21 Elizabeth Newcomen House SE1 1YZ  
Flat 3 4b Tyers Gate SE1 3HX Flat 22 Elizabeth Newcomen House SE1 1YZ  
Flat 4 4b Tyers Gate SE1 3HX Flat 18 Elizabeth Newcomen House SE1 1YZ  
Flat 1 4b Tyers Gate SE1 3HX Flat 19 Elizabeth Newcomen House SE1 1YZ  
Flat 5 4b Tyers Gate SE1 3HX Flat 2 Elizabeth Newcomen House SE1 1YZ  
5 Kipling Street London SE1 3RU Unit 8 Baden Place SE1 1YW  
105 Bermondsey Street London SE1 3XB Flat 1 Elizabeth Newcomen House SE1 1YZ  
Fourth Floor 18-20 Crucifix Lane SE1 3JW Flat 10 Elizabeth Newcomen House SE1 1YZ  
Flat 6 4b Tyers Gate SE1 3HX Flat 38 Elizabeth Newcomen House SE1 1YZ  
20 Kipling Street London SE1 3RU Flat 39 Elizabeth Newcomen House SE1 1YZ  
20 Bridgewalk Heights 80 Weston Street SE1 3QZ Flat 4 Elizabeth Newcomen House SE1 1YZ  
92 Snowsfields London SE1 3SS Flat 35 Elizabeth Newcomen House SE1 1YZ

8-9 Snowsfields London SE1 3SU  
 5-7 Tanner Street London SE1 3LE  
 4 Leathermarket Street London SE1 3HN  
 Beckett House 60-68 St Thomas Street SE1 3QU  
 3 Tyers Gate London SE1 3HX  
 Neighbourhood Housing Office 26 Leathermarket Street SE1 3HN  
 75-79 St Thomas Street London SE1 3QX  
 62-66 Bermondsey Street London SE1 3UD  
 4 Black Swan Yard London SE1 3XW  
 96 Bermondsey Street London SE1 3UB  
 104 Bermondsey Street London SE1 3UB  
 9 Fenning Street London SE1 3QR  
 81 Bermondsey Street London SE1 3XF  
 74 Bermondsey Street London SE1 3UD  
 61 St Thomas Street London SE1 3QX  
 Ronald Mcdonald House 115-122 Snowsfields SE1 3SS  
 1-7 Snowsfields London SE1 3SU  
 10 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 11 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 12 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 7 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 8 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 9 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 12a Bridgewalk Heights 80 Weston Street SE1 3QZ  
 17 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 18 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 19 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 13a Bridgewalk Heights 80 Weston Street SE1 3QZ  
 15 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 16 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 Flat 3 2 Tyers Gate SE1 3HX  
 Flat 4 2 Tyers Gate SE1 3HX  
 Flat 5 2 Tyers Gate SE1 3HX  
 17 Crosby Row London SE1 3YD  
 Flat 1 2 Tyers Gate SE1 3HX  
 Flat 2 2 Tyers Gate SE1 3HX  
 Flat 6 2 Tyers Gate SE1 3HX  
 2 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 3 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 5 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 Flat 7 2 Tyers Gate SE1 3HX  
 1 Bridgewalk Heights 80 Weston Street SE1 3QZ  
 St Pauls Vicarage 54 Kipling Street SE1 3RU  
 First Floor And Second Floor Flat 114 Tooley Street SE1 2TH  
 First Floor Flat The Glasshouse SE1 3SZ  
 90 Bermondsey Street London SE1 3UB  
 Beormund School Crosby Row SE1 3PS  
 70 Bermondsey Street London SE1 3UD  
 Flat 1 Globe House SE1 3JW  
 Flat 1 38 Snowsfields SE1 3SU  
 Flat 12 64 Weston Street SE1 3QJ  
 Flat 2 8 Tyers Gate SE1 3HX  
 Flat 36 Elizabeth Newcomen House SE1 1YZ  
 Flat 37 Elizabeth Newcomen House SE1 1YZ  
 Flat 40 Elizabeth Newcomen House SE1 1YZ  
 Flat 7 Elizabeth Newcomen House SE1 1YZ  
 Flat 8 Elizabeth Newcomen House SE1 1YZ  
 Flat 9 Elizabeth Newcomen House SE1 1YZ  
 Flat 41 Elizabeth Newcomen House SE1 1YZ  
 Flat 5 Elizabeth Newcomen House SE1 1YZ  
 Flat 6 Elizabeth Newcomen House SE1 1YZ  
 Flat 26 Elizabeth Newcomen House SE1 1YZ  
 Flat 27 Elizabeth Newcomen House SE1 1YZ  
 Flat 28 Elizabeth Newcomen House SE1 1YZ  
 Flat 23 Elizabeth Newcomen House SE1 1YZ  
 Flat 24 Elizabeth Newcomen House SE1 1YZ  
 Flat 25 Elizabeth Newcomen House SE1 1YZ  
 Flat 29 Elizabeth Newcomen House SE1 1YZ  
 Flat 32 Elizabeth Newcomen House SE1 1YZ  
 Flat 33 Elizabeth Newcomen House SE1 1YZ  
 Flat 34 Elizabeth Newcomen House SE1 1YZ  
 Flat 3 Elizabeth Newcomen House SE1 1YZ  
 Flat 30 Elizabeth Newcomen House SE1 1YZ  
 Flat 31 Elizabeth Newcomen House SE1 1YZ  
 Fourth Floor 18-20 Crucifix Lane SE1 3JW  
 10 Crucifix Lane London SE1 3JW  
 2 Crucifix Lane London SE1 3JW  
 6 Crucifix Lane London SE1 3JW  
 4 Crucifix Lane London SE1 3JW  
 8 Crucifix Lane London SE1 3JW  
 Second Floor 18-20 Crucifix Lane SE1 3JW  
 First Floor 18-20 Crucifix Lane SE1 3JW  
 Third Floor 18-20 Crucifix Lane SE1 3JW  
 Sixth Floor 18-20 Crucifix Lane SE1 3JW  
 Fifth Floor 18-20 Crucifix Lane SE1 3JW  
 7 Crucifix Lane London SE1 3JW  
 Railway Arches 6 To 11 Crucifix Lane SE1 3JW  
 11 Crucifix Lane London SE1 3JW  
 Ground Floor 18-20 Crucifix Lane SE1 3JW  
 13 Crucifix Lane London SE1 3JW  
 Flat 2 Crucifix Lane SE1 3JW  
 Second Floor 16 Crucifix Lane SE1 3JW  
 First Floor 16 Crucifix Lane SE1 3JW  
 Ground Floor 16 Crucifix Lane SE1 3JW  
 First Floor 40 Bermondsey Street SE1 3UD  
 Ground Floor 40 Bermondsey Street SE1 3UD  
 Flat 4b 16 Crucifix Lane SE1 3JW  
 Flat 4a 16 Crucifix Lane SE1 3JW  
 Flat 3 Globe House SE1 3JW  
 Third Floor 40 Bermondsey Street SE1 3UD  
 Second Floor 40 Bermondsey Street SE1 3UD  
 33 Bermondsey Street London SE1 2EG  
 Flat 3b 16 Crucifix Lane SE1 3JW  
 Flat 3a 16 Crucifix Lane SE1 3JW

**Re-consultation: n/a**

**APPENDIX 2****Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
Flood and Drainage Team  
Highway Development Management

**Statutory and non-statutory organisations**

English Heritage  
London Underground Limited  
Metropolitan Police Service (Designing out Crime)  
Network Rail (Planning)  
Team London Bridge  
Thames Water - Development Planning

**Neighbours and local groups**

Email representation  
Email representation  
Email representation  
Flat 3 16 Melior Street SE1 3QQ  
Flat 5 40 Snowfields SE1 3SU  
1 Colmore Square Birmingham B4 6AJ  
1 Colmore Square Birmingham B4 6AJ  
69 Burwash House Kipling Estate Weston Street SE1 3RP  
7 Tyers Estate Bermondsey Street SE1 3JQ  
7 Tyers Estate London SE1 3JQ



## RECOMMENDATION LDD MONITORING FORM REQUIRED

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>	c/o agent Bilford	<b>Reg. Number</b>	14/AP/4640
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/214-40
<b>Recommendation</b>	Grant subject to Legal Agreement and GLA		

### Draft of Decision Notice

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

Demolition of Capital House, and erection of a 21 and 31 storey building (1 basement Level plus ground and 30 upper storeys) to a maximum height 108.788m to provide 119 residential units (C3), retail/cafe units (flexible Class A1, A3 Use) at ground floor level, 199 cycle parking spaces, 2 disabled car parking spaces, associated refuse and recycling, and an area of public open space.

**At:** CAPITAL HOUSE, 40-46 WESTON STREET, LONDON SE1 3QD

**In accordance with application received on 19/11/2014  
and revisions/amendments received on 19/08/2015**

03/02/2015  
20/03/2015  
12/08/2015  
03/08/2015

**and Applicant's Drawing Nos. Existing**

**Existing plans**

WS-E-00-OS-01-01 P1 Existing Site Plan; WS-E-20-0G-01-01 P1 Ground Floor; WS-E-20-MF-01-01 P1 Level 01 & 02; WS-E-20-MF-01-02 Level 03 & 04; WS-E-20-MF-01-03 P1 Level 05 & 06; WS-E-20-MF-01-04 P1 Level 07 & 08; WS-E-20-MF-01-05 Level 09 & Roof; WS-E-25-MF-01-01 P1 South elevation; WS-E-25-MF-01-02 P1 West elevation; WS-E-25-MF-01-03 P1 East elevation; WS-E-25-MF-01-04 P1 North elevation

**Demolition plans**

WS-D-20-0G-01-01 P1 Ground Floor; WS-D-20-MF-01-01 P1 Level 01 & 02; WS-D-20-MF-01-02 P1 Level 03 & 04; WS-D-20-MF-01-03 P1 Level 05 & 06; WS-D-20-MF-01-04 P1 Level 07 & 08; WS-D-20-MF-01-05 P1 Level 09 & Roof; WS-D-25-MF-01-01 P1 South elevation; WS-D-25-MF-01-02 P1 West elevation; WS-D-25-MF-01-03 P1 East elevation; WS-D-25-MF-01-04 P1 North elevation

**Proposed**

**Proposed plans and layout**

WS-P-00-OS-01-01 P1 Proposed Site Plan; WS-P-20-B1-02-01 P1 Level B1; WS-P-20-0G-02-01 P5 Ground Floor; WS-P-20-01-01-01 P2 Level 01; WS-P-20-02-01-01 P2 Level 02; WS-P-20-03-01-01 P2 Level 03; WS-P-20-04-01-01 P2 Level 04; WS-P-20-05-01-01 P2 Level 05; WS-P-20-06-01-01 P2 Level 06; WS-P-20-07-01-01 P2 Level 07; WS-P-20-08-01-01 P1 Level 08; WS-P-20-09-01-01 P1 Level 09; WS-P-20-10-01-01 P1 Level 10; WS-P-20-11-01-01 P1 Level 11; WS-P-20-12-01-01 P1 Level 12; WS-P-20-13-01-01 P1 Level 13; WS-P-20-14-01-01 P1 Level 14; WS-P-20-15-01-01 P1 Level 15; WS-P-20-16-01-01 P1 Level 16; WS-P-20-17-01-01 P1 Level 17; WS-P-20-18-01-01 P1 Level 18; WS-P-20-19-01-01 P1 Level 19; WS-P-20-20-01-01 P1 Level 20; WS-P-20-21-01-01 P1 Level 21; WS-P-20-22-01-01 P1 Level 22; WS-P-20-23-01-01 P1 Level 23; WS-P-20-24-01-01 P1 Level 24; WS-P-20-25-01-01 P1 Level 25; WS-P-20-26-01-01 P1 Level 26; WS-P-20-27-01-01 P1 Level 27; WS-P-20-28-01-01 P1 Level 28; WS-P-20-29-01-01 P1 Level 29; WS-P-20-30-01-01 P1 Level 30; WS-P-20-31-01-01 P1 Level 31; WS-P-20-0R-01-01 P1 Roof layout

**Proposed elevations**

WS-P-25-MF-01-01 P2 South elevation; WS-P-25-MF-01-02 P2 West elevation; WS-P-25-MF-01-03 P2 East elevation; WS-P-25-MF-01-04 P1 North elevation; WS-P-25-MF-01-05 P1 Internal South elevation; WS-P-25-MF-01-06 P1 Internal North elevation; WS-P-25-MF-01-11 P1 South Melior Street; WS-P-25-MF-01-12 P1 West Weston Street; WS-P-25-MF-01-13 P1 East elevation; WS-P-25-MF-01-14 P North St Thomas Street

**Proposed Sections and details**

WS-P-26-MF-01-01 P1; WS-P-26-MF-01-02 P1; WS-P-26-MF-01-11 P1 Cladding details; WS-P-26-MF-01-12 P1 Cladding details North elevation; WS-P-26-MF-01-13 P1 Window details; WS-P-26-MF-01-14 P1 Roof and cladding

details; WS-P-26-MF-01-15 P1 extended Spire details; WS-P-26-MF-01-16 P1 Connection Sleeve details

WS-P-80-MF-01-02 P1 Area Schedule

**Supporting documents:**

Design and Access Statement  
 Statement of Community Involvement November 2014  
 Planning Statement November 2014  
 S106 Heads of Terms November 2014  
 Affordable Housing Statement November 2014  
 Air Quality Assessment October 2014  
 Daylight and Sunlight Report October 2014  
 Internal Daylight letter and clarification 3rd February 2015  
 Further letter Daylight and Sunlight matters 20th March 2015  
 Internal Sunlight letter 12th August 2015  
 Transport Assessment October 2014  
 Travel Plan October 2014  
 Townscape, Heritage and Visual Assessment October 2014  
 Acoustics Planning Report October 2014  
 Sustainability Statement October 2014  
 Energy Statement October 2014  
 Microclimate Wind Assessment October 2014  
 Flood Risk Assessment October 2014  
 Archaeology Assessment October 2014  
 Phase 1 Environmental Review September 2010  
 Phase 1 Site Assessment October 2014

**Subject to the following thirty-seven 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:

Proposed plans and layout

WS-P-00-OS-01-01 P1 Proposed Site Plan; WS-P-20-B1-02-01 P1 Level B1; WS-P-20-0G-02-01 P5 Ground Floor; WS-P-20-01-01-01 P2 Level 01; WS-P-20-02-01-01 P2 Level 02; WS-P-20-03-01-01 P2 Level 03; WS-P-20-04-01-01 P2 Level 04; WS-P-20-05-01-01 P2 Level 05; WS-P-20-06-01-01 P2 Level 06; WS-P-20-07-01-01 P2 Level 07; WS-P-20-08-01-01 P1 Level 08; WS-P-20-09-01-01 P1 Level 09; WS-P-20-10-01-01 P1 Level 10; WS-P-20-11-01-01 P1 Level 11; WS-P-20-12-01-01 P1 Level 12; WS-P-20-13-01-01 P1 Level 13; WS-P-20-14-01-01 P1 Level 14; WS-P-20-15-01-01 P1 Level 15; WS-P-20-16-01-01 P1 Level 16; WS-P-20-17-01-01 P1 Level 17; WS-P-20-18-01-01 P1 Level 18; WS-P-20-19-01-01 P1 Level 19; WS-P-20-20-01-01 P1 Level 20; WS-P-20-21-01-01 P1 Level 21; WS-P-20-22-01-01 P1 Level 22; WS-P-20-23-01-01 P1 Level 23; WS-P-20-24-01-01 P1 Level 24; WS-P-20-25-01-01 P1 Level 25; WS-P-20-26-01-01 P1 Level 26; WS-P-20-27-01-01 P1 Level 27; WS-P-20-28-01-01 P1 Level 28; WS-P-20-29-01-01 P1 Level 29; WS-P-20-30-01-01 P1 Level 30; WS-P-20-31-01-01 P1 Level 31; WS-P-20-0R-01-01 P1 Roof layout

Proposed elevations

WS-P-25-MF-01-01 P2 South elevation; WS-P-25-MF-01-02 P2 West elevation; WS-P-25-MF-01-03 P2 East elevation; WS-P-25-MF-01-04 P1 North elevation; WS-P-25-MF-01-05 P1 Internal South elevation; WS-P-25-MF-01-06 P1 Internal North elevation; WS-P-25-MF-01-11 P1 South Melior Street; WS-P-25-MF-01-12 P1 West Weston Street; WS-P-25-MF-01-13 P1 East elevation; WS-P-25-MF-01-14 P North St Thomas Street

Proposed Sections and details

WS-P-26-MF-01-01 P1; WS-P-26-MF-01-02 P1; WS-P-26-MF-01-11 P1 Cladding details; WS-P-26-MF-01-12 P1 Cladding details North elevation; WS-P-26-MF-01-13 P1 Window details; WS-P-26-MF-01-14 P1 Roof and cladding details; WS-P-26-MF-01-15 P1 extended Spire details; WS-P-26-MF-01-16 P1 Connection Sleeve details

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
- 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.
  - 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 Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 'Protection of amenity' of the Southwark Plan 2007.

- 4
- No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition and construction 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 (noise, dust, emissions to air) and the required remedial measures; Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.

Arrangements for direct responsive contact with the site management during demolition and/or construction;

A commitment to adopt and implement of the ICE Demolition Protocol, Considerate Contractor Scheme registration, To follow current best construction practice e.g. Southwark's Code of Construction Practice & GLA/London Council's Best Practice Guide Dust & Plant Emissions

Routing of site traffic;

Waste storage, separation and disposal.

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment 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 and Saved Policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 5
- Before any work hereby authorised begins, excluding demolition, 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, excluding demolition, 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 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**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.

- 7 Before any above grade work begins on site full particulars and details (2 copies) of a scheme for the ventilation of the premises (including any A3 use and CHP) to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

In order to that the Council may be satisfied 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 of the Southwark Plan 2007 and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

- 8 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 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.

- 9 No above grade works shall commence until details of a surface water drainage scheme that achieves a reduction in surface water run-off rates of at least 50% of the existing brownfield runoff rate from the site for storm events up to a 1% Annual Exceedance Probability (AEP) has been submitted to (2 copies) and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011) and the Flood Risk Assessment for the scheme (produced by Robert Bird Group dated October 2014). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

**Reason:** To minimise the potential for the site to contribute to surface water flooding in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 10 Before any above grade works hereby authorised, 1:50; 1:10 and 1:5 Scale drawings of the detailed design of the top 6 floors of both buildings to be used in the carrying out of this permission, including the protruding quill design at the crown of the building, 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 that the Local Planning Authority may be satisfied as to the design and details of the prominent top of the building in the interest of the special architectural qualities of the existing building and preserve its presence from the Tower of London World Heritage Site in accordance with Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design; 3.13 Urban Design; and 3.18 Setting of listed buildings, conservation areas and world heritage sites; of the Southwark Plan 2007.

- 11 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 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.

- 12 Prior to the commencement of any works above grade, details of the proposed children's play area shall be submitted to, and approved writing by the local planning authority. No part of the development hereby approved shall be occupied, until works agreed in accordance with the agreed details are completed on site.

**Reason**

To provide quality communal amenity space and playspace in accordance with Strategic Policy Design and Conservation of the Core Strategy 2011 and Saved Policy 4.2 Quality of residential accommodation of the Southwark Plan 2007

- 13 No impact piling shall take place until a piling method statement (detailing the depth and 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 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 and in accordance with Strategic Policy 13 of the Core Strategy 2011.

- 14 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces 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 green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

**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, it in accordance 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.

**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.

- 15 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 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 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 16 Before the first occupation of the building the cycle storage facilities as shown on the approved basement and ground floor plans shall be provided and thereafter such facilities 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 17 Prior to the first occupation of the building 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 with Strategic Policy 12 Design and Conservation 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 Prior to occupation of the unit/s hereby approved, the 2 No. disabled parking residential spaces as shown on the ground floor drawing 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 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.

- 19 The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the development. Before any work in connection with this permission is carried out above grade, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' certification award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's 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.

- 20 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 building and the 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 Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.7 Waste Reduction of The Southwark Plan 2007.

- 21 Before the first occupation of the building hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing 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 compliance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 22 Before the first occupation of the building hereby approved, electric vehicle charger points within each of the disabled car parking areas shall be installed and thereafter such facilities shall be retained.

Reason

To encourage more sustainable travel in accordance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

- 23 Car Parking Management Plan

Prior to the first occupation of the development a Car Parking Management Plan shall be prepared and submitted for approval to the Local Planning Authority. The plan shall cover:

allocation of 15 spaces for disabled, wheelchair and blue badge holder residents;  
allocation of the remaining 13 spaces (with preference to allocation to units with 3 beds or more);  
management and accessibility to the car parking spaces.

Reason:

To ensure the provision of appropriate car parking and maintain acceptable access and management of the car parking provision.

**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 The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient LAeq, T\* at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.1 'Environmental Effects' of the saved Southwark Plan 2007

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

- 25 Prior to occupation of the building, the mitigation measures identified in the submitted Air Quality Assessment shall be incorporated into the approved development and permanently retained thereafter.

Reason

To ensure the occupants of the rooms identified have acceptable air quality in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007.

- 26 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 building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason

In order to ensure that no additional plant 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 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 3.13 Urban Design of the Southwark Plan 2007.

- 27 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 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 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.

- 28 The window glazing of any non-residential ground floor unit to any public space shall not be painted or otherwise obscured and shall permanently retained and maintained to the satisfaction of the local planning authority.

Reason

To safeguard the appearance and character of the development and to maintain vitality at ground floor level within the public square in accordance with Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policy 3.12 Quality in Design of the Southwark Plan 2007.

- 29 The sustainable design measures, energy efficiency measures and renewable technologies identified in the Energy Statement shall be implemented in strict accordance with the details shown and thereafter maintained.

Reason

To ensure the stated energy measures are secured in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 30 All wheelchair accessible units shall have access to both cores of the building hereby approved.

Reason

To ensure adequate disabled access in accordance with Policy 7.2 An Inclusive Environment of the London Plan 2015.

- 31 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.

- 32 The Travel Plan hereby approved shall be implemented throughout the plan period.

Reason

To encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 33 The retail uses hereby permitted shall not be carried on outside of the hours of 06.00am to 00.30am Monday to Saturday, and 07.00am to 00.30am on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 34 All residential units hereby approved shall be constructed to Lifetime home standards. 10% of units shall be suitable for occupation by wheelchair users.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 3.5



Quality and Design of Housing Developments of the London Plan 2015 and Strategic Policy 7 Family Housing of the Core Strategy 2011.

- 35 All residents within the development shall have access to the proposed communal amenity areas (and they shall have equal access to those areas).

Reason:

In accordance with Strategic Policy 5 Providing New Homes of the Core Strategy 2011 and 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).

- 36 Pedestrian inter visibility splays of 2m x 2m from the disabled parking area must be provided. There should be no obstruction within the visibility splay area.

Reason

In the interest of pedestrian and highway safety in accordance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policy 5.2 Transport Impacts 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).

- 37 Within one year 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 and 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**

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

#### **Informatives**

##### **1 Network Rail**

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

#### **Future maintenance**

The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs

charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

### **Drainage**

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

### **Plant & Materials**

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

### **Scaffolding**

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 applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

### **Piling**

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

### **Fencing**

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

### **Lighting**

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

### **Noise and Vibration**

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionKent@networkrail.co.uk](mailto:AssetProtectionKent@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. 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).

**2 Thames Water**

Waste - 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 groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Water pressure - 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.

**3 Highways drainage**

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

- 4 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
7.	Open	8 September 2015	Planning Committee
<b>Report title:</b>		Walworth Road Conservation Area	
<b>Ward(s) or groups affected:</b>		East Walworth, Faraday, Newington and Camberwell Green Wards	
<b>From:</b>		Director of Planning	

### RECOMMENDATIONS

1. That the Planning Committee approves the proposal to carry out a public consultation with local residents and businesses on the proposed Walworth Road Conservation Area.
2. That the Planning Committee comment on the proposed Walworth Road Conservation Area
3. That the Planning Committee comment on the draft boundary map of the proposed Walworth Road Conservation Area (Appendices 1 and 2).
4. That the Planning Committee notes the Equality Impact Assessment. (Available on-line at:

[http://www.southwark.gov.uk/downloads/download/3694/conservation\\_area\\_management\\_plans](http://www.southwark.gov.uk/downloads/download/3694/conservation_area_management_plans))

### BACKGROUND INFORMATION

5. It is planned to consult upon the proposed Walworth Road Conservation Area based upon the draft Conservation Area Appraisal and draft boundary map.
6. The proposed conservation area is focused upon the busy commercial street of Walworth Road, a street that reflects the historic commercial and retail growth of the area and which is characterised by a mixture of early 19<sup>th</sup> century to mid 20<sup>th</sup> century buildings. The boundary has been informed by the historical research and characterisation area work undertaken by the Walworth Society.
7. The proposal is before the committee following a two year period in which the Walworth Society has worked with the council to prepare a detailed Historic Area Assessment for the Walworth Road for which the council granted CGS funding. The efforts of the Walworth Society in carrying out this detailed assessment are commended and the proposed consultation on the proposed conservation area will be a natural development of this work.
8. The proposed Walworth Road Conservation Area is situated on the southern edge of the Heygate Estate (decanted for redevelopment) and stretches down to Burgess Park. It is bounded by the Larcom Street and Liverpool Grove Conservation Area to the east and the Sutherland Square Conservation Area to

the west. The area is primarily centred along Walworth Road, stretches along the southern side of Manor Place to the railway line and takes in the streets around Westmoreland Road, Queens Row and Horsley Street. The area is also located within the commercial core of Walworth and the Elephant and Castle Opportunity Area (as defined by Figure 13 of Southwark's Core Strategy).

9. Section 69 of the Town and Country Planning Act 1990 imposes a duty on local planning authorities to designate as a conservation area any '*areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance*'. There is a duty on local planning authorities under Section 69 to review areas from time to time to consider whether or not such areas should be designated as conservation areas.
10. In March 2012 the Government introduced the National Planning Policy Framework replacing the guidance formerly contained within PPS 5. The NPPF also introduced a new criteria for local authorities to consider when designating new conservation areas; paragraph 127 states: '*when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*' The council considers that the proposed conservation area meets this test because it includes notable surviving examples of early 19<sup>th</sup> to mid 20<sup>th</sup> century urban fabric. The historic street layout also remains as it was and this contains well defined and architecturally interesting developments along the street frontage. Paragraph 169 of the NPPF is particularly relevant with regards to conservation area appraisals and provides that '*local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment.*' The draft conservation area appraisal provides detail as to the merits of the proposal and complies with the requirements of this paragraph.
11. In 2011 English Heritage published guidance on conservation area appraisals, '*Understanding Place: Conservation Area Designation, Appraisal and Management.*' This document sets out the importance of defining and assessing a conservation area's character. The purpose of this assessment is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Conservation Area Appraisals, once they have been adopted by the Council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.
12. Designation of a conservation area imposes certain duties on planning authorities. These duties are twofold; firstly, to formulate and publish from time to time proposals for the preservation and enhancement of the conservation areas in their district. Secondly, in exercising planning powers, a local authority must pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas. As such, there is also a presumption against the demolition of buildings within a conservation area.

## **KEY ISSUES FOR CONSIDERATION**

13. The proposed conservation area is primarily characterised by the busy commercial street of Walworth Road, which contrasts with the residential streets

of the adjoining conservation areas of Larcom Street, Liverpool Grove and Sutherland Square. This road reflects the characteristics of the different periods of the area's growth and demonstrates the pressure on land during the 19th century to accommodate the increase in population. The conservation area is largely characterised by a mixture of early 19th century to mid 20th century buildings.

14. Although the special quality of the area is the main reason for designation, rather than the individual buildings, the proposed conservation area is based upon the busy shopping street, of Walworth Road. Along its one mile length Walworth Road exhibits roadside buildings from all stages of its historical development including those dedicated for housing, retail and civic use. In contrast, the streets off Walworth Road are characterised by 18<sup>th</sup> century housing converted to shops implanted into the front gardens with factories to the rear. The impact of the railway line in the mid 19<sup>th</sup> century forged a path adjacent to the Walworth Road which formed a series of awkward plots to the east. The edges of the conservation area are characterised by late 19<sup>th</sup> and 20<sup>th</sup> century housing.
15. The key approaches into the conservation area are from Elephant and Castle (to the south) and Camberwell (to the north). East-west junctions with Walworth Road have less activity. A key view within the proposed conservation area is the 'northern view' along Walworth Road, towards the Strata and Elephant and Castle. Southern views towards Camberwell contain vistas between street frontages (three to four storeys) rather than broad prospects. Views along the entire length of Walworth Road are prevented by the bend in the street at the junction with Westmoreland Road. Views to the west are limited by the railway line and to the east occasional vistas are possible, such as at Liverpool Grove which is dominated by the Grade II\* Church of St. Peter.

### **Outstanding Schemes**

16. There are no significant outstanding schemes within the proposed conservation area; however there are a number of potential development sites which currently contribute poorly to the character and appearance of the area. These include:
  - No. 151 Walworth Road (fire damaged former town hall); and
  - Nos. 264-276 (even) Walworth Road (redevelopment opportunity).

### **Planning Policy**

#### 17. Core Strategy 2011 (April)

- Strategic Policy 12 Design and Conservation

#### Southwark Plan 2007 (July)

- Saved Policy 3.15 Conservation of the Historic Environment
- Saved Policy 3.16 Conservation Areas
- Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
- Saved Policy 3.19 Archaeology

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

- Policy 7.9 Heritage-led regeneration
- Policy 7.8 Heritage assets and archaeology

### **Community impact statement**

18. The designation will be consulted upon in accordance with the Statement of Community Involvement. The Statement of Community Involvement sets out how and when the council will involve the community in the alteration and development of town planning documents and applications for planning permission. This document was adopted in January 2008. Although the Statement of Community Involvement does not require the council to consult when designating conservation areas, the council proposes to follow a similar procedure in this instance.
19. It is proposed to hold a public meeting within 12 weeks of this committee meeting and to consult with the affected Community Councils. A draft conservation area appraisal will be published during the consultation period.
20. The consultation will seek the views of local residents, businesses and other local interest groups in respect of the proposed designation, the draft Conservation Area Appraisal and the boundary map. Notification of the consultation on the proposed designation and the supporting documents will be placed in the local press, on the council's website and will be made available at the Newington Temporary and East Street Libraries.
21. A report on this and any other consultation responses received will be referred back to members for consideration.

### **Resource implications**

22. Notifying the public of the proposed Walworth Road Conservation Area will not result in resource implications for the staffing of the Planning Department.
23. Other resource implications will be the cost of publishing the Conservation Area Appraisal, which can met within the Planning Department's revenue budget. The cover price of the document will be fixed to cover production costs.
24. The conservation area could generate additional casework for planning staff. However, given the location and scale of many of the proposals in this area there is already an attention to the design and appearance of the proposals and the designation should not result in significant resource implications for the staffing of the Regeneration Department.

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

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

25. The Planning Committee is being asked to approve the proposal to carry out a public consultation in relation to the proposed Walworth Road Conservation Area and to comment upon the proposal and the draft Conservation Area Appraisal

and boundary map. The Planning Committee is entitled to do this pursuant to paragraph 3 of Part 3 F of the Council's Constitution.

26. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (*section 69(1), Listed Building Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*).
27. There is no statutory requirement for LPAs to consult with anyone before a conservation area is designated, nor does the Councils Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, Historic England advises LPAs to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, public utilities and highway authorities.
28. There is no formal designation procedure. The statutory procedure simply involves a council resolution to designate being made. The date of the resolution is the date the conservation area takes effect. The designation of conservation areas is reserved to Planning Committee under Part 3F, paragraph 3 of the constitution.
29. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from English Heritage states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal is highly recommended and can be found at Appendix 1 of this report. The overall impetus for designating a conservation area must be the desire to preserve and enhance the area.
30. Notice of the designation must be published in at least one local newspaper circulating in the LPA's area and in the London Gazette (*section 70(8), LBA 1990*). The Secretary of State and English Heritage must also be notified (*section 70(5)*). There is no requirement to notify the owners and occupiers of premises in the area. The conservation area must be registered as a local land charge (*section 69(4)*).
31. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it.
32. There is no statutory right of appeal against a building being included in a conservation area. However, it is possible to seek a judicial review of an LPA's decision to designate a conservation area.
33. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the council must not act in a way which is incompatible with these rights. It is not envisaged that the consultation on the proposed Walworth Road Conservation Area will conflict with any protected rights.
34. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including



marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not. It is not envisaged that the adoption of the Strategy will conflict with the requirements of the Act. The Equalities Impact Assessment considers the issue of equalities in detail.

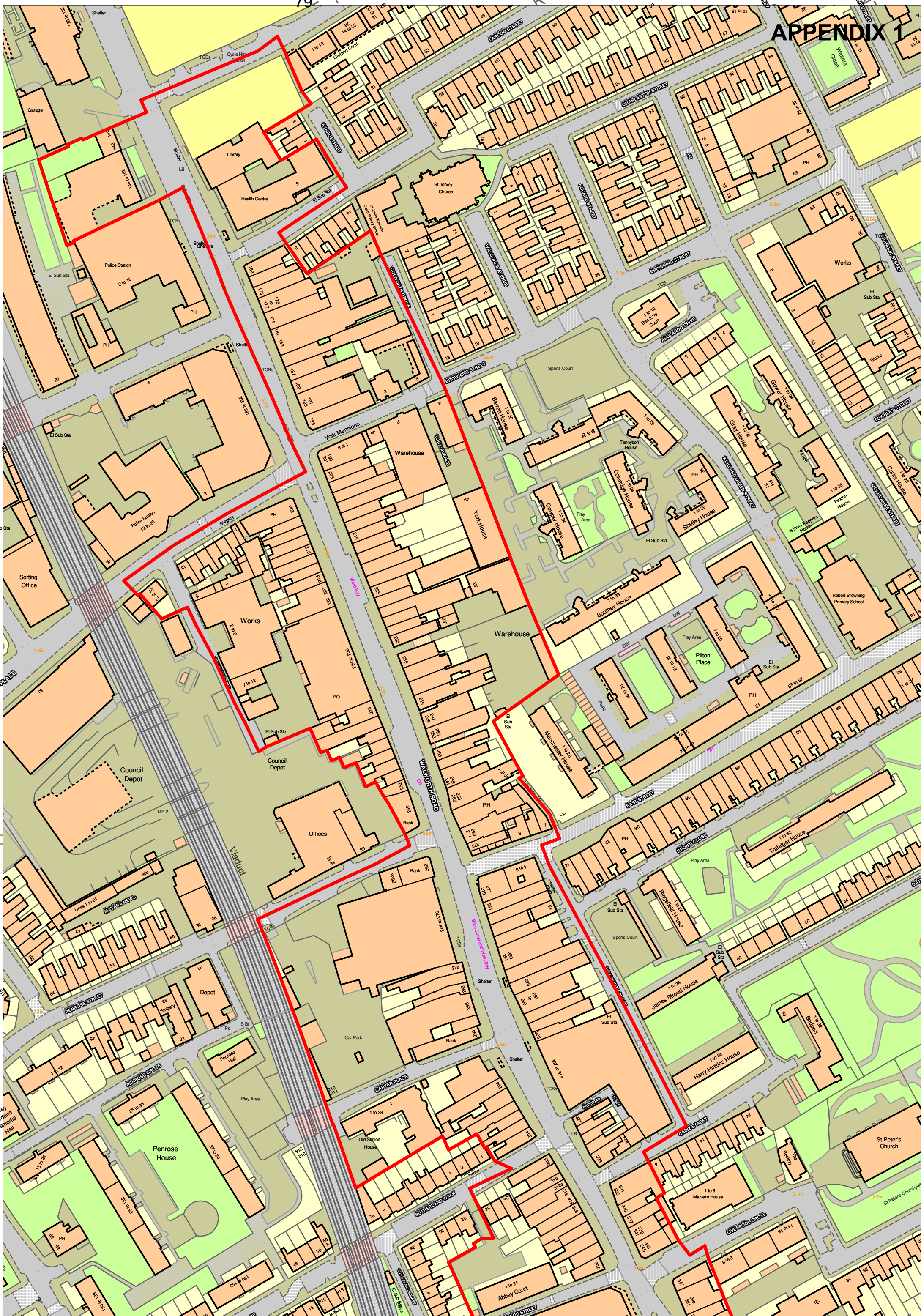
**BACKGROUND DOCUMENTS** – there are no background documents.

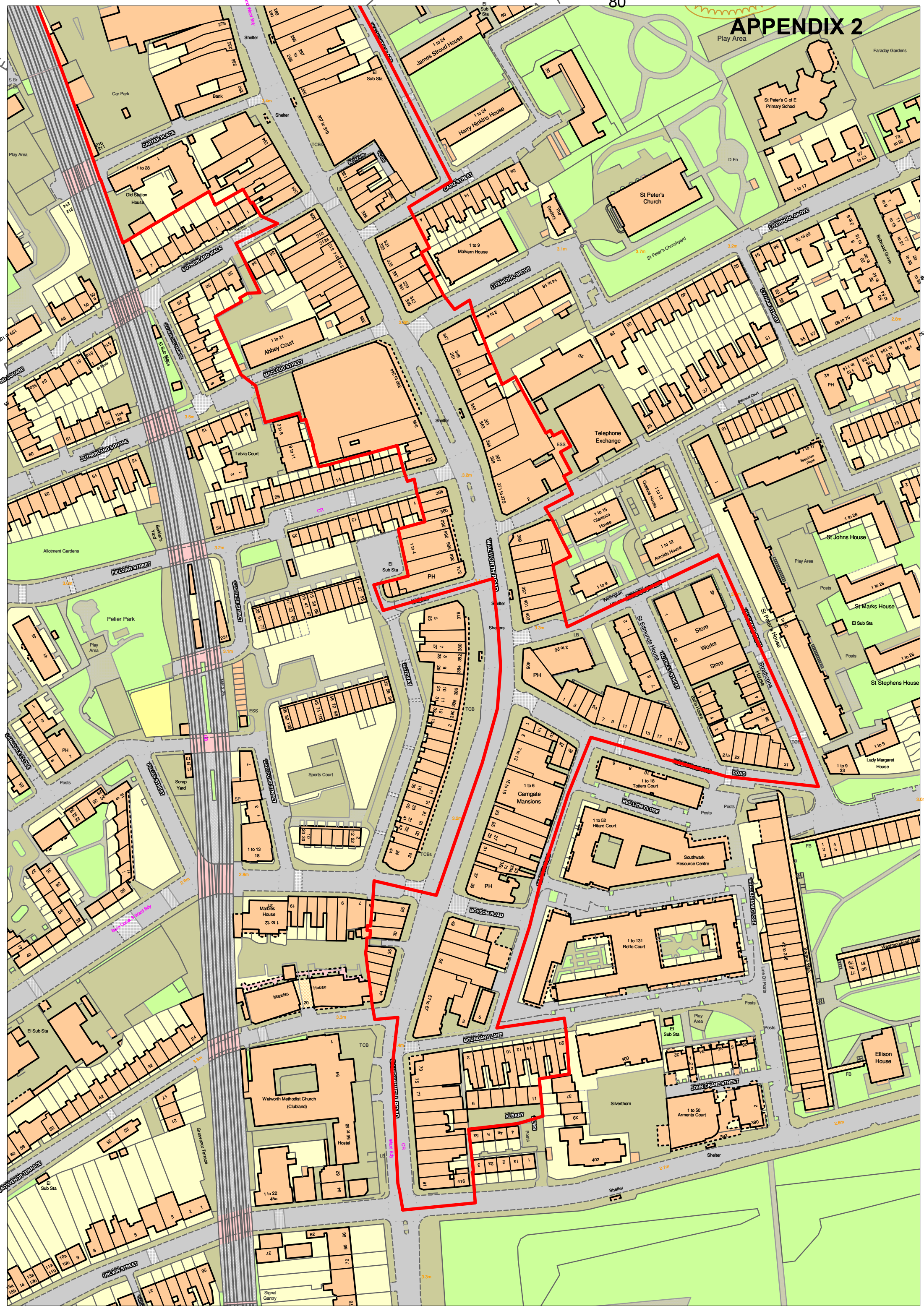
## APPENDICES

No.	Title
Appendix 1	Map of the proposed Walworth Road Conservation Area (North)
Appendix 2	Map of the proposed Walworth Road Conservation Area (South)

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Tracy Chapman, Team Leader Design and Conservation	
<b>Version</b>	Final	
<b>Dated</b>	26 August 2015	
<b>Key Decision?</b>	N/A	
<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
Finance Director	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		26 August 2015





<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
8.	Open	8 September 2015	Planning Committee
<b>Report title:</b>		Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Director of Planning	

### **RECOMMENDATIONS**

That the Planning Committee:

1. Approve an immediate Article 4 Direction (Appendix 1) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from of A1 (shops) to A2 (financial and professional services) in town centre protected shopping frontages (Appendix 2).
2. Note the Article 4 Directions, confirmed on 7 April 2014, which withdrew the permitted development rights granted by Schedule 2, Part 3, Class C and Schedule 2, Part 4, Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
3. Note the equalities analysis of the proposed Article 4 Direction (Appendix 3).

### **BACKGROUND INFORMATION**

4. Southwark's planning policies seek to maintain a network of successful town centres and shopping frontages which have a range of shops, services and facilities to help meet the needs of Southwark's population. However, the council has recently become concerned with the introduction of non-shopping uses (class A1 of the Use Classes Order 1987, as amended) on the borough's high streets and the loss of class A1 space. In particular, there is a concern around the introduction of uses in class A2, which comprises financial and professional services. The A2 use class includes estate agents, banks, building societies and employment agencies.
5. Local authorities' ability to manage the balance of uses on the high street and proliferation of individual uses is constrained by the Town and Country Planning (General Permitted Development Order) 2015. Schedule 2, Part 3, Class D of the Order allows a change of use from Class A1 (shops) to uses in Class A2 without the need to apply for planning permission. This permitted development right was introduced by the government in April 2015.
6. At its meeting of 21 July 2015 Southwark's cabinet received a deputation request from residents of Highshore Road and the surrounding area to consider putting in place an article 4 direction to withdraw permitted development rights from estate agents and

brand name chains with immediate effect. Cabinet resolved “That in consideration of the representations from residents of Highshore Road and the surrounding area the next meeting of the planning committee be requested to consider a report recommending the invocation of an Article 4 Direction for immediate implementation (protected shopping frontages).”

#### **Article 4 Directions**

7. 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.
8. In imposing an Article 4 Direction, a local authority cannot single out a particular use such as an estate agent. Rather the Direction would need to apply to all uses within the relevant use class. For example, if permitted development rights were withdrawn for a change of use from A1 (shops) to A2 (financial and profession services), a change of use from Class A1 to any use in Class A2, including banks, building societies and employment agencies would require planning permission.
9. It is also important to note that an Article 4 Direction cannot restrict changes within the same use class. For example, even if an Article 4 Direction were confirmed, a bank or building society would continue to be able to change to an estate agent without requiring planning permission.
10. 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).
11. 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. It 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 (paragraph 038).
12. 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. 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). In the case of this report, the council is proposing to make an immediate Article 4 Direction for which the process is as follows:
  - Stage 1 (the current stage) - The council makes an Article 4 Direction withdrawing permitted development rights with immediate effect;
  - Stage 2 – Publication/Consultation stage. The council:
    - 1) publishes the notice of direction in a local newspaper;

- 2) 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;
  - 3) and places a notice up on site for six weeks.
- 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.
  - Stage 4 – Confirmation Stage - The Direction comes into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and six months to decide whether to go ahead and confirm the Direction, taking into account any representations which have been received. If this does not happen within six months, the Direction will lapse.

### **Compensation**

13. 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.
14. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
15. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
16. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in section 2 of the Town and Country Planning (Compensation) (England) Regulations 2015. In cases such as these compensation is only payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:
  - The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015
  - The permitted development right is withdrawn in the prescribed manner

- Notice of withdrawal is given in the prescribed manner:
    - Not less than 12 months before it takes effect
    - Not more than the prescribed period of two years.
17. Permitted development rights granted by Schedule 2, Part 3, Class D are a prescribed development, which means that compensation will only be payable for 12 months from the date that the Direction comes into force. If more than 12 months notice of the withdrawal were given no compensation would be payable.

### **Planning applications**

18. If 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 policy 1.9 Change of use within protected shopping frontages. This states that change of use from an A1 (shops) use to another A class use will be granted provided that the proportion of A1 shops in the frontage does not fall below 50 per cent and the premises have been marketed over 12 months and that the proposal does not harm the vitality of the frontage. Where frontages are within town centres, policy 1.7 would also apply which requires that proposals do not harm the vitality and viability of the centre.
19. 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.

### **Existing A4 directions**

20. In April 2014 the council confirmed two Article 4 Directions which withdrew permitted development rights granted by the GPDO 1995 for:
- A change from classes A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to A2 (financial and professional services) in Southwark's protected shopping frontages.
  - Temporary changes of use for up to two years from classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and class B1 (business) from uses falling within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) in Southwark's protected shopping frontages.
21. The purpose of the Directions was to give the council greater control in managing the balance of use in protected shopping frontages. Notwithstanding the introduction of a new General Permitted Development Order in 2015, the council is of the view that these remain extant and consequently planning applications are required for the changes of use described.

## KEY ISSUES FOR CONSIDERATION

22. As is noted above, 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. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.

### Overall need for retail (A1 use class space)

23. Nationally, the NPPF advises that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period (paragraph 23). To help achieve this, this paragraph 23 notes that it is important that needs for town centre uses can be met in full and that local authorities should undertake an assessment of the need to expand town centres to ensure a supply of sufficient sites. Strategic policy 3 in the Core Strategy identifies a hierarchy of centres which reflects their sizes and roles. The largest centres are designated as major centres. These are Peckham (which has around 75,000sqm of existing retail space), Elephant and Castle/Walworth Road 69,000sqm of existing space) and Canada Water (45,000sqm of existing space). Below the major centres, the district centres are Camberwell (21,000sqm), Lordship Lane (21,000sqm), London Bridge (45,000sqm), Bankside and Borough (17,000sqm) and Herne Hill (7,000sqm). This approach to identifying a hierarchy of centres is consistent with the approach in policy 2.15 of the London Plan, albeit the latter varies the approach in the Central Activities Zone (CAZ) and designates CAZ frontages reflecting the distinct nature of retail provision in areas such as London Bridge and Borough and Bankside.
24. Core strategy policy 3 explains the council's strategy for managing retail provision over the plan period, including the objective of increasing the amount of retail space and in particular comparison goods retail space, which as well improving choice for Southwark residents will reduce trips made to places further away outside the borough and boost the local economy. The policy identifies the potential for growth in retail space at Peckham, Canada Water, Elephant and Castle, London Bridge and Borough and Bankside. The largest areas of growth are at Elephant and Castle and Canada Water which have the potential to deliver 45,000sqm and 35,000sqm respectively of additional retail and leisure space. Policy 1 in the Peckham and Nunhead area action plan (2014) reiterates the council's objective of increasing and improving retail space in Peckham town centre.
25. The Core Strategy was informed by Southwark's 2009 Retail Study. This study indicated that in view of expected increases in population and expenditure, by 2018 there was a need for an additional 11,554sqm of convenience shopping floorspace and 13,996 of comparison goods floorspace (both would be within the A1 use class). In preparing the New Southwark Plan the council has updated this analysis which confirms the trends identified in the 2009 study, identifying need for an additional 5,280sqm of convenience goods floorspace and 25,442sqm of comparison goods, over and above current commitments, by 2031. The need for growth in convenience and comparison goods retail floorspace is projected in all areas of the borough. Paragraph 4.2.4 of the Peckham and Nunhead AAP reiterates the findings of the Southwark Retail



Study in relation to Peckham confirming that there is scope to increase the comparison goods shopping and also provide a small amount of additional convenience goods shopping within Peckham town centre to retain and strengthen its market share.

26. The town are the locations best able to accommodate growth in retail spaces. Schedule 2, Part 3, Class D of the GPDO 2015 allows change of use from Class A1 to Class A2 without the need for planning permission. The loss of current A1 space will impact on the council's ability to meet need for additional space, constraining the ability of the council to ensure that retail needs can be met and undermining Core Strategy Policy 3.

### **Maintaining and reinforcing the vitality and viability of high streets**

27. The NPPF also recognises the role of the planning system in addressing social deprivation, supporting the vitality of town centres and promoting healthy communities. Paragraph 23 of the NPPF states that local planning authorities (LPAs) should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. LPAs should set out policies that make clear which uses will be permitted in such locations, and promote competitive town centres that provide a diverse retail offer which reflects the individuality of a town centre.
28. Creating and maintaining mixed, balanced and sustainable communities is a strategic objective of the Core Strategy. Through planning policy the council seeks to maintain a network of successful town centres and protected shopping frontages which have a range of shops, services and facilities to help meet the needs of Southwark's population. For the borough's high streets to be successful it is imperative that there are a range of retailers and types of uses providing a breadth of products and services and encouraging a diverse customer base and increased footfall.
29. While town and local centres perform a variety of roles, their function in providing local shopping facilities remains paramount. Table 1 shows that the town centres benefit from generally high proportions of A1 uses.

Table 1: Proportions of retail uses in in town and local centres

<b>Town/local centre</b>	<b>A1 use</b>
Peckham (major)	71%
Walworth (major)	70%
Elephant and Castle (major)	57%
Canada Water (major)	57%
Camberwell (district)	55%
Lordship Lane (district)	56%
Herne Hill (district)	62%
London Bridge (district)	44%
Bankside and Borough (district)	33%
Nunhead (local)	52%
The Blue (local)	58%
Dulwich (local)	59%

Source: Southwark Retail study 2014

30. The importance of the need to retain high proportions of A1 use was emphasised in a town centre visitor survey study commissioned by the council in 2014. This study

surveyed around 910 visitors in the following town centres: Borough and Bankside (Borough High Street), Peckham, Canada Water, Camberwell and Elephant and Castle/Walworth Road (Walworth Road). The surveys demonstrated that with the exception of Borough High Street, shopping in stores remains the dominant reason for visiting these town centres. Over 50 per cent of respondents cited shopping in stores as one of the main reasons for visiting in Peckham, Walworth Road and Canada Water. The other main reasons for visiting were to shop in supermarkets and because respondents lived locally. In all town centres surveyed there was a consensus that the mix of uses is “about right”. In Peckham for example, around 72 per cent of respondents considered that provision of food shopping was “about right. With regard to enhancements, in all the centres surveyed between 36 per cent (Peckham) and 43 per cent (Walworth and Borough/Bankside) stated that they wanted to see more non-food shopping. When asked what would persuade respondents to visit more often, “more retailers” was one of the most frequent responses, particularly in Canada Water, Camberwell and Canada Water. The study reinforces the Southwark Plan and Core Strategy objectives of retaining high proportions of A1 use in the town centres.

31. While the function of town and local centres in providing shopping facilities is of the utmost importance, the centres do perform diverse roles. The visitor surveys generally suggest that after shopping, eating and drinking is one of the main purposes for visiting town centres. Again while the respondent’s survey generally felt that provision of cafes and restaurants are about right, there were some centres in which respondents indicated that more of such uses could be provided. In Peckham and Canada Water for example, 40 per cent and 35 per cent of respondents respectively considered that more cafes and restaurants should be provided.
32. With regard to A2 uses, again respondents felt that provision was about right. In explaining their main reasons for visiting the centres, only 28 of 900 respondents referred to A2 uses and these were all related to visiting banks. No respondents gave visiting an estate agent as one of their main reasons for visiting the centres.
33. These survey findings are also reflected in the deputation to cabinet made by residents of Highshore Road, referred to above, which emphasised the concern that permitted development rights granted by Schedule 2, Part 3, Class D will threaten local businesses and the well being of the community, restricting the council’s powers to manage change of use from shops and other use classes, to financial and professional services such as estate agents. The immediacy of the threat to the amenity of the area was highlighted by the fact that the council has received a planning application for a proposed change of use from an A1 retail unit to an estate agent (A2 use) on Rye Lane, Peckham, which cited permitted development rights as a material consideration. The proposal is on a prominent corner site in a key shopping area on Rye Lane and emphasises the need to be able to consider impacts on the balance and distribution of uses in Peckham. This is consistent with Policy 1 of the Peckham and Nunhead AAP which states the objective of strengthening the existing retail parades on Rye Lane and Peckham High Street by promoting and maintaining a vibrant balance of uses and improving the shopping environment to appeal to a wider catchment. It also accords with Policy 3 of the AAP which references the need to maintain a vibrant mix of uses in shopping frontages. In justification, AAP paragraph 4.2.18 states that planning policies will help ensure that the shopping frontages continue to provide shops and do not just provide other A use (such as cafes, takeaways and restaurants) and that unsuitable new development is not allowed within the protected frontage.

34. The vitality and viability of town and local centres is affected by the overall proportions of uses, as well as the distribution of uses. Clusters of non-A1 uses can break up frontages and erode their functionality as shopping areas. Similarly the presence of non A1 uses in important locations may impact on the retail function and character of the centre. It is important that the council is able to assess the impact of permanent changes of use in shopping frontages, including changes from class A1 and to class A2 to help maintain an overall balance of uses and avoid harm to their vitality and viability. The approach set out in policy 1.9 has the added benefit that it enables the council to consider market demand and allows flexibility where it can be demonstrated where demand for A1 use is low. However, the ability of the council to assess demand is compromised by permitted development rights.
35. Southwark's ability to manage the balance of high street uses is critical to delivering the strategic objectives of the Core Strategy. It is undermined by the permitted development rights granted by Schedule 2, Part 3, Class D which allows changes of use from A1 to A2. Withdrawal of permitted development rights that allow changes of use from classes A1 to A2 would complement the council's Article 4 Directions already in place withdraw rights to change from classes A3, A4 and A5 to A2 and temporary changes of use.

#### **Areas affected**

36. As is noted above, it is the town centres that have the greatest amounts of retail space, and the greatest capacity to provide additional space. Consequently, it is the town centres which are most likely to be adversely affected by permitted development rights granted by Schedule 2, Part 3, Class D.
37. Within the town centres, it is apparent that there are significant concentrations of A1 use. This is the case particularly in the centres of Elephant and Castle/Walworth Road (Walworth Road), Peckham (Rye Lane), Camberwell (Denmark Hill) and Lordship Lane. Of the remaining town centres, the proportions of A1 use are lower at London Bridge and Borough and Bankside, reflecting the role they play in meeting the needs of significant worker and visitor populations and well as local residents. Herne Hill is shared with Lambeth and the majority of retail space is located in Lambeth. The majority of A1 space at Canada Water is located within the Surrey Quays Shopping Centre and is the subject of pre-application discussions involving a redevelopment.
38. Paragraph 23 of the NPPF states that councils should define the extent of town centres and primary shopping areas, based on designations for primary and secondary frontages and set policies for which uses will be permitted in such locations. The NPPF glossary describes primary shopping areas as those where retail development is concentrated and indicates that primary frontages are likely to include high proportions of retail uses which may include food, drinks, clothing and household goods, while secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
39. The saved Southwark Plan and Core Strategy provide a single classification for protected shopping frontages. Notwithstanding this, it is apparent that A1 uses are concentrated in particular locations, which are effectively the primary shopping areas. These frontages are shown in Appendix 2. The proportions of A1 use in these frontages are generally very high. This is shown in Table 2 below.

Table 2: Proportion of A1 use in the primary shopping areas

Location	A1 use
Rye Lane	83%
Walworth Road	75%
Denmark Hill/Camberwell Church Street/Camberwell New Road	61%
Lordship Lane	54%

Source: Southwark Retail Study 2014 and Experian Goad surveys 2013

40. Southwark is currently reviewing its local plan and once adopted, the New Southark Plan will replace the Core Strategy and saved Southark Plan. Through this review the council will have the opportunity to review its approach to the designation of shopping frontages. The 2014 Southwark Retail Study recognises the value of maintaining high proportions of retail use in the primary shopping areas and advocates the use of designating primary shopping frontages as a mechanism for achieving this (paragraphs 9.38 and 10.15-10.17).
41. It is the frontages in the primary shopping areas which are most affected by permitted development rights granted by Schedule 2, Part 3, Class D. Consequently it is considered that these should be the relevant areas for a withdrawal of permitted development rights.

### Conclusions

42. An Article 4 Direction can be made if the council is satisfied that it is expedient that development should not be carried out unless planning permission is granted on application and that in the case of immediate directions, development presents an immediate threat to local amenity or prejudices the proper planning of an area.
43. The council is satisfied that permitted development rights granted by Schedule 2, Part 3, Class D constrain the council's ability to meet need for Class A1 space over the plan period and manage the balance of uses in key shopping locations in the town centres and consequently prejudice the proper planning of the borough and present an immediate threat to the provision of shopping facilities which are needed by the borough's residents.

### CONSULTATION

44. Consultation on the Article 4 Direction will comply with provisions set out in the GDPO. Notice of the Direction will be made by:
- Local advertisement in the press;
  - At least two site notices placed in each of the borough's protected shopping frontages for a period of at least six weeks; and
  - Written notification sent to every owner/occupier within the protected shopping frontages, specifying a period of at least 21 days in which representations can be made.
45. Following consultation and within six months, a report recommending whether the Direction should be confirmed will be reported back to Planning Committee.

## **Community Impact Statement**

46. Southwark has a diverse retail character with a strong emphasis on small and independent shopping. It is important to ensure that Southwark is able to provide within its centres the range of services and facilities that the local community needs. Retail shopping is a vital part of that and concentrations of A1 uses should be maintained the town centres which are generally easily accessible on foot, by bicycle and public transport. The Article 4 Direction is part of a longer term strategy to improve the diversity and vitality of the borough's high streets, and help tackle the over and under representation of particular uses.
47. The equalities analysis (Appendix 3) has concluded that the Article 4 direction will have a positive impact on equalities and they will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

## **Financial Implications**

48. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by Schedule 2, Part 3, Class D, the council's potential liability for compensation is limited to one year from the date the Direction is introduced. 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. Therefore there is a risk that the proposed Direction will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the Planning division's budget. Should this not be possible support from council reserves would be sought.
49. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Legal Services**

50. Planning Committee is being asked to approve the making of an immediate Article 4 Direction which relates to prescribed development. 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.
51. 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.
52. Section 107 of the 1990 Act which sets out the entitlement to compensation where planning permission has been revoked and modified is of relevance here as section 108 of the 1990 Act extends the entitlement for compensation under s107 to

circumstances where planning permission granted by a development order has been withdrawn by an Article 4 Direction.

53. However, 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 2015. 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. Therefore, if the council were to give 12 months notice of the Article 4 Direction which is the subject of this report the council would not need to pay any compensation.
54. The provisions of s108 (2A) would apply to rights granted by Schedule 2 Part 3 Class D as it is a 'prescribed description' development. However, given that this is an immediate direction and the council is not giving more than 12 months notice of the making of the direction then the council will need to pay compensation for claims made within 12 months of the date of the direction.
55. The value of the claim for compensation would differ in each individual case but in the event that claims are between £5,000 to £50,000 then they would be sanctioned by the relevant cabinet member under Part 3D paragraph 5 of the Constitution. Any compensation claims over that amount would require the approval of full Cabinet.

### **Human rights and equalities**

56. 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.
57. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Direction have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered. The council therefore considers that the advantages of making the Article 4 Direction substantially outweigh the disadvantages to those who will no longer be able to benefit from the permitted rights currently granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015.
58. In consulting upon the introduction of the Article 4 Direction the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010.
59. 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.

60. The council has given consideration to all the protected characteristics in the Equality Act 2010 to ensure that any potential impacts of the proposed an immediate Article 4 Direction on these groups of people have been considered and where possible mitigated.

### **Strategic Director of Finance and Corporate Services**

61. The financial implications in paragraphs 48 to 49 above are noted. It is recognised that the implementation of these articles may lead to the council being liable to pay compensation to some of the parties affected, and that such costs will either be covered by existing departmental budgets or funding will be sought from centrally held reserves.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
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>	<a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
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>	<a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
Southwark Retail Study 2009	<a href="http://www.southwark.gov.uk/downloads/download/1672/retail_study_main_report">http://www.southwark.gov.uk/downloads/download/1672/retail_study_main_report</a>	<a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
Southwark Retail Study 2014	<a href="http://www.southwark.gov.uk/info/200272/evidence_base/1612/economic">http://www.southwark.gov.uk/info/200272/evidence_base/1612/economic</a>	<a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
Town centre surveys, February 2014	<a href="http://www.southwark.gov.uk/downloads/download/3879/town_centre_surveys_and_interviews_2014">http://www.southwark.gov.uk/downloads/download/3879/town_centre_surveys_and_interviews_2014</a>	<a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix 1	Draft Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015
Appendix 2	Shopping Frontages to be subject to proposed Article 4 Direction
Appendix 3	Equalities analysis (available on the council's website - <a href="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</a> )

## 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>	27 August 2015	
<b>Key Decision?</b>	N/A	
<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>	27 August 2015	





**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015**

**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(5) of the Town and Country Planning (General Permitted Development) Order 2015 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 2015 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.

SCHEDULE

Development consisting of a change of use of a building and any land within its curtilage-

from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order, to use falling within Class A2 (financial and professional services) of that Schedule.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until 1 March 2016 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with article 2(6) of Schedule 3 of the said Order before the end of the six month period.

1. Made under the Common Seal of the London Borough of Southwark this [ ] day of September 2015

The Common Seal of the Council  
was affixed to this Direction in the presence of  
.....  
Chief Executive Officer

2. Confirmed under the Common Seal of the London Borough of Southwark this .....day of.....20.....

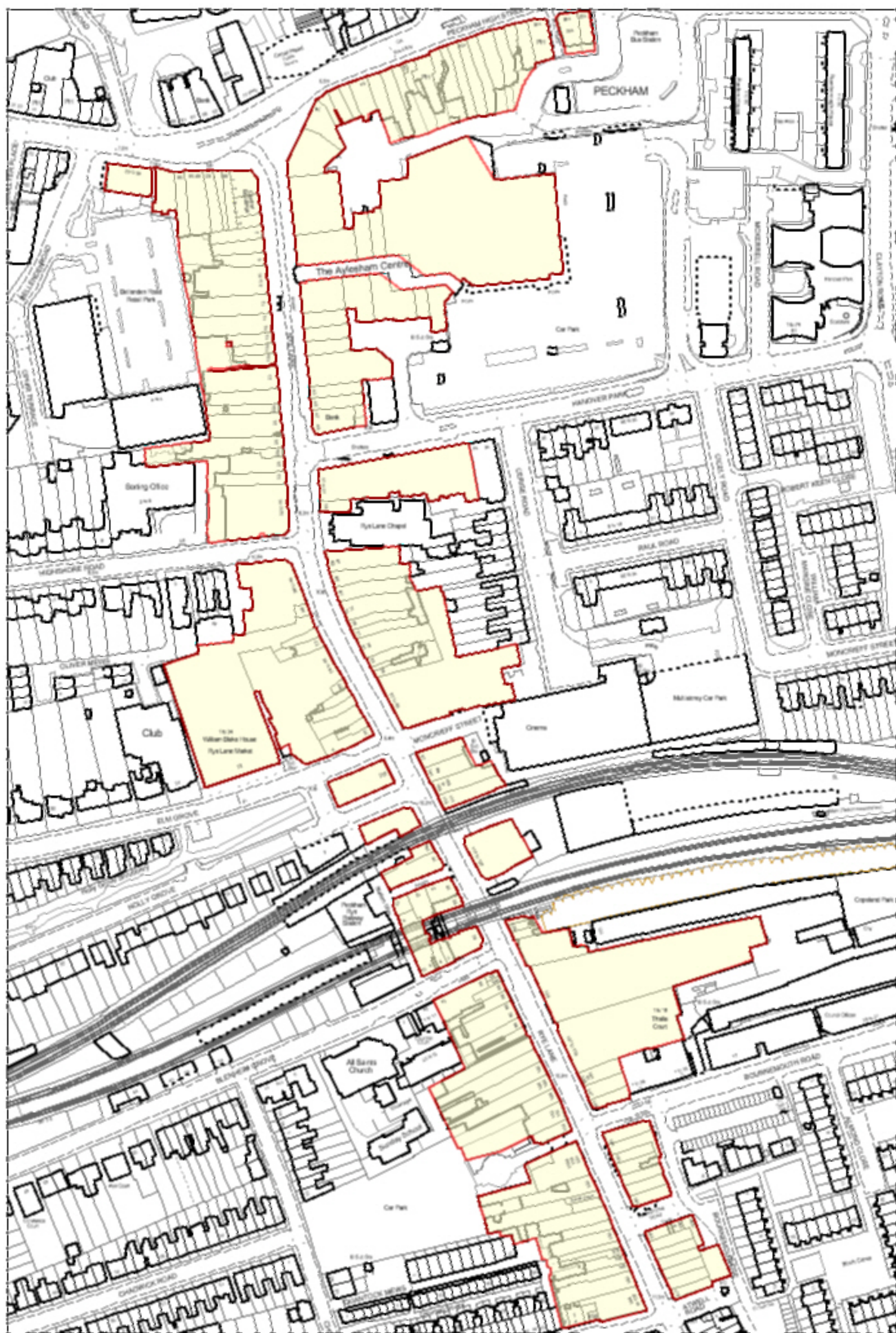
The Common Seal of the Council  
was affixed to this Direction in the presence of  
.....  
Chief Executive Officer



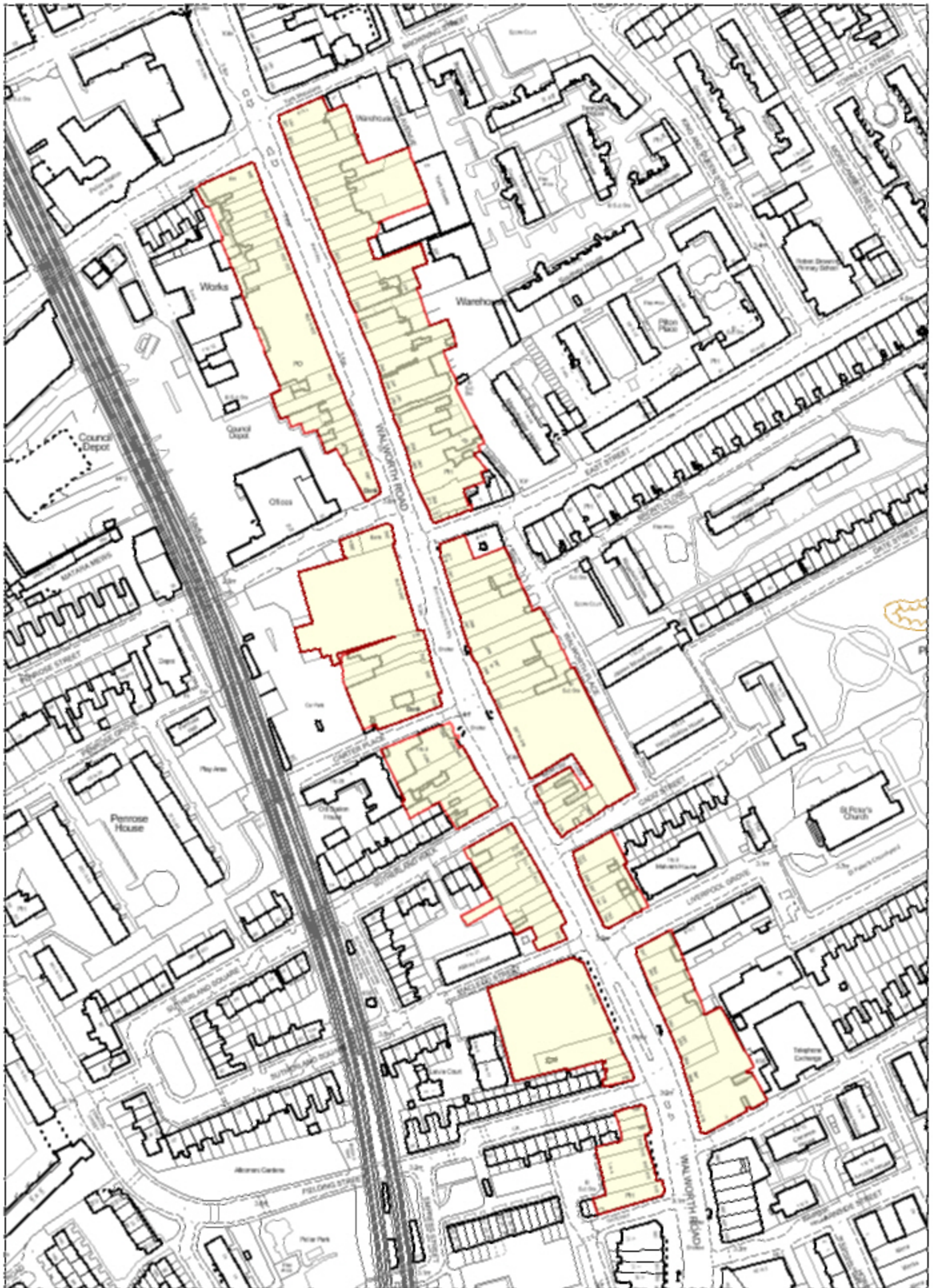
## Article 4 Direction: Protected Shopping Frontages

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015
Appendix B	Shopping Frontages to be subject to proposed Article 4 Direction
Appendix C	Equalities analysis (available on the council's website - <a href="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</a> )

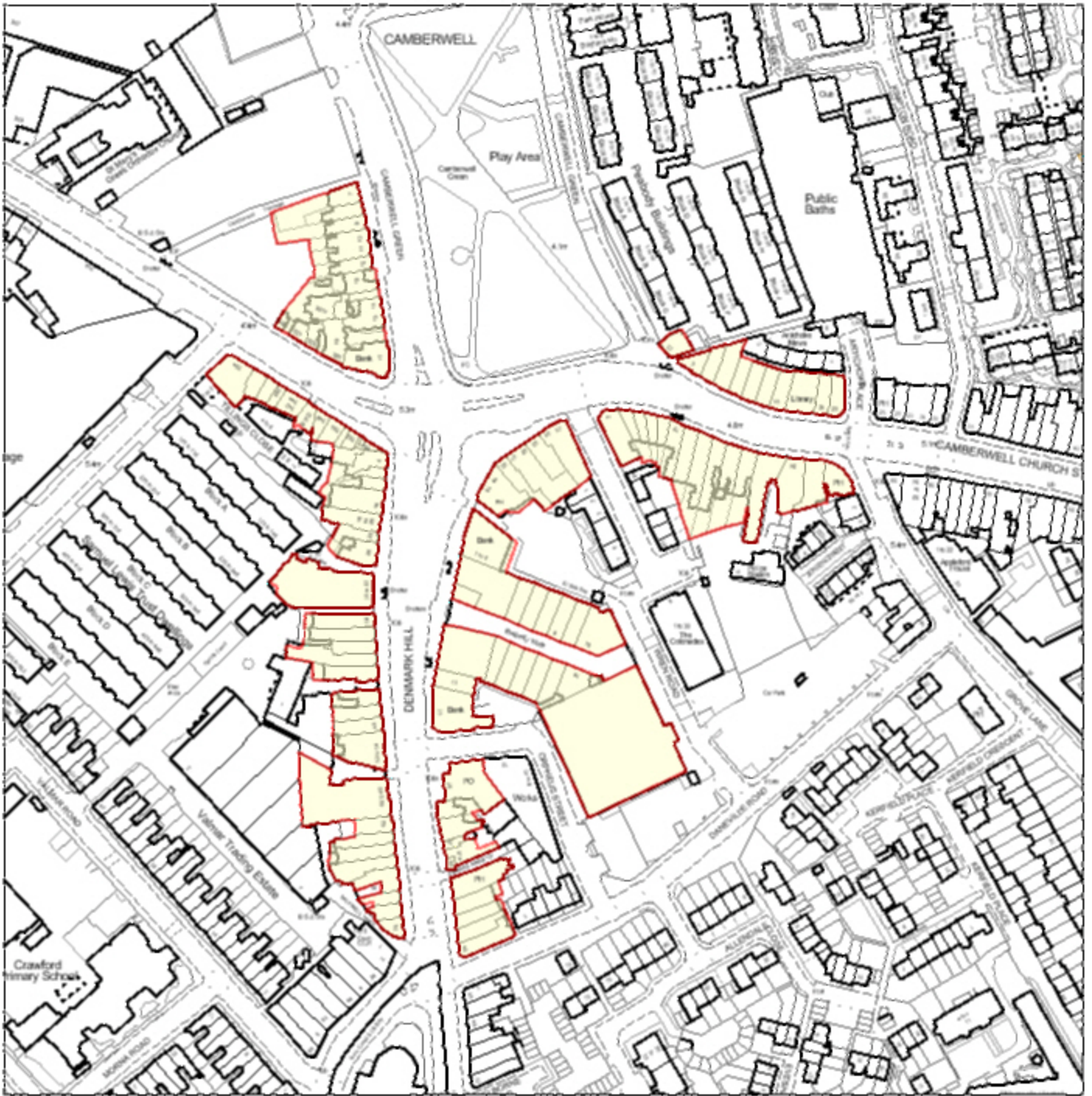
# Article 4 - Protected Shopping Frontage: Peckham



# Article 4 - Protected Shopping Frontage: Walworth Road



# Article 4 - Protected Shopping Frontages: Camberwell



# Article 4 - Protected Shopping Frontages: Lordship Lane

