

Planning Committee

Monday 19 December 2016

5.30 pm

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

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merril
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale
Councillor Helen Dennis
Councillor Ben Johnson
Councillor Catherine Dale
Councillor Eleanor Kerlake
Councillor Sarah King

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 or please contact the person below.

Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 9 December 2016



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Planning Committee

Monday 19 December 2016
5.30 pm

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

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	DEVELOPMENT MANAGEMENT	1 - 5
	5.1. THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS), SURREY QUAYS ROAD, LONDON SE16 7ND	6 - 47
	5.2. 213 RYE LANE, LONDON SE15 4TP	48 - 72

Item No.

Title

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

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 9 December 2016

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. The role of members 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**.

- | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none">(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 the 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.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

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

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485

Item No. 5.	Classification: Open	Date: 19 December 2016	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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 Law and Democracy

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	Victoria Foreman 020 7525 5485
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 General Enquiries 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Constitutional Manager (Acting)	
Report Author	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	9 December 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		9 December 2016

**ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Monday 19 December 2016**

Appl. Type Full Planning Permission
Site THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS),
SURREY QUAYS ROAD, LONDON, SE16 7ND

Reg. No. 16-AP-3818
TP No. TP/403-15
Ward Surrey Docks
Officer Daniel Davies

Recommendation GRANT PERMISSION FOR LIMITED PERIOD

Proposal

Change of use from a Printworks (Sui Generis) to an events and entertainment space with ancillary food, drink and ancillary storage for a temporary period of 5 years.

Item 5.1

Appl. Type Full Planning Permission
Site 213 RYE LANE, LONDON SE15 4TP

Reg. No. 16-AP-0131
TP No. TP/2732-213
Ward The Lane
Officer Adam Greenhalgh

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Proposal

Partial demolition of existing buildings and redevelopment to provide buildings ranging from 1 to 7 storeys in height accommodating ground floor commercial space (Class A1/B8) with 40 residential units above (Class C3), raised amenity courtyard together with associated blue badge car parking and cycle parking.

Item 5.2

Agenda Item 5.1



The Printworks (Former Harmsworth Quays Printworks),
Surrey ~Quays Road



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50 m

Scale = 1 : 2000

5-Dec-2016

Planning Services

Item No. 5.1	Classification: Open	Date: 19 December 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/3818 for: Full Planning Permission Address: THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS), SURREY QUAYS ROAD, LONDON SE16 7ND Proposal: Change of use from a Printworks (Sui Generis) to an events and entertainment space with ancillary food, drink and ancillary storage for a temporary period of 5 years.		
Ward(s) or groups affected:	Surrey Docks		
From:	Director of Planning		
Application Start Date 20/09/2016		Application Expiry Date 20/12/2016	
Earliest Decision Date 03/12/2016		PPA Date	

RECOMMENDATION

1. That planning permission is granted, subject to appropriate conditions for a limited period.

BACKGROUND INFORMATION

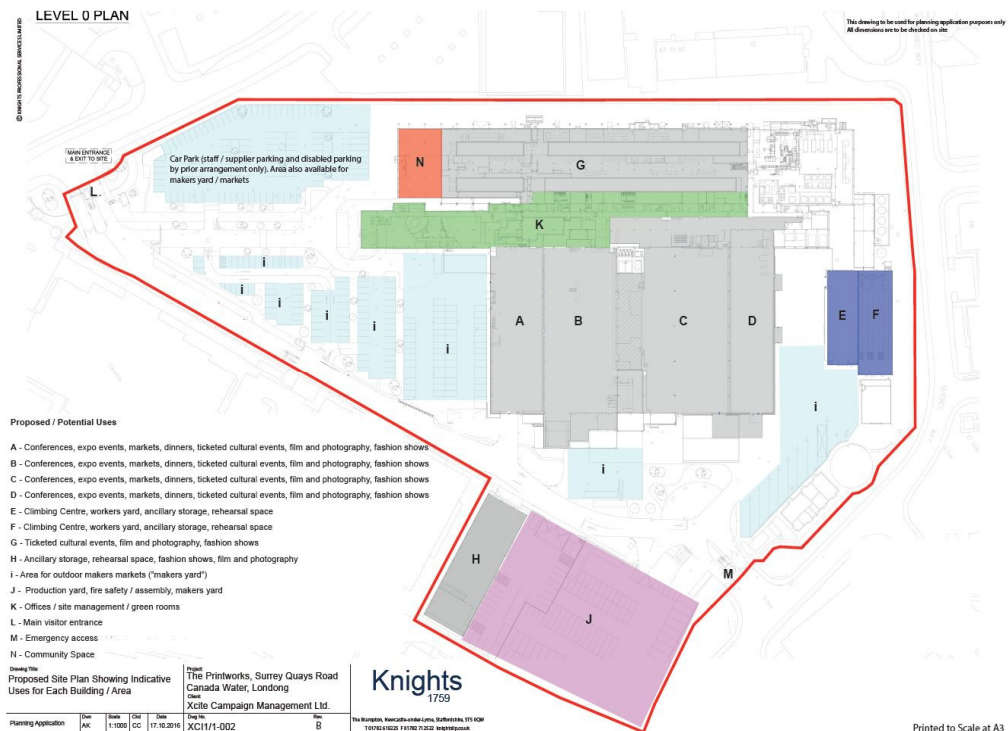
Site location and description

2. The site, measuring 5.3 hectares, is the former newspaper printing factory, known as Harmsworth Quays. The site printed the Evening Standard, the Metro and the Daily Mail's southern editions before it closed in 2013. The site comprises vacant warehouse buildings and hardstanding previously used for car parking and servicing. The interiors consist of large rooms with high ceilings, with mezzanine levels that used to hold the printing machinery.
3. The site is within the Canada Water Area Action Plan area (CWAAP) and identified as a proposals site (CW AAP 17) that has the potential to make a significant contribution to the town centre. Comprehensive redevelopment of the site is likely to accommodate a mix of business uses, retail uses, hotel uses, education, leisure, health and other community uses. It is highly accessible, the main access into the site being from Surrey Quays Road which is a five minute walk from Canada Water tube and Bus Station and Surrey Quays station.
4. The surrounding area is mixed in character. To the south and west of the site lies the Surrey Quays Leisure Park and Surrey Quays Shopping Centre respectively which are

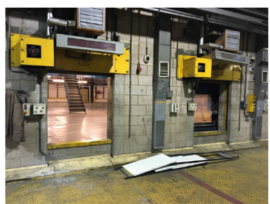
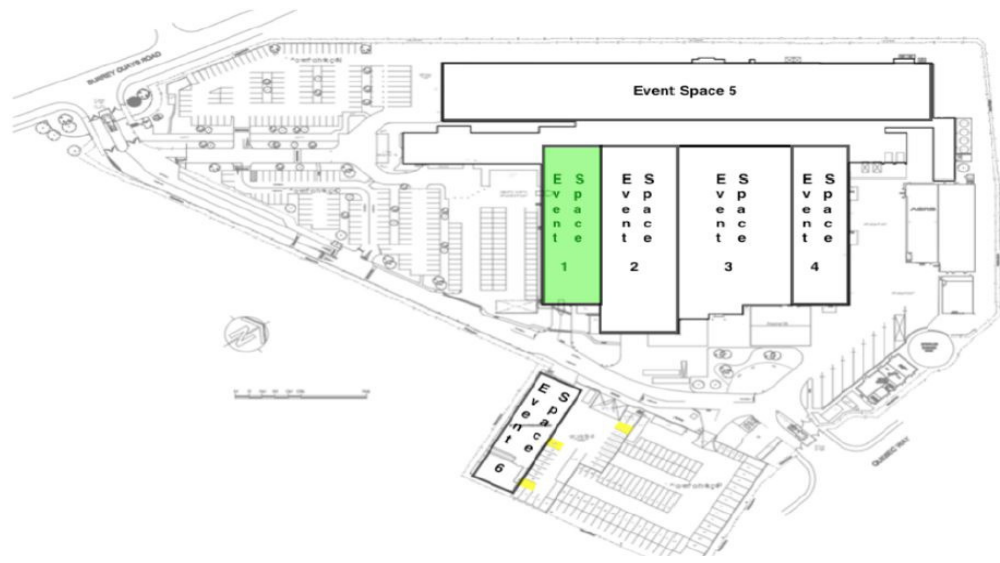
typical late 1980s and 1990s out-of-town leisure and retail buildings which sit within a large area of surface car parking. To the east the site is bounded by Quebec Way where there is housing development under construction on the site of former industrial units; the commercial building at 24-28 Quebec Way also has permission for redevelopment for a housing-led mixed use scheme. Alfred Salter School is located to the north-east. To the north west there is the Mulberry Business Park and Site E Canada Water, both of which have permission for redevelopment for general needs and student housing.

Details of proposal

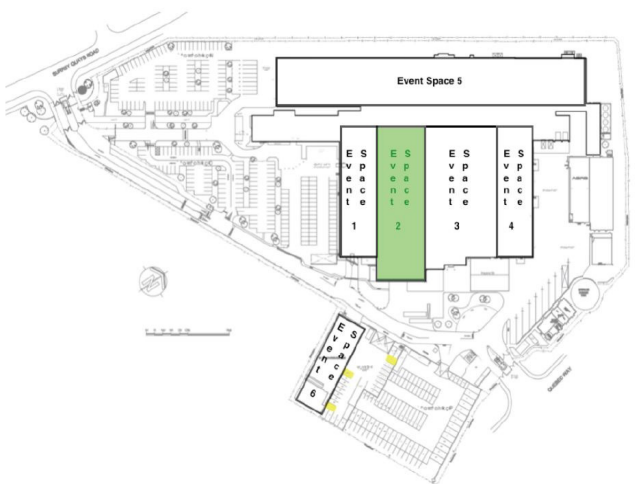
5. Temporary planning permission is sought to use the site as a cultural event space with ancillary food and drink for period of 5 years. The printworks will become a multi-purpose venue that will support a unique and broad spectrum of events across arts, culture, fashion, music, film, food, theatre and dance. The programme of events is anticipated to include a jazz season and classical musical programme alongside makers markets, vintage fairs, food festivals and Cartel, a new car show concept.
6. The vast building will be sub-divided internally to create six diverse event spaces, arranged over multiple levels with interconnecting corridors and rooms. Many of the printing factory's original features will be retained with modest interventions to the fabric, where appropriate, to make the building safe for operation. An overview of the events spaces, as proposed is set out below:



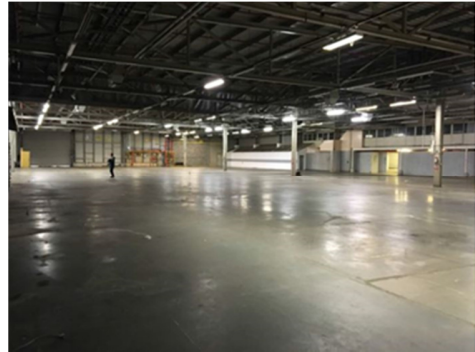
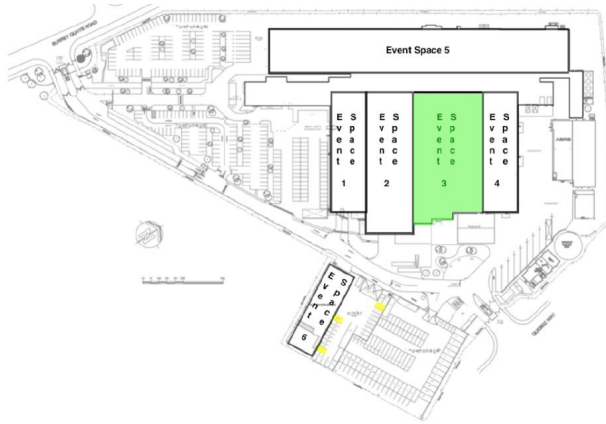
Event Space 1 – ‘The Vanway’



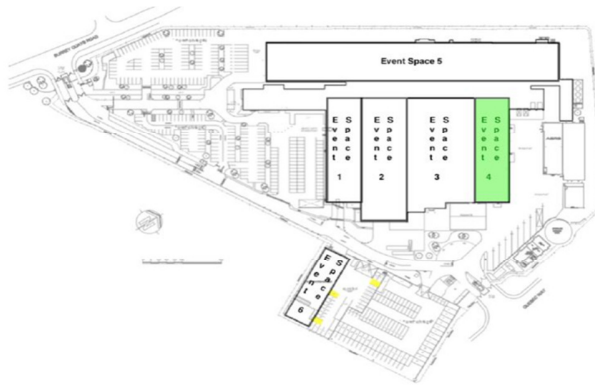
Event Space 2 - Formerly known as ‘Publishing’



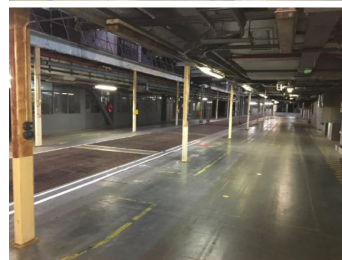
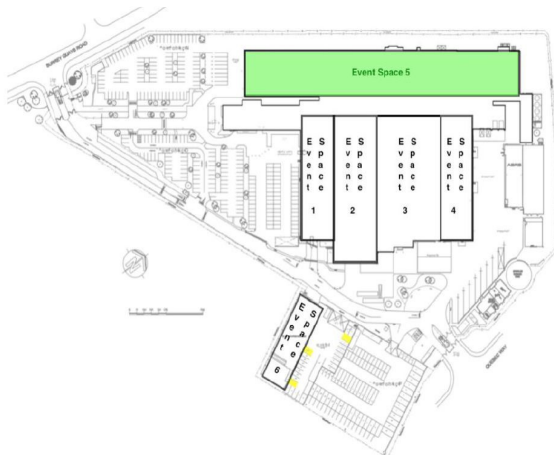
Event Space 3 - Formerly known as the 'High Speed Bagging Centre (HSBC)'



Event Space 4 - Formerly known as the 'Reel Storage'



Event Space 5 - Formerly known as the 'Print Hall'



Note: Event Space 6 is not connected to the main building and is a warehoused space.

7. The site will be operated by Xcite Campaign Management Limited who specialise in delivering bespoke events. They will curate events at the Printworks with their partners. Events will primarily be ticketed, however 'community rehearsal rooms' are proposed and applicant is in discussion with the council's culture department to discuss how this might be used.
8. The maximum capacity of the venue would be 6,000 thousand people and the opening times proposed at the site are 10:00 to 01:00 Monday to Thursday, Sunday and Bank Holiday and 10:00 to 02:00 on Fridays and Saturdays.

Planning history

9. Since the original printworks closed the site has been used for Secret Cinema's production of Stars Wars and 28 Days Later editions and as a film set for Avengers Age of Ultron. A number of other events have been held on the site in 2016 including a Mulberry Fashion Week Show, and a Triumph (Motor vehicle) event.

15/AP/1106 Application type: Full Planning Permission (FUL)

Use of site as a temporary events and entertainment space (Use Class D2) with ancillary merchandising, food and drink from 25th May 2015 until 31st May 2016.

Decision date 20/05/2015

Decision: Granted for Limited Period (GFLP)

16/EQ/0230 Application type: Pre-Application Enquiry (ENQ)

Change of Use of former printworks to an events and entertainment venue (Use Class D2)

Decision date 07/10/2016

Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

10. Many of the surrounding sites have planning permission for redevelopment. These include the Quebec Way housing development to the east (which is underway), Mulberry Business Park (for student accommodation) and Site E Canada Water (for commercial and residential uses) to the north west. An extension to the Surrey Quays shopping centre has also been granted permission but has not commenced. There is a temporary permission on the adjacent site which is known as Hawker House. Hawker House is a 'street food' operators and has permission to operate at the site until April 2018.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. 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, and impact on the long term aspirations of the CWAAP
 - b) impact on the amenity of adjoining occupiers and surrounding uses
 - c) Movement to and from the site including servicing and delivery
 - d) Planning obligations and CIL
 - e) All other relevant material planning considerations.

Planning policy

12. 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 development

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment.

13. The London Plan 2016

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

14. Canada Water Area Action Plan

Proposals Site CW AAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park

Policy 1: Shopping in the town centre

Policy 2: Cafes and restaurants in the town centre
 Policy 5: Markets
 Policy 7: Public Transport
 Policy 8: Vehicular Traffic
 Policy 11: Leisure and entertainment
 Policy 13: Arts culture and tourism
 Policy 16: Town centre development
 Policy 25: Jobs and business space
 Policy 27: Community facilities.

15. Core Strategy 2011

Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 3 – Shopping, leisure and entertainment
 Strategic Policy 4 – Places to learn and enjoy
 Strategic policy 10 - Jobs and businesses
 Strategic policy 12 - Design and conservation
 Strategic policy 13 – High environmental standards.

Southwark Plan 2007 (July) - saved policies

16. 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.

Policy 1.4 - Employment sites outside the Preferred Office Locations and Preferred Industrial Locations
 Saved policy 2.2 -Provision of new community facilities
 Saved policy 2.5 -Planning obligations
 Saved policy 3.1- Environmental effects
 Saved policy 3.2 - Protection of amenity
 Saved policy - 3.11 - Efficient use of land
 Saved policy - 3.12 - Quality in design
 Saved policy - 3.13 - Urban design
 Saved policy 3.14 Designing out crime
 Saved policy 5.2 Transport impacts
 Saved policy 5.3 Walking and cycling
 Saved policy 5.4 Public transport improvements
 Saved policy 5.5 Transport Development Areas
 Saved policy 5.6 Car parking
 Saved policy 5.7 Parking standards for disabled and the mobility impaired .

17. Sustainable design and construction SPD (2009).

Principle of development

18. The Canada Water Area Action Plan (2015) establishes the principle that this site along with Mulberry Business Park and Surrey Quays Leisure Park will play an instrumental role in attracting inward investment, providing jobs and leisure opportunities as part of the wider regeneration of Canada Water. Required land uses across these sites include leisure and entertainment uses in recognition of the important role they will play in creating a thriving and vibrant town centre. The town centre currently offers little in the way of evening entertainment and long term policy aspirations have been framed to allow some flexibility for changing circumstances.
19. It is expected that the proposed meanwhile use will generate employment in the area and increase the number of visitors to the town centre, at all times of the day. The potential increase in footfall is significant which is likely to have benefits to support retail and other uses in the town centre. The development has the potential to raise the public profile of Canada Water and take advantage of the unique characteristics of the building such as soundproofing and foundations which can withstand machinery and heavy loads. It is likely to appeal to a wide range of ages and people by virtue of its heritage and unique arrangement and by virtue of its size at a highly accessible location. This interim use of the site would therefore support regeneration objectives for the site and the wider objective of making Canada Water a destination. For this reason it would comply with site specific policies in the Canada Water Area Action Plan (CW AAP 17), Strategic Policies 2 and 3 of the Core Strategy and the London Plan.

Environmental impact assessment

20. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (‘the EIA regulations’) the proposal would fall within the description of development listed in Schedule 2 classified under item 10 (b) as ‘urban development projects’. It is considered to fall under this category as the development involves the change of use of a large site and building and is likely to have a different profile of impacts effects compared to the previous use of the site.
21. Schedule 2 development is required to be screened for likely significant effects where:
 - a) any part of that development is to be carried out in a sensitive area; or
 - b) any applicable threshold or criterion is exceeded or met in relation to that development.

Sensitive areas

22. ‘Sensitive areas’ are defined in the EIA regulations as Sites of Special Scientific Interest, National Parks, properties on the World Heritage Lists, scheduled monuments and Areas of Outstanding Natural Beauty and protected European sites. No part of the proposed development would be carried out on land that falls within or adjacent to a ‘sensitive area’ as defined by the EIA regulations

Applicable thresholds

23. Schedule 2 of the EIA regulations sets out criteria for each description of development the threshold for urban development projects is as follows:
- a) The development includes more than 1 hectare of urban development which is not a dwellinghouse development; or
 - b) the development includes more than 150 dwellings; or
 - c) the overall area of the development exceeds 5 hectares.
24. The proposed development includes more than 5 hectares of land that would not involve dwelling house development and thus exceeds the 1 hectare threshold set out above. The overall development threshold would also be met by this proposal as the development would exceed the area threshold of 5 hectares. For this reason consideration must be given to whether the proposal is likely to give rise to significant environmental effects to the extent that an EIA may be required. Under the EIA regulations the criteria for making this assessment are set out in Schedule 3 of the regulations.

Likely significant effects

25. An assessment of the likely effects of the development has been carried out taking into account the criteria under criteria 3 of the regulations. It is concluded that the proposed development does not require an EIA as it is not likely to generate any significant environmental effects. The reasoning for this conclusion is attached as an appendix to this report.

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

26. Southwark Plan Saved policy 3.2 seeks to ensure new development would not have an adverse impact on neighbouring occupiers. Concerns have been raised by local residents that the scheme has the potential to create noise and disturbance to the detriment of residential amenity through the use of the space as an events venue. The key concern is that noise from people coming and going from the site late at night would be disruptive particularly as the proposal is seek opening hours that extend to 03:00 seven days a week. The concern is that these hours are excessive and that inadequate information has been submitted indicating how visitors will be managed to and from the site before and after major events to safeguard residential amenity.
27. Letters of support were also received from local residents explaining that the scheme would provide be a positive intervention at the site adding interest to the area. However those letters also indicated that for the scheme to be successful it would be necessary to manage the movement of visitors appropriately to minimise the potential for noise and disturbance and anti-social behaviour.

Operational noise

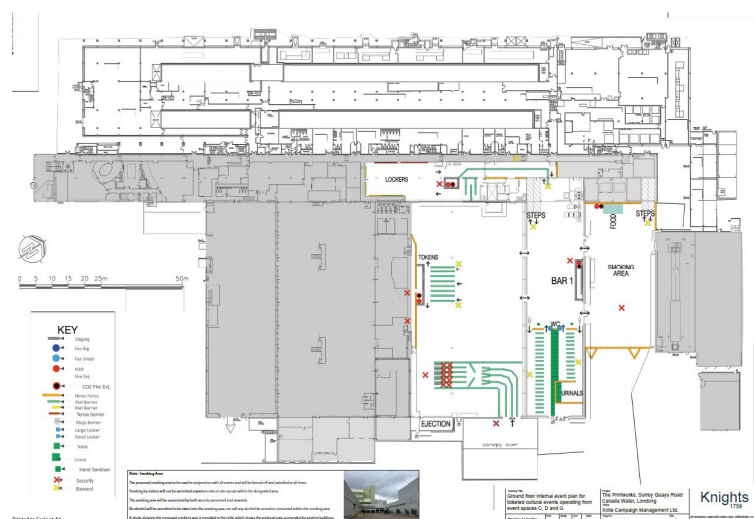
28. A variety of activities are likely to take place at different times of the day throughout the week that would appeal to a wide audience. The majority are expected to take place within the main building which is capable of hosting a variety of events at the same time.

Noise testing has been carried out within each of the various event spaces proposed to test their suitability for music and different types of event. Based on the testing carried out a noise management strategy plan for the venue has been submitted which has been reviewed by the council's environmental protection team. A summary of the main measures and conclusions of the assessment are set out below.

29. A series of restrictions would apply that would limit the use of outdoors areas, including for drinking and smoking at unsociable hours. Restrictions are also in place to manage the timing of deliveries, waste collections, bottle emptying, use of generators and external queuing. Noise limits have also been established for each of the event spaces. Specific staff training will be provided by the management company (Xcite) to ensure venue operators keep within acceptable noise parameters and a telephone complaints line will be made available during events so that it is permanently manned by a competent person responsible to investigate and respond to complaints. A log of complaints will also be maintained and kept by the venue operator that will be available to the Local Authority.
30. When Harmsworth Quays was in operation as a printing works, the site generated noise from the printing presses and a significant number of vehicles trips to and from the site during the night and early hours of the morning. Integral to the design of the building is a high specification print hall to attenuate noise generated to safeguard residential amenity. An assessment of the buildings capability has informed the noise limits in the noise management plan and established the parameters at which music noise or amplified speech from the site is unlikely to result in noise nuisance.
31. The council's environmental protection team are satisfied that the Noise Management Strategy and plan is acceptable, subject to periodic review of the management and a series of conditions which include:
 - Agreed noise thresholds that would prevent music noise from disturbing residential occupiers.
 - Additional noise monitoring locations and a monitoring programme.
 - Management of the internal areas within the site so that external areas are not used after 23:00, save for smoking, no drinks outside after 23:00 and no external queuing.
 - Community liaison arrangements – residents' letters/notifications being carried out as specified in the Noise Management Plan.
 - Revised bottle emptying and waste collection times so that they occur no earlier than 08:00 on weekends and bank holidays
 - Confirmation that on-site waste compactors would be housed internally and hours of use would be restricted so as not to cause a nuisance.
32. The profile of the sensitive receptors is dynamic in this area and likely to become more restrictive over time as development on Quebec Way and Surrey Quays is completed. The applicant accepts this and has accepted the recommendations made by the environmental protection team. On the basis that the above has been agreed and will be secured by condition, officers are satisfied that the noise strategy and management plan are acceptable and will be sufficiently robust to safeguard residential amenity for residential occupiers over the period of 5 years that the site will be used for events and entertainment.

Hours of operation

33. Concerns from local residents have been received regarding the operation of the site seven days a week up until 03:00. The main issue for the amenity of neighbours would be potential noise from the venue and from people entering and leaving the site. Particular consideration has been given to residential properties immediately adjacent to the site and along key routes to the site from both Canada Water Station and Surrey Quays Station. These properties are considered likely to be the most sensitive to the proposed development.
34. The applicant's noise management plan references the role that marshals will have in monitoring the behaviour of patrons as part of an effort to ensure the orderly arrival and departure of people to and from the site. A visitor routing strategy has also been provided as part of the travel plan which shows that marshals will be in place to direct people to and from Canada Water Station away from residential properties along Surrey Quays Road.
35. While there is no formal planning mechanism for controlling crowd noise the applicant has agreed to a queueing strategy that will require queues to be formed internally rather than externally of the main building, where practicable, after 21:00. Given the scale and layout of the building, it should be feasible to contain queuing within the body of the building. This approach is acceptable and so far as practicable would minimise the potential for noise and disturbance. Notwithstanding this, the critical point for consideration is late night dispersal of visitors and consideration has been given to appropriate mechanisms to stagger departures to minimise the impact of night time departures.



36. Taking into account the capacity of the venue, it is recommended that midnight would be an appropriate closing time taking into account the site's town centre location and the availability of public transport. The applicant had initially requested opening hours till 03:00 but is willing to accept 01:00 on Mondays through to Thursdays, Sundays and Bank Holidays which they have explained is preferable in order for them to remain competitive with similar venues. Officers consider that this slightly later time may be acceptable subject to an appropriate monitoring and management of the impact of the development. The later time of 01:00 is recommended for a trial period to enable an

assessment to take place of site in operation.

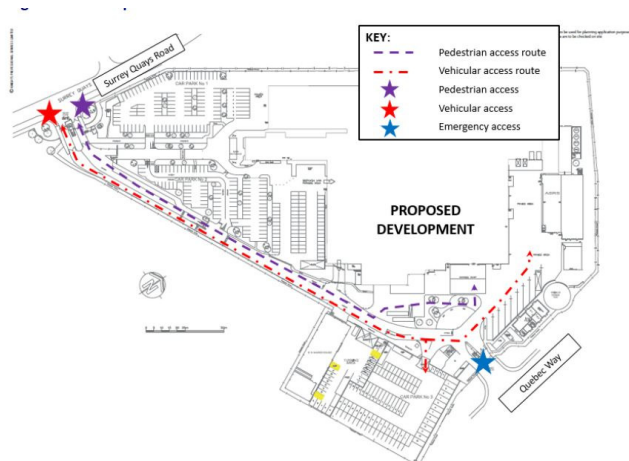
37. Night Tube services are now running on the Jubilee and Victoria lines, and most of the Central and Northern Lines. At the time of writing it was proposed that the Piccadilly line would follow on 16 December. The Night Tube offers a 24 hour service on Fridays and Saturdays and on the basis that this service continues to operate on the Jubilee Line it is considered that a later closing time of 02:00 would be appropriate on Friday's and Saturdays owing to the availability of public transport. This is on the basis that the applicant provides an appropriate marshalling presence to match the scale of events on these days and agrees to demonstrate this within event management plan that will require consultation with Transport for London and the liaison group on the programming of events. Further details are provided under the visitor management section of this report.

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

38. The surrounding area is a town centre with a mix of large scale commercial buildings and residential uses. It is not anticipated that existing uses nearby will conflict with the proposed use to the extent that the site could not operate as intended.

Transport issues

39. A transport assessment has been submitted which examines the likely the impact of the proposal and provides analysis of trip generation comparing the proposed development against the existing the lawful use of the site. The previous use of the site involved both the printing of newspapers and distribution which involved a fleet of around 150 vans and substantial heavy goods vehicles. It was a 24 hour operation with distribution activities taking place during the day and overnight.

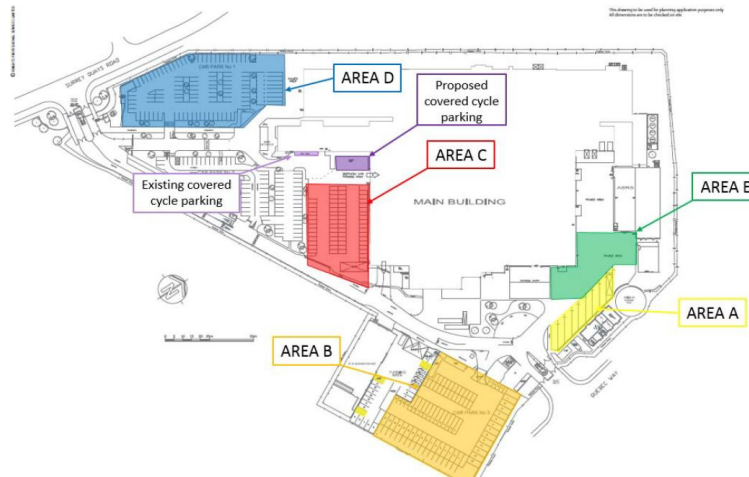


Servicing

40. The main access points and internal access routes within the site are set out in the diagram above. Surrey Quays Road would be the main access for visitors and for all modes of transport including servicing and maintenance vehicle movements. There is a secondary access point into the site on Quebec Way that is proposed to be retained for

the sole use of emergency vehicles.

41. There are approximately 270 car parking spaces on the site and the applicant has explained that these spaces will not be used by visitors. This will be communicated online through their website, through ticket purchases and social media. Notwithstanding this, the site will need to cater for vehicle movements such as service vehicles, taxis, coaches and parking for blue badge holders. Spaces for these vehicles which will be managed by on-site marshals and security staff the principle of which is acceptable. This will be secured by condition.
42. Outdoor events involving street markets and makers yards may take place at the site within the surface car park which may require bespoke servicing and delivery arrangements to take account the demands of events on the site. Officers are satisfied that these events could take place within the site as there is ample room for manoeuvre. It is expected that a bespoke delivery and servicing plan would be prepared for these events that would be based on the principles set out in the transport assessment. It is recommended that this is secured by condition.



Travel plan

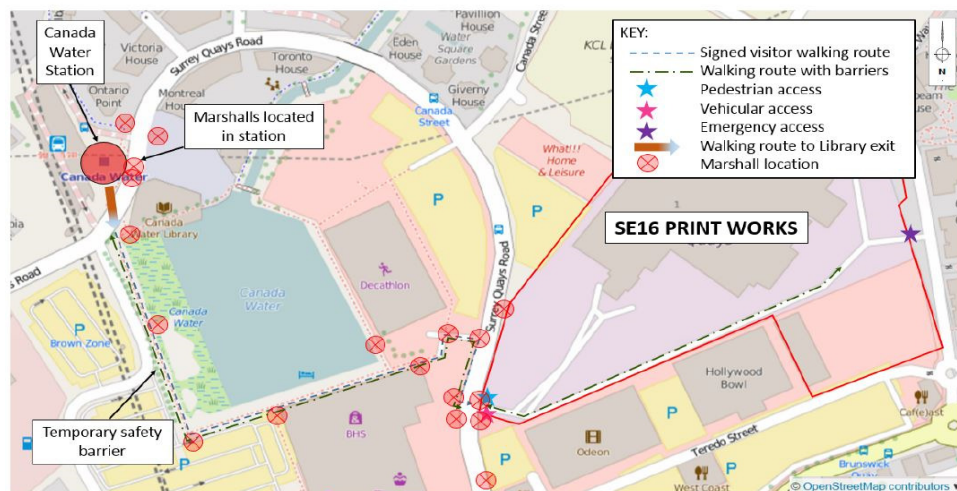
43. The site, having a PTAL of 6a, is within 5 minutes walk of the Jubilee Line (Canada Water) the London Overground (Surrey Quays) and local bus routes to and from Central London. The majority of trips by visitors are expected to be made using public transport as the site is highly accessible and because the applicant will not be providing visitor parking on the site. To encourage people to travel using public transport the applicant has prepared a travel plan which sets out a number of measures that would be implemented to maximise non-car based travel and minimise the impact of visitors coming to and from the site. As stated above, this includes communication of travel choices in advance of events on their website, on tickets for events, social media and event programmes where there are provided.

Visitor management

44. Visitors arriving by public transport will be instructed to alight at Canada Water Station and from there wayfinding information will be provided between the station and the venue. Directional signage will be provided within the station and marshals will be on

hand to direct visitors to the venue. Typically visitors will be routed away from residential properties, being directed via Canada Water Basin to minimise the potential for disturbance to residential occupiers.

45. As the arrival profile of events will differ according to the nature of the event the applicant has set out a range of scenarios indicating how they would manage the movement of people based on the size and type of event. Typically any combination of events that would generate 500 or more people will involve marshals directing visitors to and from Canada Water Station. A planned cultural event expecting to attract 2500 visitors would attract a more significant marshal presence in addition to temporary barriers.



46. The approach to visitor management is dynamic to reflect the nature of events on offer. Officers are satisfied that the measures proposed are acceptable in principle and appropriate for the scale and nature of events. Notwithstanding this, officers consider that it would be appropriate for the approach to be periodically reviewed and updated based on operation of the site, in the event members are minded to grant planning permission. Transport for London have indicated that the proposal is acceptable subject to the applicant agreeing to a management plan that will require the applicant to contact TfL operational managers (London Underground, London Overground and TfL Buses) in good time prior to an event where a significant number of people will be arriving and departing in a short space of time to make appropriate arrangements to manage the station area. Discussions are on-going about how to programme events so that it minimises the overloading of Underground and Overground services at peak times at both nearby stations.
47. Based on discussions with the applicant and Transport for London It is recommended that a dynamic event management plan is secured by condition that will amplify what has been submitted. The event management plan will set agreed travel plan targets, and formalise periodic monitoring to identify if the aims and objectives of the travel plan are being achieved and whether or not implementation has resulted in unforeseen problems. The applicant has agreed to undertake a periodic review of the travel plan with a liaison group that would comprise representatives from a variety of local stakeholders including, but not restricted to the London Borough of Southwark, Transport for London, ward councillors and the Metropolitan Police. The proposal is for the liaison group to meet

quarterly or as and when the liaison group consider if necessary.

48. Subject to a suitably worded condition it is considered unlikely that the development would have an adverse impact on public transport. The applicant has indicated that they are agreeable to a condition which (in consultation with TfL) would formalise a communication protocol, particularly with regard to the timing of large scale events.

Vehicle movements

49. No visitor car parking will be offered as part of this development. Notwithstanding this, concerns have been raised that the development may impact on local parking capacity, particularly at Brunswick Quay and nearby streets. The transport assessment has examined the potential impact of the development on the availability of car parking within the vicinity of the application site. To support the assessment the applicant has examined the availability of on-street parking spaces and, at the request of officers, the availability of spaces at the Mast Leisure Car Park.
50. The assessment shows that over the course of a day, there is expected to be a reduction of vehicular movements to and from the site as a consequence of the proposed development replacing traffic associated with the lawful use. Fewer journeys are expected to be made to and from the site indicating that it is unlikely to have a significant impact on the local highway network. Notwithstanding it is recognised that there is a risk that some visitors will seek to drive to the venue.
51. Given the variety of events which may occur at the site there is not considered to be a typical arrival profile. For example it may be expected that for a small scale fashion event, all the car drivers might arrive within the same hour. In contrast, for an all-day exhibition, it would be expected that car drivers would arrive over the course of the morning rather than in a single hour as visitors are not required to arrive at a specific time and so tend to drop-in over the course of a day.
52. The highest volume of car journeys anticipated in relation to a large music event is estimated to be up to 200 cars per hour. While this is a large number of journeys, it is not expected that a level of journeys of this scale would occur on a daily basis as would be expected if the application were to revert to the production and delivery of newspapers or some other industrial process.
53. The parking survey indicates that there were on average 151 on-street car parking spaces available during the survey period out of a total of 284 spaces (53%). Furthermore a minimum of 368 out of a total of 584 bays were observed to be available within the Surrey Quays Entertainment Car Park (63%). Based on the transport assessment it is likely that there would be sufficient parking capacity within the area around the application site even at peak times to accommodate traffic associated with car drivers. These projections, however, do not take into account mitigation measures and travel planning that would otherwise influence travel choices for future potential visitors.

Mitigation

54. Key to ensuring the potential impacts of the proposed development do not fall outside acceptable parameters the applicant has prepared a travel plan to manage the

movements associated with each of the event types proposed within the application site. The travel plan will be an important tool to effectively manage the travel choices people make travelling to and from the site which, in turn, will minimise the impact of the development on the existing public transport provision and local road network. The applicant has agreed to submit a dynamic management plan which will amplify the contents of the travel plan (in consultation with Transport for London) and agree objectives and communication strategies for various large scale events.

Taxis and mini cabs

55. The provision of on-site taxi drop-off/pick-up arrangements is supported and sufficient capacity exists within the site to accommodate a reasonable level of demand. The applicant proposes to discuss the need for and nature of on-street controls to prevent taxis queuing outside the site on an event by event basis with the liaison group. The Applicant will be required to implement any measures agreed with the group which could include, but not be limited to, temporary parking restrictions on the approach to the venue subject to agreement by the council's Highway Department. Notwithstanding this, officers are satisfied that within the site the applicant has demonstrated that measures will be in place to safely manage visitors leaving the venue including those seeking to leave by taxi.

Cycle parking

56. There are 13 existing Sheffield type cycle stands within the site accommodating up to 26 bicycles and a further 48 Sheffield-style stands are proposed that would provide space for up to 96 bicycles. This equates to a total of 122 cycle parking spaces which is considered an appropriate scale in the interim as it is not expected that the site will operate at capacity seven days a week. Additional cycle parking is proposed as the programme and scale of event is confirmed. It is recommended that a condition is imposed requiring details of the cycle parking roll out to be submitted and approved in writing by the council as part of the event management plan.
57. Based on information submitted with the proposal it is concluded that the proposed development would result in a reduction in hourly volume of traffic movements compared to the lawful use of the site. There is parking capacity in the surrounding area to accommodate car users on the occasions when large scale events may take place. On-site provision for taxis and mini-cabs is being made to accommodate pick-up and drop-off minimising the potential impact of private hire vehicles on roads immediately surrounding the site. For these reasons it is expected that there would be no worsening of highway capacity compared to the traffic associated with the previous printing works use. To this end, the potential impacts of scheme would be acceptable, subject to the imposition of appropriate conditions.

Design issues

58. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that new developments are of a high standard of architectural and urban design.
59. No alterations are proposed to the external envelope of the building; however the applicant has indicated that they are examining options to brand the building to provide signage at the entrance that will be subject of separate application.

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

60. There are no conservation areas or listed building in the immediate vicinity which would be impacted by the proposals.

Impact on trees

61. None of the existing trees on the site would be removed in order to implement this scheme.

Planning obligations (section 106 undertaking or agreement)

62. It is not anticipated that a section 106 agreement would be required for this scheme as there are no obligations that would be generated by this scheme. It would not create new floorspace but rather bring into productive use vacant buildings.
63. No Southwark or Mayoral CIL would be due in this instance, because CIL is not payable on temporary permissions and the building has been in lawful use for 6 months within the last 3 years and no additional floorspace is being created.

Sustainable development implications

64. The proposed development would make temporary use of an underused building in a highly sustainable town centre location. Although large in floorspace, the proposal does not constitute a 'major' development for monitoring purposes (because it proposes a change of use rather than new floorspace) and as such there is no requirement for an energy strategy or sustainability assessment to be provided. The re-use of an existing building is considered sustainable and taking account the wider area would represent a cultural offer that is significant in scale and has the potential to contribute positively to the identity of Canada Water. For these reasons the proposed scheme is considered to be a sustainable form of development.

Flood risk

65. The Environment Agency have not objected to the principle of a proposal and the proposed uses at ground floor would be no more vulnerable than the existing lawful use of the site. Taking account of the temporary nature of the planning permission the proposed use of the site is acceptable and is not expected to increase the vulnerability of the site, or people visiting the site, to flood risk.

Other matters

66. There are none.

Conclusion on planning issues

67. The NPPF places a presumption in favour of sustainable development encouraging the reuse of land that has been previously developed and states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole.

68. The proposed development would bring a vacant site back into productive use in a highly accessible location and provide a platform for music, arts and cultural activities in a town centre. The unique characteristics of the building, being highly sound insulated and with large internal spaces that can withstand significant loads, make the building ideal for large scale public events. This scheme has the potential to make Canada Water a destination and a hub of cultural innovation while providing jobs and opportunities and vibrancy to the area during the day and supporting the evening and night-time economy. It would provide a focus for the area during the longer term regeneration programme, without hindering or prejudicing the earlier phases of redevelopment. Impacts on the amenity of neighbours could be appropriately managed by way of condition and restrictions imposed under the planning regime to the extent that adverse operational, noise, or odour impacts are not anticipated to arise. Overall the proposal is considered to be an exciting and innovative proposal that will have positive impacts on the Canada Water Town Centre and for these reason it is recommended that planning permission is granted, subject to conditions that require regular monitoring and review.

Community impact statement

69. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

72. Nine letters were received objecting to the proposal on the following grounds.
73. **Objection:** Noise and disturbance from people coming and going, particularly as the route between the site and the station contains dense residential buildings. Residents are already negatively affected by Hawker House and the night tube.

Response: The applicant is committed to marshalling people to and from Canada Water using routes that avoid residential properties on Surrey Quays Road. Details of visitor management including the routes proposed are set out in the travel plan under visitor management. Taxi pick-up and drop-off would take place within the site which is supported. A noise management plan will be secured by condition that will limit the potential for noise nuisance from the site. Revised hours of opening have been recommended that would also be expected to limit the potential for disturbance.

74. **Objection:** The scheme will generate litter and anti-social behaviour around the site.

Response: The applicant has committed to a litter patrol service that will take place before, during and after any event, both on site and on streets surrounding the venue. The area of coverage covers the key routes which are likely to be used by visitors to the site. These details are considered to be acceptable and will be secured by condition.

75. **Objection:** Proposed opening hours at 03:00 seven days a week are excessive.

Response: Revised hours of opening are recommended scaling back the hours of opening. The recommended hours are considered reasonable, given the town centre location of the site and subject to an appropriate event management plan being secured by the applicant the revised hours would limit the potential for disturbance to residential occupiers. The hours of opening will be secured by condition.

76. **Objection:** Not clear how the community will benefit from the proposal.

Response: The applicant intends to provide community events as part of the overall cultural offer for the site which may take the form of a dedicated community space. At the time of writing the applicant explained that they are considering a range of events and are liaising with the council and the community to see what could take place at the site during the life of the permission.

77. Six letters have been received stating support for the proposal citing the following reasons:

- It would retain the building and introduce an entertainment offer rather than bring in a faceless chain of cafes
- Create a unique social event and entertainment space
- Economic benefits to the area
- Attract people to the area, promoting the wider locality and improving safety
- Positive for community involvement.

78. Two letters making comments on the application have been received. These comments are generally supportive but raise points for consideration.

79. **Comment:** Concern that the proposal will impact on car parking in the area impacting on local parking capacity, particularly at Brunswick Quay and nearby streets.

Response: The transport assessment shows that there is parking capacity within the areas surrounding the site to accommodate car users on the occasions when large scale events may take place. The applicant has also made provisions for taxis and mini-cabs to pick-up and drop-off visitors within the site minimising the potential impact of these vehicles on roads immediately surrounding the site. Publicity for events will encourage the use of public transport.

80. **Comment:** There needs to be appropriate stewarding and management of the area particularly after events.

Response: A visitor management plan has been prepared detailing how the applicant will manage visitors travelling to the venue from Canada Water Station, before and after events. The approach includes signage, marshalling and temporary barriers for very large events. Details of a litter patrol team have also been submitted indicating the catchment that would be managed by stewards. Officers are satisfied that these measures will support successful management of visitors to the area and will secure implementation of these measures by condition.

81. **Comment:** Lack of consultation with residents further afield (Brunswick Quay).

Response: Letters were sent to approximately 1500 properties including properties on Brunswick Quay. A list of the properties sent a letter is appended at the end of this report. Site notices were also erected on Surrey Quays Road and Quebec Way.

82. **Comment:** Rather than free tickets to events the applicant should provide discounted tickets to all events to ensure a constant stream of local residents.

Response: The applicant has explained that 50 free tickets to be available for each ticketed event for members of the local community. Allocated space is proposed within buildings on the site for community uses and they are in discussions with the events and arts manager at the council about the use of the space. The applicant is understood to have held discussions London Bubble Theatre Space about managing the space.

Greater London Authority (Support with comments) Stage 1 response

83. **Land use principle:** the proposal to make efficient temporary use of this vacant former industrial site for events and entertainment space is strongly supported and the proposal would not compromise the future redevelopment of the site as part of the Canada Water Opportunity Area.

84. **Transport:** subject to conditions or section 106 obligations restricting the start time and maximum size of events and car parking, as well as securing a dynamic event management plan incorporating a travel plan, the proposal is unlikely to have an adverse impact on the transport network.

85. **Recommendation:** That Southwark council be advised that the application is strongly supported and complies with the London Plan and does not need to be referred back to the Mayor.

Transport for London (Support with comments)

86. Subject to the restrictions below being imposed, and given the maximum size of the events planned (6,000), it is unlikely there would be an adverse impact on TfL services; however conditions should be imposed either through planning/licensing such that events do not start during evening peak hours (around 17:00 to 19:00), as the Jubilee and Overground services and buses from Central London are extremely crowded at this time, which means guests will find it difficult to travel reliably and furthermore they will further overload the services.

87. It is also recommended that a dynamic event management plan is required as a condition of any subsequent planning and/or licensing approval, which in turn requires the venue management to contact TfL operational managers (LU, LO and TfL Buses) in good time prior to an event where a significant number of people will be arriving and departing in a short space of time to make appropriate arrangements to manage the station area. We Welcome that the applicant has already spoken to the LU area manager in this respect.

Local Employment Team (Support with comments)

88. The proposals are supported by the London Plan, which specifically encourages the use of vacant buildings for temporary performance and creative events. Any change of use should be subject to proposed operational hours, strategies for transport and movement of people, crowd management and noise on site and the provision of a dedicated contact on site for residents. It is important that Xcite use the local recruitment model detailed in their plan including:
- a) maximising the opportunity for local residents to access additional employment created, all preferred staff suppliers will be obliged to send details of roles being recruited for to Southwark Works and other appropriate local organisations.
 - b) Holding a jobs fair to advertise for a range of different roles including grounds maintenance, stewarding, waiters/catering and crewing.
 - c) Taking on an intern in summer 2017 from the local area; and
 - d) Should a supplier require a significant level of recruitment e.g. for a longer term use then the option of hosting a small recruitment drive via on-site training and/or a stall at Surrey Quays would be explored.

London Underground Infrastructure Protection (No objection)

89. No comment to make on this planning application.

Network Rail (No objection)

90. No comment to make on this planning application.

London Fire and Emergency Planning Authority (None)

91. No comments received.

Metropolitan Police

92. No comments received.

Environment Agency (No objection)

93. A temporary events and entertainment space, within the 'assembly and leisure' (D2) use class – would be classified as 'less vulnerable' by the 'flood risk and coastal change'

section of the national PPG. Advise that flood resistant and resilient measures where necessary and where practical considerations allow.

Natural England (No comment)

94. No comments to make on this application.

Historic England

95. No comments to make on this application.

Health and Safety Executive (HSE) (No comment)

96. No comments to make on this application.

Thames Water

97. No comments received.

Flood and Drainage Team

98. No comments to make on this application.

Highway Development Management

99. No comments received.

Waste Management

100. No comments received.

Human rights implications

101. 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.

102. This application has the legitimate aim of providing an events and entertainment space with ancillary food and drink for a temporary period of 5 years. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/403-15 Application file: 16/AP/3818 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 5461 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Daniel Davies, Planning Officer	
Version	Final	
Dated	7 December 2016	
Key Decision ?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and corporate services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 December 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 10/11/2016**Press notice date:** 13/10/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 02/11/2016**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
 Environment Agency
 Greater London Authority
 Health & Safety Executive
 Historic England
 London Fire & Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Copenhagen Court London	Flat 24 Toronto House SE16 7AJ
Flat 7 Winnipeg House SE16 7DZ	Flat 25 Toronto House SE16 7AJ
Flat 8 Winnipeg House SE16 7DZ	Flat 20 Toronto House SE16 7AJ
Flat 9 Winnipeg House SE16 7DZ	Flat 21 Toronto House SE16 7AJ
Flat 4 Winnipeg House SE16 7DZ	Flat 22 Toronto House SE16 7AJ
Flat 5 Winnipeg House SE16 7DZ	Flat 3 Toronto House SE16 7AJ
Flat 6 Winnipeg House SE16 7DZ	Flat 4 Toronto House SE16 7AJ
Flat 10 Winnipeg House SE16 7DZ	Flat 5 Toronto House SE16 7AJ
Flat 14 Winnipeg House SE16 7DZ	Unit C Toronto House SE16 7AJ
Flat 15 Winnipeg House SE16 7DZ	Flat 1 Toronto House SE16 7AJ
Flat 16 Winnipeg House SE16 7DZ	Flat 2 Toronto House SE16 7AJ
Flat 11 Winnipeg House SE16 7DZ	Flat 6 Toronto House SE16 7AJ

Flat 12 Winnipeg House SE16 7DZ
 Flat 13 Winnipeg House SE16 7DZ
 Flat 15 Sherbrooke House SE16 7EA
 Flat 16 Sherbrooke House SE16 7EA
 Flat 17 Sherbrooke House SE16 7EA
 Flat 12 Sherbrooke House SE16 7EA
 Flat 13 Sherbrooke House SE16 7EA
 Flat 14 Sherbrooke House SE16 7EA
 Flat 18 Sherbrooke House SE16 7EA
 Flat 1 Winnipeg House SE16 7DZ
 Flat 2 Winnipeg House SE16 7DZ
 Flat 3 Winnipeg House SE16 7DZ
 Flat 19 Sherbrooke House SE16 7EA
 Flat 20 Sherbrooke House SE16 7EA
 Flat 17 Winnipeg House SE16 7DZ
 Flat 14 Victoria House SE16 7DX
 Flat 15 Victoria House SE16 7DX
 Flat 16 Victoria House SE16 7DX
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 Flat 6 Victoria House SE16 7DX
 Flat 7 Victoria House SE16 7DX
 Flat 11 Sherbrooke House SE16 7EA
 Flat 19 Brampton House SE16 7EB
 Flat 20 Brampton House SE16 7EB
 Flat 21 Brampton House SE16 7EB
 Flat 16 Brampton House SE16 7EB
 Flat 17 Brampton House SE16 7EB
 Flat 18 Brampton House SE16 7EB
 Flat 22 Brampton House SE16 7EB
 Flat 26 Brampton House SE16 7EB
 Flat 27 Brampton House SE16 7EB
 Flat 28 Brampton House SE16 7EB
 Flat 23 Brampton House SE16 7EB
 Flat 24 Brampton House SE16 7EB
 Flat 25 Brampton House SE16 7EB
 Flat 6 Brampton House SE16 7EB
 Flat 7 Brampton House SE16 7EB
 Flat 8 Brampton House SE16 7EB
 Flat 3 Brampton House SE16 7EB
 Flat 4 Brampton House SE16 7EB
 Flat 5 Brampton House SE16 7EB
 Flat 9 Brampton House SE16 7EB
 Flat 13 Brampton House SE16 7EB
 Flat 14 Brampton House SE16 7EB
 Flat 15 Brampton House SE16 7EB
 Flat 10 Brampton House SE16 7EB
 Flat 11 Brampton House SE16 7EB
 Flat 12 Brampton House SE16 7EB
 Flat 29 Brampton House SE16 7EB
 Flat 1 Sherbrooke House SE16 7EA
 Flat 2 Sherbrooke House SE16 7EA
 Flat 10 Toronto House SE16 7AJ
 Flat 11 Toronto House SE16 7AJ
 Flat 12 Toronto House SE16 7AJ
 Flat 7 Toronto House SE16 7AJ
 Flat 8 Toronto House SE16 7AJ
 Flat 9 Toronto House SE16 7AJ
 Flat 26 Toronto House SE16 7AJ
 Flat 43 Toronto House SE16 7AJ
 Flat 44 Toronto House SE16 7AJ
 Flat 45 Toronto House SE16 7AJ
 Flat 40 Toronto House SE16 7AJ
 Flat 41 Toronto House SE16 7AJ
 Flat 42 Toronto House SE16 7AJ
 Flat 46 Toronto House SE16 7AJ
 Flat 50 Toronto House SE16 7AJ
 Flat 51 Toronto House SE16 7AJ
 Flat 52 Toronto House SE16 7AJ
 Flat 47 Toronto House SE16 7AJ
 Flat 48 Toronto House SE16 7AJ
 Flat 49 Toronto House SE16 7AJ
 Flat 30 Toronto House SE16 7AJ
 Flat 31 Toronto House SE16 7AJ
 Flat 32 Toronto House SE16 7AJ
 Flat 27 Toronto House SE16 7AJ
 Flat 28 Toronto House SE16 7AJ
 Flat 29 Toronto House SE16 7AJ
 Flat 33 Toronto House SE16 7AJ
 Flat 37 Toronto House SE16 7AJ
 Flat 38 Toronto House SE16 7AJ
 Flat 39 Toronto House SE16 7AJ
 Flat 34 Toronto House SE16 7AJ
 Flat 35 Toronto House SE16 7AJ
 Flat 36 Toronto House SE16 7AJ
 Unit B Toronto House SE16 7AJ
 503 Giverny House Water Gardens Square SE16 6RL
 504 Giverny House Water Gardens Square SE16 6RL
 505 Giverny House Water Gardens Square SE16 6RL
 573 Giverny House Water Gardens Square SE16 6RL
 574 Giverny House Water Gardens Square SE16 6RL
 502 Giverny House Water Gardens Square SE16 6RL
 511 Giverny House Water Gardens Square SE16 6RL
 521 Giverny House Water Gardens Square SE16 6RL
 522 Giverny House Water Gardens Square SE16 6RL
 523 Giverny House Water Gardens Square SE16 6RL
 512 Giverny House Water Gardens Square SE16 6RL
 513 Giverny House Water Gardens Square SE16 6RL
 515 Giverny House Water Gardens Square SE16 6RL
 453 Heligan House Water Gardens Square SE16 6RJ
 454 Heligan House Water Gardens Square SE16 6RJ
 446 Heligan House Water Gardens Square SE16 6RJ
 451 Heligan House Water Gardens Square SE16 6RJ
 452 Heligan House Water Gardens Square SE16 6RJ
 501 Giverny House Water Gardens Square SE16 6RL
 561 Giverny House Water Gardens Square SE16 6RL
 571 Giverny House Water Gardens Square SE16 6RL
 572 Giverny House Water Gardens Square SE16 6RL
 514 Giverny House Water Gardens Square SE16 6RL
 527 Giverny House Water Gardens Square SE16 6RL
 542 Giverny House Water Gardens Square SE16 6RL
 524 Giverny House Water Gardens Square SE16 6RL
 547 Giverny House Water Gardens Square SE16 6RL
 548 Giverny House Water Gardens Square SE16 6RL
 551 Giverny House Water Gardens Square SE16 6RL
 544 Giverny House Water Gardens Square SE16 6RL
 545 Giverny House Water Gardens Square SE16 6RL
 546 Giverny House Water Gardens Square SE16 6RL
 Ground And First Floor Unit 9 And First Mulberry Business Centre SE16 7LB
 556 Giverny House Water Gardens Square SE16 6RL
 Unit A2 Toronto House SE16 7AJ
 Car Wash At Car Park Surrey Quays Shopping Centre SE16

Flat 9 Monkton House SE16 6SS
 Flat 2 Gorham House SE16 6SP
 Flat 3 Gorham House SE16 6SP
 Flat 4 Gorham House SE16 6SP
 Flat 10 Monkton House SE16 6SS
 Flat 11 Monkton House SE16 6SS
 Flat 1 Gorham House SE16 6SP
 8 Wolfe Crescent London SE16 6SF
 Flat 40 Victoria House SE16 7DX
 Flat 41 Victoria House SE16 7DX
 Flat 42 Victoria House SE16 7DX
 Flat 37 Victoria House SE16 7DX
 Flat 38 Victoria House SE16 7DX
 Flat 39 Victoria House SE16 7DX
 Flat 43 Victoria House SE16 7DX
 Flat 47 Victoria House SE16 7DX
 Flat 48 Victoria House SE16 7DX
 Flat 49 Victoria House SE16 7DX
 Flat 44 Victoria House SE16 7DX
 Flat 45 Victoria House SE16 7DX
 Flat 46 Victoria House SE16 7DX
 Flat 27 Victoria House SE16 7DX
 Flat 28 Victoria House SE16 7DX
 Flat 29 Victoria House SE16 7DX
 Flat 24 Victoria House SE16 7DX
 Flat 25 Victoria House SE16 7DX
 Flat 26 Victoria House SE16 7DX
 Flat 30 Victoria House SE16 7DX
 Flat 34 Victoria House SE16 7DX
 Flat 35 Victoria House SE16 7DX
 Flat 36 Victoria House SE16 7DX
 Flat 31 Victoria House SE16 7DX
 Flat 32 Victoria House SE16 7DX
 Flat 33 Victoria House SE16 7DX
 Flat 50 Victoria House SE16 7DX
 30-32 Surrey Quays Road London SE16 7ED
 Unit A3 Toronto House SE16 7AJ
 100 Channel House Water Gardens Square SE16 6RH
 Unit D1 Surrey Quays Shopping Centre SE16 7LL
 Canada Water Bus Station Surrey Quays Road SE16 2XU
 4 Wolfe Crescent London SE16 6SF
 5 Wolfe Crescent London SE16 6SF
 6 Wolfe Crescent London SE16 6SF
 1 Wolfe Crescent London SE16 6SF
 2 Wolfe Crescent London SE16 6SF
 3 Wolfe Crescent London SE16 6SF
 Flat 54 Victoria House SE16 7DX
 Flat 55 Victoria House SE16 7DX
 Flat 56 Victoria House SE16 7DX
 Flat 51 Victoria House SE16 7DX
 Flat 52 Victoria House SE16 7DX
 Flat 53 Victoria House SE16 7DX
 34 Surrey Quays Road London SE16 7DX
 Cafe Canada Water Library SE16 7AR
 National Halal Centre Surrey Quays Shopping Centre SE16 7LL
 Unit A1 Toronto House SE16 7AJ
 36 Surrey Quays Road London SE16 7DX
 40 Surrey Quays Road London SE16 7DX
 Site Office Surrey Quays Road SE16 1PJ
 Flat 2 Brampton House SE16 7EB
 Flat 5 Ontario Point SE16 7EE
 Flat 6 Ontario Point SE16 7EE
 Flat 7 Ontario Point SE16 7EE
 Flat 2 Ontario Point SE16 7EE
 Flat 3 Ontario Point SE16 7EE
 Flat 4 Ontario Point SE16 7EE
 Flat 8 Ontario Point SE16 7EE
 Flat 12 Ontario Point SE16 7EE
 Flat 13 Ontario Point SE16 7EE
 Flat 14 Ontario Point SE16 7EE
 Flat 9 Ontario Point SE16 7EE
 2 Montreal House Surrey Quays Road SE16 7AN
 3 Montreal House Surrey Quays Road SE16 7AN
 558 Giverny House Water Gardens Square SE16 6RL
 557 Giverny House Water Gardens Square SE16 6RL
 4 Montreal House Surrey Quays Road SE16 7AN
 8 Montreal House Surrey Quays Road SE16 7AN
 9 Montreal House Surrey Quays Road SE16 7AN
 10 Montreal House Surrey Quays Road SE16 7AN
 5 Montreal House Surrey Quays Road SE16 7AN
 6 Montreal House Surrey Quays Road SE16 7AN
 7 Montreal House Surrey Quays Road SE16 7AN
 Flat 56 Toronto House SE16 7AJ
 Flat 57 Toronto House SE16 7AJ
 Flat 58 Toronto House SE16 7AJ
 Flat 53 Toronto House SE16 7AJ
 Flat 54 Toronto House SE16 7AJ
 Flat 55 Toronto House SE16 7AJ
 Flat 59 Toronto House SE16 7AJ
 Flat 63 Toronto House SE16 7AJ
 Flat 60 Toronto House SE16 7AJ
 Flat 61 Toronto House SE16 7AJ
 Flat 62 Toronto House SE16 7AJ
 11 Montreal House Surrey Quays Road SE16 7AN
 28 Montreal House Surrey Quays Road SE16 7AN
 29 Montreal House Surrey Quays Road SE16 7AN
 30 Montreal House Surrey Quays Road SE16 7AN
 25 Montreal House Surrey Quays Road SE16 7AN
 26 Montreal House Surrey Quays Road SE16 7AN
 27 Montreal House Surrey Quays Road SE16 7AN
 31 Montreal House Surrey Quays Road SE16 7AP
 35 Montreal House Surrey Quays Road SE16 7AP
 36 Montreal House Surrey Quays Road SE16 7AP
 37 Montreal House Surrey Quays Road SE16 7AP
 32 Montreal House Surrey Quays Road SE16 7AP
 33 Montreal House Surrey Quays Road SE16 7AP
 34 Montreal House Surrey Quays Road SE16 7AP
 15 Montreal House Surrey Quays Road SE16 7AN
 16 Montreal House Surrey Quays Road SE16 7AN
 17 Montreal House Surrey Quays Road SE16 7AN
 12 Montreal House Surrey Quays Road SE16 7AN
 13 Montreal House Surrey Quays Road SE16 7AN
 14 Montreal House Surrey Quays Road SE16 7AN
 18 Montreal House Surrey Quays Road SE16 7AN
 22 Montreal House Surrey Quays Road SE16 7AN
 23 Montreal House Surrey Quays Road SE16 7AN
 24 Montreal House Surrey Quays Road SE16 7AN
 19 Montreal House Surrey Quays Road SE16 7AN
 20 Montreal House Surrey Quays Road SE16 7AN
 21 Montreal House Surrey Quays Road SE16 7AN
 445 Heligan House Water Gardens Square SE16 6RJ
 121 Channel House Water Gardens Square SE16 6RF
 136 Channel House Water Gardens Square SE16 6RF
 151 Channel House Water Gardens Square SE16 6RF
 673 Pavillion House Water Gardens Square SE16 6RN
 101 Channel House Water Gardens Square SE16 6RF
 152 Channel House Water Gardens Square SE16 6RF
 162 Channel House Water Gardens Square SE16 6RF
 102 Channel House Water Gardens Square SE16 6RF
 103a Channel House Water Gardens Square SE16 6RF
 153 Channel House Water Gardens Square SE16 6RF
 154 Channel House Water Gardens Square SE16 6RF
 161 Channel House Water Gardens Square SE16 6RF
 652 Pavillion House Water Gardens Square SE16 6RN
 653 Pavillion House Water Gardens Square SE16 6RN
 654 Pavillion House Water Gardens Square SE16 6RN
 643 Pavillion House Water Gardens Square SE16 6RN
 645 Pavillion House Water Gardens Square SE16 6RN
 651 Pavillion House Water Gardens Square SE16 6RN
 655 Pavillion House Water Gardens Square SE16 6RN
 664 Pavillion House Water Gardens Square SE16 6RN
 671 Pavillion House Water Gardens Square SE16 6RN

Flat 10 Ontario Point SE16 7EE
 Flat 11 Ontario Point SE16 7EE
 Flat 50 Vancouver House SE16 7BU
 Flat 51 Vancouver House SE16 7BU
 Flat 52 Vancouver House SE16 7BU
 Flat 47 Vancouver House SE16 7BU
 Flat 48 Vancouver House SE16 7BU
 Flat 49 Vancouver House SE16 7BU
 Flat 53 Vancouver House SE16 7BU
 Unit A Vancouver House SE16 7BU
 Flat 1 Ontario Point SE16 7EE
 Flat 54 Vancouver House SE16 7BU
 Flat 55 Vancouver House SE16 7BU
 Flat 56 Vancouver House SE16 7BU
 Flat 15 Ontario Point SE16 7EE
 Flat 32 Ontario Point SE16 7EE
 Flat 33 Ontario Point SE16 7EE
 Flat 34 Ontario Point SE16 7EE
 Flat 29 Ontario Point SE16 7EE
 Flat 30 Ontario Point SE16 7EE
 Flat 31 Ontario Point SE16 7EE
 Flat 35 Ontario Point SE16 7EE
 Flat 39 Ontario Point SE16 7EE
 Flat 40 Ontario Point SE16 7EE
 Flat 41 Ontario Point SE16 7EE
 Flat 36 Ontario Point SE16 7EE
 Flat 37 Ontario Point SE16 7EE
 Flat 38 Ontario Point SE16 7EE
 Flat 19 Ontario Point SE16 7EE
 Flat 20 Ontario Point SE16 7EE
 Flat 21 Ontario Point SE16 7EE
 Flat 16 Ontario Point SE16 7EE
 Flat 17 Ontario Point SE16 7EE
 Flat 18 Ontario Point SE16 7EE
 Flat 22 Ontario Point SE16 7EE
 Flat 26 Ontario Point SE16 7EE
 Flat 27 Ontario Point SE16 7EE
 Flat 28 Ontario Point SE16 7EE
 Flat 23 Ontario Point SE16 7EE
 Flat 24 Ontario Point SE16 7EE
 Flat 25 Ontario Point SE16 7EE
 Flat 46 Vancouver House SE16 7BU
 Flat 9 Vancouver House SE16 7BU
 Flat 10 Vancouver House SE16 7BU

 Flat 11 Vancouver House SE16 7BU

 Flat 6 Vancouver House SE16 7BU
 Flat 7 Vancouver House SE16 7BU
 Flat 8 Vancouver House SE16 7BU
 Flat 12 Vancouver House SE16 7BU

 Flat 16 Vancouver House SE16 7BU
 Flat 17 Vancouver House SE16 7BU
 Flat 18 Vancouver House SE16 7BU

 Flat 13 Vancouver House SE16 7BU
 Flat 14 Vancouver House SE16 7BU
 Flat 15 Vancouver House SE16 7BU
 Flat 115 Vancouver House SE16 7BW
 Flat 116 Vancouver House SE16 7BW
 Flat 117 Vancouver House SE16 7BW
 Flat 112 Vancouver House SE16 7BW
 Flat 113 Vancouver House SE16 7BW
 Flat 114 Vancouver House SE16 7BW
 Unit B Vancouver House SE16 7BW
 Flat 3 Vancouver House SE16 7BU
 Flat 4 Vancouver House SE16 7BU
 Flat 5 Vancouver House SE16 7BU
 Flat 1 Vancouver House SE16 7BU
 Flat 2 Vancouver House SE16 7BU

 672 Pavillion House Water Gardens Square SE16 6RN
 661 Pavillion House Water Gardens Square SE16 6RN
 662 Pavillion House Water Gardens Square SE16 6RN
 663 Pavillion House Water Gardens Square SE16 6RN
 104 Channel House Water Gardens Square SE16 6RF
 135 Channel House Water Gardens Square SE16 6RF
 141 Channel House Water Gardens Square SE16 6RF
 142 Channel House Water Gardens Square SE16 6RF
 132 Channel House Water Gardens Square SE16 6RF
 133 Channel House Water Gardens Square SE16 6RF
 134 Channel House Water Gardens Square SE16 6RF
 143 Channel House Water Gardens Square SE16 6RF
 201 Dovecote House Water Gardens Square SE16 6RG
 221 Dovecote House Water Gardens Square SE16 6RG
 144 Channel House Water Gardens Square SE16 6RF
 145 Channel House Water Gardens Square SE16 6RF
 146 Channel House Water Gardens Square SE16 6RF
 113 Channel House Water Gardens Square SE16 6RF
 114 Channel House Water Gardens Square SE16 6RF
 115 Channel House Water Gardens Square SE16 6RF
 105 Channel House Water Gardens Square SE16 6RF
 111 Channel House Water Gardens Square SE16 6RF
 112 Channel House Water Gardens Square SE16 6RF
 116 Channel House Water Gardens Square SE16 6RF
 125 Channel House Water Gardens Square SE16 6RF
 126 Channel House Water Gardens Square SE16 6RF
 131 Channel House Water Gardens Square SE16 6RF
 122 Channel House Water Gardens Square SE16 6RF
 123 Channel House Water Gardens Square SE16 6RF
 124 Channel House Water Gardens Square SE16 6RF
 642 Pavillion House Water Gardens Square SE16 6RN
 Fattie Arbuckles The Mast Leisure Park SE16 7LL
 Hollywood Bowl The Mast Leisure Park SE16 7LL
 Quinceys The Mast Leisure Park SE16 7LL
 Unit 24 Mulberry Business Centre SE16 7LD
 Uci Cinema The Mast Leisure Park SE16 7LW
 552 Giverny House Water Gardens Square SE16 6RL
 563 Giverny House Water Gardens Square SE16 6RL
 564 Giverny House Water Gardens Square SE16 6RL
 553 Giverny House Water Gardens Square SE16 6RL
 554 Giverny House Water Gardens Square SE16 6RL
 562 Giverny House Water Gardens Square SE16 6RL
 First Floor 63 Surrey Quays Shopping Centre SE16 7LL
 South And West Warehouses Canada Water Retail Park SE16 2XU
 Security Lodge Abbey National Atm Surrey Quays Leisure Park SE16 7LL
 First Floor 57 Surrey Quays Shopping Centre SE16 7LL
 First Floor 59 Surrey Quays Shopping Centre SE16 7LL
 First Floor 61 Surrey Quays Shopping Centre SE16 7LL
 Security Lodge Santander Atm Surrey Quays Leisure Park SE16 7LL
 Gala Bingo The Mast Leisure Park SE16 1LL
 Units 14 To 18 First Floor Mulberry Business Centre SE16 7LB
 Units 14 To 18 Ground Floor Mulberry Business Centre SE16 7LB
 Unit 4 Canada Water Retail Park SE16 2XU
 The Mast Leisure Park Teredo Street SE16 7LW
 601 Pavillion House Water Gardens Square SE16 6RN
 621 Pavillion House Water Gardens Square SE16 6RN
 622 Pavillion House Water Gardens Square SE16 6RN
 624 Pavillion House Water Gardens Square SE16 6RN
 613 Pavillion House Water Gardens Square SE16 6RN
 614 Pavillion House Water Gardens Square SE16 6RN
 615 Pavillion House Water Gardens Square SE16 6RN
 625 Pavillion House Water Gardens Square SE16 6RN
 634 Pavillion House Water Gardens Square SE16 6RN
 635 Pavillion House Water Gardens Square SE16 6RN
 641 Pavillion House Water Gardens Square SE16 6RN
 631 Pavillion House Water Gardens Square SE16 6RN
 632 Pavillion House Water Gardens Square SE16 6RN

198 Brunswick Quay London SE16 7PT
 200 Brunswick Quay London SE16 7PT
 190 Brunswick Quay London SE16 7PT
 192 Brunswick Quay London SE16 7PT
 194 Brunswick Quay London SE16 7PT
 156 Brunswick Quay London SE16 7PT
 158 Brunswick Quay London SE16 7PT
 160 Brunswick Quay London SE16 7PT
 150 Brunswick Quay London SE16 7PT
 152 Brunswick Quay London SE16 7PT
 154 Brunswick Quay London SE16 7PT
 162 Brunswick Quay London SE16 7PT
 170 Brunswick Quay London SE16 7PT
 172 Brunswick Quay London SE16 7PT
 174 Brunswick Quay London SE16 7PT
 164 Brunswick Quay London SE16 7PT
 166 Brunswick Quay London SE16 7PT
 168 Brunswick Quay London SE16 7PT
 202 Brunswick Quay London SE16 7PT
 1 Brunswick House Redriff Road SE16 7PP
 2 Brunswick House Redriff Road SE16 7PP
 3 Brunswick House Redriff Road SE16 7PP
 Christian Pentecostal Mission International Unit 1 Mulberry
 Business Centre SE16 7LB
 1 Atlanta House Redriff Road SE16 7PN
 2 Atlanta House Redriff Road SE16 7PN
 4 Brunswick House Redriff Road SE16 7PP
 2 Canada House Redriff Road SE16 7PH
 8 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 1 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 5 Brunswick House Redriff Road SE16 7PP
 6 Brunswick House Redriff Road SE16 7PP
 1 Canada House Redriff Road SE16 7PH
 210 Brunswick Quay London SE16 7PT
 212 Brunswick Quay London SE16 7PT
 214 Brunswick Quay London SE16 7PT
 204 Brunswick Quay London SE16 7PT
 206 Brunswick Quay London SE16 7PT
 208 Brunswick Quay London SE16 7PT
 216 Brunswick Quay London SE16 7PT
 224 Brunswick Quay London SE16 7PT
 226 Brunswick Quay London SE16 7PT
 228 Brunswick Quay London SE16 7PT
 218 Brunswick Quay London SE16 7PT
 220 Brunswick Quay London SE16 7PT
 222 Brunswick Quay London SE16 7PT
 148 Brunswick Quay London SE16 7PT
 102 Brunswick Quay London SE16 7PZ
 104 Brunswick Quay London SE16 7PZ
 106 Brunswick Quay London SE16 7PZ
 70 Brunswick Quay London SE16 7PY
 8 Brunswick Quay London SE16 7PY
 100 Brunswick Quay London SE16 7PZ
 108 Brunswick Quay London SE16 7PZ
 116 Brunswick Quay London SE16 7PZ
 118 Brunswick Quay London SE16 7PZ
 120 Brunswick Quay London SE16 7PZ
 110 Brunswick Quay London SE16 7PZ
 112 Brunswick Quay London SE16 7PZ
 114 Brunswick Quay London SE16 7PZ
 52 Brunswick Quay London SE16 7PY
 54 Brunswick Quay London SE16 7PY
 56 Brunswick Quay London SE16 7PY
 46 Brunswick Quay London SE16 7PY
 48 Brunswick Quay London SE16 7PY
 50 Brunswick Quay London SE16 7PY
 58 Brunswick Quay London SE16 7PY
 64 Brunswick Quay London SE16 7PY
 66 Brunswick Quay London SE16 7PY
 68 Brunswick Quay London SE16 7PY
 6 Brunswick Quay London SE16 7PY
 Flat 13 Oakville House SE16 7BX
 Flat 8 Oakville House SE16 7BX
 Flat 9 Oakville House SE16 7BX
 Flat 10 Oakville House SE16 7BX
 Flat 27 Oakville House SE16 7BX
 Flat 7 Ottawa House SE16 7BY
 Flat 8 Ottawa House SE16 7BY
 Flat 9 Ottawa House SE16 7BY
 Flat 4 Ottawa House SE16 7BY
 Flat 5 Ottawa House SE16 7BY
 Flat 6 Ottawa House SE16 7BY
 Flat 10 Ottawa House SE16 7BY
 Flat 14 Ottawa House SE16 7BY
 Flat 15 Ottawa House SE16 7BY
 Flat 16 Ottawa House SE16 7BY
 Flat 11 Ottawa House SE16 7BY
 Flat 12 Ottawa House SE16 7BY
 Flat 13 Ottawa House SE16 7BY
 Flat 31 Oakville House SE16 7BX
 Flat 32 Oakville House SE16 7BX
 Flat 33 Oakville House SE16 7BX
 Flat 28 Oakville House SE16 7BX
 Flat 29 Oakville House SE16 7BX
 Flat 30 Oakville House SE16 7BX
 Flat 34 Oakville House SE16 7BX
 Flat 1 Ottawa House SE16 7BY
 Flat 2 Ottawa House SE16 7BY
 Flat 3 Ottawa House SE16 7BY
 Flat 35 Oakville House SE16 7BX
 Flat 36 Oakville House SE16 7BX
 Flat 112 Fairmont House SE16 7BT
 Flat 113 Fairmont House SE16 7BT
 Flat 114 Fairmont House SE16 7BT
 Flat 109 Fairmont House SE16 7BT
 Flat 110 Fairmont House SE16 7BT
 Flat 111 Fairmont House SE16 7BT
 Flat 115 Fairmont House SE16 7BT
 Flat 119 Fairmont House SE16 7BT
 Flat 120 Fairmont House SE16 7BT
 Flat 121 Fairmont House SE16 7BT
 Flat 116 Fairmont House SE16 7BT
 Flat 117 Fairmont House SE16 7BT
 Flat 118 Fairmont House SE16 7BT
 Flat 99 Fairmont House SE16 7BT
 Flat 100 Fairmont House SE16 7BT
 Flat 101 Fairmont House SE16 7BT
 Flat 96 Fairmont House SE16 7BT
 Flat 97 Fairmont House SE16 7BT
 Flat 98 Fairmont House SE16 7BT
 Flat 102 Fairmont House SE16 7BT
 Flat 106 Fairmont House SE16 7BT
 Flat 107 Fairmont House SE16 7BT
 Flat 108 Fairmont House SE16 7BT
 Flat 103 Fairmont House SE16 7BT
 Flat 104 Fairmont House SE16 7BT
 Flat 105 Fairmont House SE16 7BT
 Flat 122 Fairmont House SE16 7BT
 Flat 139 Fairmont House SE16 7BT
 Flat 140 Fairmont House SE16 7BT
 Flat 141 Fairmont House SE16 7BT
 Flat 136 Fairmont House SE16 7BT
 Flat 137 Fairmont House SE16 7BT
 Flat 138 Fairmont House SE16 7BT
 Flat 142 Fairmont House SE16 7BT
 Flat 146 Fairmont House SE16 7BT
 Flat 143 Fairmont House SE16 7BT
 Flat 144 Fairmont House SE16 7BT
 Flat 145 Fairmont House SE16 7BT
 Flat 126 Fairmont House SE16 7BT
 Flat 127 Fairmont House SE16 7BT

60 Brunswick Quay London SE16 7PY
 62 Brunswick Quay London SE16 7PY
 122 Brunswick Quay London SE16 7PZ
 84 Brunswick Quay London SE16 7PZ
 86 Brunswick Quay London SE16 7PZ
 88 Brunswick Quay London SE16 7PZ
 78 Brunswick Quay London SE16 7PZ
 80 Brunswick Quay London SE16 7PZ
 82 Brunswick Quay London SE16 7PZ
 90 Brunswick Quay London SE16 7PZ
 98 Brunswick Quay London SE16 7PZ
 144 Brunswick Quay London SE16 7PT
 146 Brunswick Quay London SE16 7PT
 92 Brunswick Quay London SE16 7PZ
 94 Brunswick Quay London SE16 7PZ
 96 Brunswick Quay London SE16 7PZ
 130 Brunswick Quay London SE16 7PZ
 132 Brunswick Quay London SE16 7PZ
 134 Brunswick Quay London SE16 7PZ
 124 Brunswick Quay London SE16 7PZ
 126 Brunswick Quay London SE16 7PZ
 128 Brunswick Quay London SE16 7PZ
 136 Brunswick Quay London SE16 7PZ
 72 Brunswick Quay London SE16 7PZ
 74 Brunswick Quay London SE16 7PZ
 76 Brunswick Quay London SE16 7PZ
 138 Brunswick Quay London SE16 7PZ
 140 Brunswick Quay London SE16 7PZ
 142 Brunswick Quay London SE16 7PZ
 46-50 Surrey Quays Shopping Centre Redriff Road SE16 1LL
 Management Suite Surrey Quays Shopping Centre SE16 1LL
 27 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 1 Teredo Street London SE16 7LW
 3 Teredo Street London SE16 7LW
 26 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 27 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 100 Redriff Road London SE16 7LH
 35 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 28 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 Units 16 To 18 Ground Floor And First Floor Mulberry Business
 Centre SE16 1LB
 Units 24 To 27 Mulberry Business Centre SE16 1LB
 37 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 1a Brunswick Quay London SE16 7PU
 2a Brunswick Quay London SE16 7PY
 East Warehouse Canada Water Retail Park SE16 2XU
 Pizza Hut The Mast Leisure Park SE16 1LL
 Surrey Quays Shopping Centre Redriff Road SE16 7LR
 Surrey Quays Leisure Park Surrey Quays Road SE16 1LL
 The Mast Leisure Park Surrey Quays Road SE16 1LL
 Daily Mail Building Surrey Quays Road SE16 1PQ
 25 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 49-51 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 6 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 28 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 43 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 45 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 47 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 53-55 Surrey Quays Shopping Centre Redriff Road SE16 7NB
 44 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 20 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 7-9 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 36 Surrey Quays Shopping Centre Redriff Road SE16 7NA
 31 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 15 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 16 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 17 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 10-12 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 11-13 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 14 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 2-4 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 Flat 128 Fairmont House SE16 7BT
 Flat 123 Fairmont House SE16 7BT
 Flat 124 Fairmont House SE16 7BT
 Flat 125 Fairmont House SE16 7BT
 Flat 129 Fairmont House SE16 7BT
 Flat 133 Fairmont House SE16 7BT
 Flat 134 Fairmont House SE16 7BT
 Flat 135 Fairmont House SE16 7BT
 Flat 130 Fairmont House SE16 7BT
 Flat 131 Fairmont House SE16 7BT
 Flat 132 Fairmont House SE16 7BT
 Flat 74 Vancouver House SE16 7BW
 Flat 75 Vancouver House SE16 7BW
 Flat 76 Vancouver House SE16 7BW
 Flat 71 Vancouver House SE16 7BW
 Flat 72 Vancouver House SE16 7BW
 Flat 73 Vancouver House SE16 7BW
 Flat 77 Vancouver House SE16 7BW
 Flat 81 Vancouver House SE16 7BW
 Flat 82 Vancouver House SE16 7BW
 Flat 83 Vancouver House SE16 7BW
 Flat 78 Vancouver House SE16 7BW
 Flat 79 Vancouver House SE16 7BW
 Flat 80 Vancouver House SE16 7BW
 Flat 61 Vancouver House SE16 7BW
 Flat 62 Vancouver House SE16 7BW
 Flat 63 Vancouver House SE16 7BW
 Flat 58 Vancouver House SE16 7BW
 Flat 59 Vancouver House SE16 7BW
 Flat 60 Vancouver House SE16 7BW
 Flat 64 Vancouver House SE16 7BW
 Flat 68 Vancouver House SE16 7BW
 Flat 69 Vancouver House SE16 7BW
 Flat 70 Vancouver House SE16 7BW
 Flat 65 Vancouver House SE16 7BW
 Flat 66 Vancouver House SE16 7BW
 Flat 67 Vancouver House SE16 7BW
 Flat 84 Vancouver House SE16 7BW
 Flat 101 Vancouver House SE16 7BW
 Flat 102 Vancouver House SE16 7BW
 Flat 103 Vancouver House SE16 7BW
 Flat 98 Vancouver House SE16 7BW
 Flat 99 Vancouver House SE16 7BW
 Flat 100 Vancouver House SE16 7BW
 Flat 104 Vancouver House SE16 7BW
 Flat 108 Vancouver House SE16 7BW
 Flat 109 Vancouver House SE16 7BW
 Flat 110 Vancouver House SE16 7BW
 Flat 105 Vancouver House SE16 7BW
 Flat 106 Vancouver House SE16 7BW
 Flat 107 Vancouver House SE16 7BW
 Flat 88 Vancouver House SE16 7BW
 Flat 89 Vancouver House SE16 7BW
 Flat 90 Vancouver House SE16 7BW
 Flat 85 Vancouver House SE16 7BW
 Flat 86 Vancouver House SE16 7BW
 Flat 87 Vancouver House SE16 7BW
 Flat 91 Vancouver House SE16 7BW
 Flat 95 Vancouver House SE16 7BW
 Flat 96 Vancouver House SE16 7BW
 Flat 97 Vancouver House SE16 7BW
 Flat 92 Vancouver House SE16 7BW
 Flat 93 Vancouver House SE16 7BW
 Flat 94 Vancouver House SE16 7BW
 Flat 57 Vancouver House SE16 7BW
 Flat 33 Ottawa House SE16 7BY
 Flat 34 Ottawa House SE16 7BY
 Flat 35 Ottawa House SE16 7BY
 Flat 30 Ottawa House SE16 7BY
 Flat 31 Ottawa House SE16 7BY

33 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 38-40 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 39-41 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 21-23 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 24-26 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 30-34 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 15 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 16 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 17 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 12 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 13 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 14 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 18 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 22 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
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 24 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 19 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 20 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 21 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 2 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 3 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 4 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 Alfred Salter Primary School Quebec Way SE16 7LP
 22 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 1 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 5 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 9 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 10 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 11 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 6 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 7 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 8 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 44 Brunswick Quay London SE16 7PY
 3 Cypress House 5 Woodland Crescent SE16 6YQ
 4 Cypress House 5 Woodland Crescent SE16 6YQ
 5 Cypress House 5 Woodland Crescent SE16 6YQ
 10 Woodland Crescent London SE16 6YN
 1 Cypress House 5 Woodland Crescent SE16 6YQ
 2 Cypress House 5 Woodland Crescent SE16 6YQ
 6 Cypress House 5 Woodland Crescent SE16 6YQ
 1 Poplar House 11 Woodland Crescent SE16 6YJ
 2 Poplar House 11 Woodland Crescent SE16 6YJ
 3 Poplar House 11 Woodland Crescent SE16 6YJ
 7 Cypress House 5 Woodland Crescent SE16 6YQ
 8 Cypress House 5 Woodland Crescent SE16 6YQ
 9 Cypress House 5 Woodland Crescent SE16 6YQ
 13 Spruce House 4 Woodland Crescent SE16 6YG
 14 Spruce House 4 Woodland Crescent SE16 6YG
 15 Spruce House 4 Woodland Crescent SE16 6YG
 10 Spruce House 4 Woodland Crescent SE16 6YG
 11 Spruce House 4 Woodland Crescent SE16 6YG
 12 Spruce House 4 Woodland Crescent SE16 6YG
 16 Spruce House 4 Woodland Crescent SE16 6YG
 7 Woodland Crescent London SE16 6YN
 8 Woodland Crescent London SE16 6YN
 9 Woodland Crescent London SE16 6YN
 17 Spruce House 4 Woodland Crescent SE16 6YG
 18 Spruce House 4 Woodland Crescent SE16 6YG
 6 Woodland Crescent London SE16 6YN
 4 Poplar House 11 Woodland Crescent SE16 6YJ
 17 Woodland Crescent London SE16 6YP
 18 Woodland Crescent London SE16 6YP
 19 Woodland Crescent London SE16 6YP
 14 Woodland Crescent London SE16 6YP
 15 Woodland Crescent London SE16 6YP
 16 Woodland Crescent London SE16 6YP
 20 Woodland Crescent London SE16 6YP
 3 Sycamore House 22 Woodland Crescent SE16 6YR
 4 Sycamore House 22 Woodland Crescent SE16 6YR
 5 Sycamore House 22 Woodland Crescent SE16 6YR
 21 Woodland Crescent London SE16 6YP
 Flat 32 Ottawa House SE16 7BY
 Flat 36 Ottawa House SE16 7BY
 Flat 40 Ottawa House SE16 7BY
 Flat 41 Ottawa House SE16 7BY
 Flat 42 Ottawa House SE16 7BY
 Flat 37 Ottawa House SE16 7BY
 Flat 38 Ottawa House SE16 7BY
 Flat 39 Ottawa House SE16 7BY
 Flat 20 Ottawa House SE16 7BY
 Flat 21 Ottawa House SE16 7BY
 Flat 22 Ottawa House SE16 7BY
 Flat 17 Ottawa House SE16 7BY
 Flat 18 Ottawa House SE16 7BY
 Flat 19 Ottawa House SE16 7BY
 Flat 23 Ottawa House SE16 7BY
 Flat 27 Ottawa House SE16 7BY
 Flat 28 Ottawa House SE16 7BY
 Flat 29 Ottawa House SE16 7BY
 Flat 24 Ottawa House SE16 7BY
 Flat 25 Ottawa House SE16 7BY
 Flat 26 Ottawa House SE16 7BY
 Flat 43 Ottawa House SE16 7BY
 Flat 16 Burlington House SE16 7BZ
 Flat 17 Burlington House SE16 7BZ
 Flat 18 Burlington House SE16 7BZ
 Flat 13 Burlington House SE16 7BZ
 Flat 14 Burlington House SE16 7BZ
 Flat 15 Burlington House SE16 7BZ
 Flat 19 Burlington House SE16 7BZ
 Flat 23 Burlington House SE16 7BZ
 Flat 24 Burlington House SE16 7BZ
 Flat 20 Burlington House SE16 7BZ
 Flat 21 Burlington House SE16 7BZ
 Flat 22 Burlington House SE16 7BZ
 Flat 3 Burlington House SE16 7BZ
 Flat 4 Burlington House SE16 7BZ
 Flat 5 Burlington House SE16 7BZ
 Flat 1 Burlington House SE16 7BZ
 Flat 2 Burlington House SE16 7BZ
 Flat 6 Burlington House SE16 7BZ
 Flat 10 Burlington House SE16 7BZ
 Flat 11 Burlington House SE16 7BZ
 Flat 12 Burlington House SE16 7BZ
 Flat 7 Burlington House SE16 7BZ
 Flat 8 Burlington House SE16 7BZ
 Flat 9 Burlington House SE16 7BZ
 Flat 95 Fairmont House SE16 7BT
 163 Montreal House Surrey Quays Road SE16 7AQ
 164 Montreal House Surrey Quays Road SE16 7AQ
 165 Montreal House Surrey Quays Road SE16 7AQ
 160 Montreal House Surrey Quays Road SE16 7AQ
 161 Montreal House Surrey Quays Road SE16 7AQ
 162 Montreal House Surrey Quays Road SE16 7AQ
 166 Montreal House Surrey Quays Road SE16 7AQ
 Unit A Montreal House SE16 7AQ
 Unit B Montreal House SE16 7AQ
 Unit C Montreal House SE16 7AQ
 167 Montreal House Surrey Quays Road SE16 7AQ
 168 Montreal House Surrey Quays Road SE16 7AQ
 169 Montreal House Surrey Quays Road SE16 7AQ
 150 Montreal House Surrey Quays Road SE16 7AQ
 151 Montreal House Surrey Quays Road SE16 7AQ
 152 Montreal House Surrey Quays Road SE16 7AQ
 147 Montreal House Surrey Quays Road SE16 7AQ
 148 Montreal House Surrey Quays Road SE16 7AQ
 149 Montreal House Surrey Quays Road SE16 7AQ
 153 Montreal House Surrey Quays Road SE16 7AQ
 157 Montreal House Surrey Quays Road SE16 7AQ
 158 Montreal House Surrey Quays Road SE16 7AQ
 159 Montreal House Surrey Quays Road SE16 7AQ
 154 Montreal House Surrey Quays Road SE16 7AQ

1 Sycamore House 22 Woodland Crescent SE16 6YR
 2 Sycamore House 22 Woodland Crescent SE16 6YR
 8 Poplar House 11 Woodland Crescent SE16 6YJ
 9 Poplar House 11 Woodland Crescent SE16 6YJ
 10 Poplar House 11 Woodland Crescent SE16 6YJ
 5 Poplar House 11 Woodland Crescent SE16 6YJ
 6 Poplar House 11 Woodland Crescent SE16 6YJ
 7 Poplar House 11 Woodland Crescent SE16 6YJ
 11 Poplar House 11 Woodland Crescent SE16 6YJ
 15 Poplar House 11 Woodland Crescent SE16 6YJ
 12 Woodland Crescent London SE16 6YP
 13 Woodland Crescent London SE16 6YP
 12 Poplar House 11 Woodland Crescent SE16 6YJ
 13 Poplar House 11 Woodland Crescent SE16 6YJ
 14 Poplar House 11 Woodland Crescent SE16 6YJ
 9 Spruce House 4 Woodland Crescent SE16 6YG
 6 Cedar House 1 Woodland Crescent SE16 6YL
 7 Cedar House 1 Woodland Crescent SE16 6YL
 8 Cedar House 1 Woodland Crescent SE16 6YL
 3 Cedar House 1 Woodland Crescent SE16 6YL
 4 Cedar House 1 Woodland Crescent SE16 6YL
 5 Cedar House 1 Woodland Crescent SE16 6YL
 9 Cedar House 1 Woodland Crescent SE16 6YL
 13 Cedar House 1 Woodland Crescent SE16 6YL
 14 Cedar House 1 Woodland Crescent SE16 6YL
 15 Cedar House 1 Woodland Crescent SE16 6YL
 10 Cedar House 1 Woodland Crescent SE16 6YL
 11 Cedar House 1 Woodland Crescent SE16 6YL
 12 Cedar House 1 Woodland Crescent SE16 6YL
 Flat 9 James House SE16 6SR
 Flat 10 James House SE16 6SR
 Flat 1 Carleton House SE16 6SL
 Flat 6 James House SE16 6SR
 Flat 7 James House SE16 6SR
 Flat 8 James House SE16 6SR
 Flat 2 Carleton House SE16 6SL
 Flat 11 James House SE16 6SR
 1 Cedar House 1 Woodland Crescent SE16 6YL
 2 Cedar House 1 Woodland Crescent SE16 6YL
 Flat 3 Carleton House SE16 6SL
 Flat 4 Carleton House SE16 6SL
 7 Wolfe Crescent London SE16 6SF
 16 Cedar House 1 Woodland Crescent SE16 6YL
 8 Rowan House 3 Woodland Crescent SE16 6YF
 9 Rowan House 3 Woodland Crescent SE16 6YF
 1 Spruce House 4 Woodland Crescent SE16 6YG
 5 Rowan House 3 Woodland Crescent SE16 6YF
 6 Rowan House 3 Woodland Crescent SE16 6YF
 7 Rowan House 3 Woodland Crescent SE16 6YF
 2 Spruce House 4 Woodland Crescent SE16 6YG
 6 Spruce House 4 Woodland Crescent SE16 6YG
 7 Spruce House 4 Woodland Crescent SE16 6YG
 8 Spruce House 4 Woodland Crescent SE16 6YG
 3 Spruce House 4 Woodland Crescent SE16 6YG
 4 Spruce House 4 Woodland Crescent SE16 6YG
 5 Spruce House 4 Woodland Crescent SE16 6YG
 Flat 4 Yew House SE16 6YH
 Flat 5 Yew House SE16 6YH
 Flat 6 Yew House SE16 6YH
 Flat 1 Yew House SE16 6YH
 Flat 2 Yew House SE16 6YH
 Flat 3 Yew House SE16 6YH
 Flat 7 Yew House SE16 6YH
 2 Rowan House 3 Woodland Crescent SE16 6YF
 3 Rowan House 3 Woodland Crescent SE16 6YF
 4 Rowan House 3 Woodland Crescent SE16 6YF
 Flat 8 Yew House SE16 6YH
 Flat 9 Yew House SE16 6YH
 1 Rowan House 3 Woodland Crescent SE16 6YF
 65 Brunswick Quay London SE16 7PX
 67 Brunswick Quay London SE16 7PX
 155 Montreal House Surrey Quays Road SE16 7AQ
 156 Montreal House Surrey Quays Road SE16 7AQ
 5 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 Flat 1 Hanover House SE16 7AS
 Flat 2 Hanover House SE16 7AS
 Flat 6 Hanover House SE16 7AS
 Flat 7 Hanover House SE16 7AS
 Flat 8 Hanover House SE16 7AS
 Flat 3 Hanover House SE16 7AS
 Flat 4 Hanover House SE16 7AS
 Flat 5 Hanover House SE16 7AS
 555 Giverny House Water Gardens Square SE16 6RL
 103b Channel House Water Gardens Square SE16 6RF
 Flat 1 1 Teredo Street SE16 7LW
 Flat 2 1 Teredo Street SE16 7LW
 Canada Water Library 21 Surrey Quays Road SE16 7AR
 Unit 300 Eden House SE16 6RH
 146 Montreal House Surrey Quays Road SE16 7AQ
 109 Montreal House Surrey Quays Road SE16 7AQ
 110 Montreal House Surrey Quays Road SE16 7AQ
 111 Montreal House Surrey Quays Road SE16 7AQ
 106 Montreal House Surrey Quays Road SE16 7AQ
 107 Montreal House Surrey Quays Road SE16 7AQ
 108 Montreal House Surrey Quays Road SE16 7AQ
 112 Montreal House Surrey Quays Road SE16 7AQ
 116 Montreal House Surrey Quays Road SE16 7AQ
 117 Montreal House Surrey Quays Road SE16 7AQ
 118 Montreal House Surrey Quays Road SE16 7AQ
 113 Montreal House Surrey Quays Road SE16 7AQ
 114 Montreal House Surrey Quays Road SE16 7AQ
 115 Montreal House Surrey Quays Road SE16 7AQ
 96 Montreal House Surrey Quays Road SE16 7AP
 97 Montreal House Surrey Quays Road SE16 7AP
 98 Montreal House Surrey Quays Road SE16 7AP
 93 Montreal House Surrey Quays Road SE16 7AP
 94 Montreal House Surrey Quays Road SE16 7AP
 95 Montreal House Surrey Quays Road SE16 7AP
 99 Montreal House Surrey Quays Road SE16 7AP
 103 Montreal House Surrey Quays Road SE16 7AQ
 104 Montreal House Surrey Quays Road SE16 7AQ
 105 Montreal House Surrey Quays Road SE16 7AQ
 100 Montreal House Surrey Quays Road SE16 7AP
 101 Montreal House Surrey Quays Road SE16 7AQ
 102 Montreal House Surrey Quays Road SE16 7AQ
 119 Montreal House Surrey Quays Road SE16 7AQ
 136 Montreal House Surrey Quays Road SE16 7AQ
 137 Montreal House Surrey Quays Road SE16 7AQ
 138 Montreal House Surrey Quays Road SE16 7AQ
 133 Montreal House Surrey Quays Road SE16 7AQ
 134 Montreal House Surrey Quays Road SE16 7AQ
 135 Montreal House Surrey Quays Road SE16 7AQ
 139 Montreal House Surrey Quays Road SE16 7AQ
 143 Montreal House Surrey Quays Road SE16 7AQ
 144 Montreal House Surrey Quays Road SE16 7AQ
 145 Montreal House Surrey Quays Road SE16 7AQ
 140 Montreal House Surrey Quays Road SE16 7AQ
 141 Montreal House Surrey Quays Road SE16 7AQ
 142 Montreal House Surrey Quays Road SE16 7AQ
 123 Montreal House Surrey Quays Road SE16 7AQ
 124 Montreal House Surrey Quays Road SE16 7AQ
 125 Montreal House Surrey Quays Road SE16 7AQ
 120 Montreal House Surrey Quays Road SE16 7AQ
 121 Montreal House Surrey Quays Road SE16 7AQ
 122 Montreal House Surrey Quays Road SE16 7AQ
 126 Montreal House Surrey Quays Road SE16 7AQ
 130 Montreal House Surrey Quays Road SE16 7AQ
 131 Montreal House Surrey Quays Road SE16 7AQ
 132 Montreal House Surrey Quays Road SE16 7AQ
 127 Montreal House Surrey Quays Road SE16 7AQ
 128 Montreal House Surrey Quays Road SE16 7AQ
 129 Montreal House Surrey Quays Road SE16 7AQ

69 Brunswick Quay London SE16 7PX
 59 Brunswick Quay London SE16 7PX
 61 Brunswick Quay London SE16 7PX
 63 Brunswick Quay London SE16 7PX
 71 Brunswick Quay London SE16 7PX
 79 Brunswick Quay London SE16 7PX
 81 Brunswick Quay London SE16 7PX
 83 Brunswick Quay London SE16 7PX
 73 Brunswick Quay London SE16 7PX
 75 Brunswick Quay London SE16 7PX
 77 Brunswick Quay London SE16 7PX
 9 Brunswick Quay London SE16 7PU
 101 Brunswick Quay London SE16 7PX
 103 Brunswick Quay London SE16 7PX
 53 Brunswick Quay London SE16 7PU
 55 Brunswick Quay London SE16 7PU
 7 Brunswick Quay London SE16 7PU
 105 Brunswick Quay London SE16 7PX
 113 Brunswick Quay London SE16 7PX
 115 Brunswick Quay London SE16 7PX
 57 Brunswick Quay London SE16 7PX
 107 Brunswick Quay London SE16 7PX
 109 Brunswick Quay London SE16 7PX
 111 Brunswick Quay London SE16 7PX
 85 Brunswick Quay London SE16 7PX
 26 Brunswick Quay London SE16 7PY
 28 Brunswick Quay London SE16 7PY
 30 Brunswick Quay London SE16 7PY
 20 Brunswick Quay London SE16 7PY
 22 Brunswick Quay London SE16 7PY
 24 Brunswick Quay London SE16 7PY
 32 Brunswick Quay London SE16 7PY
 4 Brunswick Quay London SE16 7PY
 40 Brunswick Quay London SE16 7PY
 42 Brunswick Quay London SE16 7PY
 34 Brunswick Quay London SE16 7PY
 36 Brunswick Quay London SE16 7PY
 38 Brunswick Quay London SE16 7PY
 93 Brunswick Quay London SE16 7PX
 95 Brunswick Quay London SE16 7PX
 97 Brunswick Quay London SE16 7PX
 87 Brunswick Quay London SE16 7PX
 89 Brunswick Quay London SE16 7PX
 91 Brunswick Quay London SE16 7PX
 99 Brunswick Quay London SE16 7PX
 16 Brunswick Quay London SE16 7PY
 18 Brunswick Quay London SE16 7PY
 2 Brunswick Quay London SE16 7PY
 10 Brunswick Quay London SE16 7PY
 12 Brunswick Quay London SE16 7PY
 14 Brunswick Quay London SE16 7PY
 51 Brunswick Quay London SE16 7PU
 105 Redriff Road London SE16 7PS
 107 Redriff Road London SE16 7PS
 109 Redriff Road London SE16 7PS
 25 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 101 Redriff Road London SE16 7PS
 103 Redriff Road London SE16 7PS
 111 Redriff Road London SE16 7PS
 119 Redriff Road London SE16 7PS
 121 Redriff Road London SE16 7PS
 123 Redriff Road London SE16 7PS
 113 Redriff Road London SE16 7PS
 115 Redriff Road London SE16 7PS
 117 Redriff Road London SE16 7PS
 9 Sycamore House 22 Woodland Crescent SE16 6YR
 10 Sycamore House 22 Woodland Crescent SE16 6YR
 11 Sycamore House 22 Woodland Crescent SE16 6YR
 6 Sycamore House 22 Woodland Crescent SE16 6YR
 7 Sycamore House 22 Woodland Crescent SE16 6YR
 8 Sycamore House 22 Woodland Crescent SE16 6YR
 Flat 59 Fairmont House SE16 7AW
 Flat 60 Fairmont House SE16 7AW
 Flat 61 Fairmont House SE16 7AW
 Flat 56 Fairmont House SE16 7AW
 Flat 57 Fairmont House SE16 7AW
 Flat 58 Fairmont House SE16 7AW
 Flat 62 Fairmont House SE16 7AW
 Flat 66 Fairmont House SE16 7AW
 Flat 67 Fairmont House SE16 7AW
 Flat 68 Fairmont House SE16 7AW
 Flat 63 Fairmont House SE16 7AW
 Flat 64 Fairmont House SE16 7AW
 Flat 65 Fairmont House SE16 7AW
 Flat 46 Fairmont House SE16 7AW
 Flat 47 Fairmont House SE16 7AW
 Flat 48 Fairmont House SE16 7AW
 Flat 43 Fairmont House SE16 7AW
 Flat 44 Fairmont House SE16 7AW
 Flat 45 Fairmont House SE16 7AW
 Flat 49 Fairmont House SE16 7AW
 Flat 53 Fairmont House SE16 7AW
 Flat 54 Fairmont House SE16 7AW
 Flat 55 Fairmont House SE16 7AW
 Flat 50 Fairmont House SE16 7AW
 Flat 51 Fairmont House SE16 7AW
 Flat 52 Fairmont House SE16 7AW
 Flat 69 Fairmont House SE16 7AW
 Flat 85 Fairmont House SE16 7BT
 Flat 86 Fairmont House SE16 7BT
 Flat 87 Fairmont House SE16 7BT
 Flat 82 Fairmont House SE16 7BT
 Flat 83 Fairmont House SE16 7BT
 Flat 84 Fairmont House SE16 7BT
 Flat 88 Fairmont House SE16 7BT
 Flat 92 Fairmont House SE16 7BT
 Flat 93 Fairmont House SE16 7BT
 Flat 94 Fairmont House SE16 7BT
 Flat 89 Fairmont House SE16 7BT
 Flat 90 Fairmont House SE16 7BT
 Flat 91 Fairmont House SE16 7BT
 Flat 73 Fairmont House SE16 7AW
 Flat 74 Fairmont House SE16 7AW
 Flat 75 Fairmont House SE16 7AW
 Flat 70 Fairmont House SE16 7AW
 Flat 71 Fairmont House SE16 7AW
 Flat 72 Fairmont House SE16 7AW
 Flat 76 Fairmont House SE16 7AW
 Flat 79 Fairmont House SE16 7BT
 Flat 80 Fairmont House SE16 7BT
 Flat 81 Fairmont House SE16 7BT
 Flat 77 Fairmont House SE16 7AW
 Flat 78 Fairmont House SE16 7BT
 Flat 42 Fairmont House SE16 7AW
 Flat 5 Fairmont House SE16 7AW
 Flat 6 Fairmont House SE16 7AW
 Flat 7 Fairmont House SE16 7AW
 Flat 2 Fairmont House SE16 7AW
 Flat 3 Fairmont House SE16 7AW
 Flat 4 Fairmont House SE16 7AW
 Flat 8 Fairmont House SE16 7AW
 Flat 12 Fairmont House SE16 7AW
 Flat 13 Fairmont House SE16 7AW
 Flat 14 Fairmont House SE16 7AW
 Flat 9 Fairmont House SE16 7AW
 Flat 10 Fairmont House SE16 7AW
 Flat 11 Fairmont House SE16 7AW
 Flat 12 Hanover House SE16 7AS
 Flat 13 Hanover House SE16 7AS
 Flat 14 Hanover House SE16 7AS
 Flat 9 Hanover House SE16 7AS
 Flat 10 Hanover House SE16 7AS

12 Sycamore House 22 Woodland Crescent SE16 6YR
 19 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 42 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 3 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 13 Sycamore House 22 Woodland Crescent SE16 6YR
 29 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 18 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 125 Redriff Road London SE16 7PS
 33 Brunswick Quay London SE16 7PU
 35 Brunswick Quay London SE16 7PU
 37 Brunswick Quay London SE16 7PU
 29 Brunswick Quay London SE16 7PU
 3 Brunswick Quay London SE16 7PU
 31 Brunswick Quay London SE16 7PU
 39 Brunswick Quay London SE16 7PU
 47 Brunswick Quay London SE16 7PU
 49 Brunswick Quay London SE16 7PU
 5 Brunswick Quay London SE16 7PU
 41 Brunswick Quay London SE16 7PU
 43 Brunswick Quay London SE16 7PU
 45 Brunswick Quay London SE16 7PU
 1 Brunswick Quay London SE16 7PU
 11 Brunswick Quay London SE16 7PU
 13 Brunswick Quay London SE16 7PU
 127 Redriff Road London SE16 7PS
 97 Redriff Road London SE16 7PS
 99 Redriff Road London SE16 7PS
 15 Brunswick Quay London SE16 7PU
 23 Brunswick Quay London SE16 7PU
 25 Brunswick Quay London SE16 7PU
 27 Brunswick Quay London SE16 7PU
 17 Brunswick Quay London SE16 7PU
 19 Brunswick Quay London SE16 7PU
 21 Brunswick Quay London SE16 7PU
 Flat 111 Vancouver House SE16 7BW
 Flat 16 Toronto House SE16 7AJ
 Flat 17 Toronto House SE16 7AJ
 Flat 18 Toronto House SE16 7AJ
 Flat 13 Toronto House SE16 7AJ
 Flat 14 Toronto House SE16 7AJ
 Flat 15 Toronto House SE16 7AJ
 Flat 19 Toronto House SE16 7AJ
 Flat 23 Toronto House SE16 7AJ
 Flat 11 Hanover House SE16 7AS
 Flat 15 Hanover House SE16 7AS
 Flat 19 Hanover House SE16 7AS
 Flat 1 Fairmont House SE16 7AW
 Flat 16 Hanover House SE16 7AS
 Flat 17 Hanover House SE16 7AS
 Flat 18 Hanover House SE16 7AS
 Flat 15 Fairmont House SE16 7AW
 Flat 32 Fairmont House SE16 7AW
 Flat 33 Fairmont House SE16 7AW
 Flat 34 Fairmont House SE16 7AW
 Flat 29 Fairmont House SE16 7AW
 Flat 30 Fairmont House SE16 7AW
 Flat 31 Fairmont House SE16 7AW
 Flat 35 Fairmont House SE16 7AW
 Flat 39 Fairmont House SE16 7AW
 Flat 40 Fairmont House SE16 7AW
 Flat 41 Fairmont House SE16 7AW
 Flat 36 Fairmont House SE16 7AW
 Flat 37 Fairmont House SE16 7AW
 Flat 38 Fairmont House SE16 7AW
 Flat 19 Fairmont House SE16 7AW
 Flat 20 Fairmont House SE16 7AW
 Flat 21 Fairmont House SE16 7AW
 Flat 16 Fairmont House SE16 7AW
 Flat 17 Fairmont House SE16 7AW
 Flat 18 Fairmont House SE16 7AW
 Flat 22 Fairmont House SE16 7AW
 Flat 26 Fairmont House SE16 7AW
 Flat 27 Fairmont House SE16 7AW
 Flat 28 Fairmont House SE16 7AW
 Flat 23 Fairmont House SE16 7AW
 Flat 24 Fairmont House SE16 7AW
 Flat 25 Fairmont House SE16 7AW
 Cedar House Woodland Crescent SE16 6YL
 35 Brunswick Quay London SE16 7PU
 Flat 9 London SE16 6YH
 33 Greenland Quay London SE16 7RW
 129a Lower Rd London SE16 2XL
 27 Aland Court Finland Street SE16 7LA
 25 Champion House, 6 Blondin Way London SE16 6BA
 Hazelwood House London
 Pavillion House London SE16 6RN
 3 Carlisle Place Flat D SW1P 1NP

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Economic Development Team
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

Environment Agency
 Health & Safety Executive
 Historic England
 London Underground Limited

Network Rail (Planning)

Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Cedar House Woodland Crescent SE16 6YL

Copenhagen Court London

Flat 106 Fairmont House SE16 7BT

Flat 8 Ottawa House SE16 7BY

Flat 9 London SE16 6YH

Hazelwood House London

Pavillion House London SE16 6RN

129a Lower Rd London Se162XL

17 Wolfe Crescent London SE16 6SF

17 Woodland Crescent London SE16 6YP

17 Woodland Crescent London SE16 6YP

17 Woodland Crescent London SE16 6YP

25 Champion House, 6 Blondin Way London SE16 6BA

27 Aland Court Finland Street SE16 7LA

3 Carlisle Place Flat D SW1P 1NP

3 Sycamore House 22 Woodland Crescent SE16 6YR

33 Greenland Quay London SE16 7RW

35 Brunswick Quay London SE16 7PU

536 Giverny House Water Gardens Square SE16 6RL

8 Wolfe Crescent London SE16 6SF

RECOMMENDATION

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.

Applicant	Mr Simon Tracey Xcite Campaign Management Limited	Reg. Number	16/AP/3818
Application Type	Full Planning Permission	Case Number	TP/403-15
Recommendation	Grant permission for limited period		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from a Printworks to an events and entertainment space with ancillary food, drink and ancillary storage for a temporary period of 5 years.

At: THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS), SURREY QUAYS ROAD, LONDON, SE16 7ND

In accordance with application received on 19/09/2016 08:04:04

and Applicant's Drawing Nos. Transport Assessment prepared by SCP dated November 2016, Technical Note prepared by SCP dated 29 November 2016, 'Waste Management Strategy (Version 3) dated 5/11/2016 prepared by nukleen,

Noise Management Strategy prepared by Joynes Nash (Version1.3) dated November 2016, Noise Observation Report prepared by Joynes Nask (Version 1.1) dated October 2016,

Drawing numbers: XCI1/1-012A (Ground floor internal event plan) dated 29.11.2016, Drawing No. XCI1/1-013 (Second floor internal event plan) dated 20.10.2016, XCI1/1-014 (Second floor internal event plan), dated 20.10.2016

XCI1/1-002 Rev B (Proposed Site Plan Showing Indicative Uses) for Each Building dated 17.10.2016.

Subject to the following ten conditions:

Time limit for implementing this permission and the approved plans

- 1 The uses hereby permitted shall for a period of 5 years from the date of this planning permission, on or before which date the use shall be discontinued, and shall revert back to the former use as a Printworks

Reason

The submitted proposal is for a temporary period only and further consideration would be required for permanent options for the site in the future.

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

Drawing numbers: XCI1/1-012A (Ground floor internal event plan) dated 29.11.2016, Drawing No. XCI1/1-013 (Second floor internal event plan) dated 20.10.2016, XCI1/1-014 (Second floor internal event plan), dated 20.10.2016, XCI1/1-002 Rev B (Proposed Site Plan Showing Indicative Uses) for Each Building dated 17.10.2016. Noise Management Strategy prepared by Joynes Nash (Version1.3) dated November 2016.

Reason:

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

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.

- 3 The cycle parking facilities shown on the plans hereby approved shall be provided prior to the first occupation of the site by the public and shall be retained for the duration of this use hereby permitted.

Reason

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

- 4 The external areas of the development shall be retained and used in accordance with Figure 3.2 of the Transport Assessment prepared by SCP dated November 2016 (doc ref: EFS/16345/TA/1) and shall not be available for visitor vehicle parking unless otherwise specified in writing by the Local Planning Authority.

A bespoke servicing and deliveries plan shall be submitted with this proposal prior to use of these areas for alternative activities in connection with the development.

Reason

To ensure appropriate area for servicing on-site is provided in connection with the development, discourage use of the private car and minimise impact of vehicles on the highway to comply with the National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 5 The use hereby permitted shall only operate between the following hours:

10:00 to 00:00 daily

save that from one year from the first use of this space* it may be used from

10:00 to 01:00 Monday to Thursday

10:00 to 02:00 Friday and Saturday

10:00 to 01:00 Sunday and Bank Holiday

*such date to be notified to the local planning authority in writing.

At the end of 1 year of operation, the operational hours shall revert to 10:00 to 00:00 (midnight) daily, unless a formal application to vary this condition has been made to and approved in writing by the local planning authority.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, having had the opportunity to review the effectiveness of the applicants management plans.

- 6 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

Reason

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

- 7 A travel plan Co-ordinator shall be appointed prior to the commencement of the use and retained for the lifetime of the permission to liaise with the Council and Transport for London to co-ordinate the production, implementation and review of the dynamic event management plan.

Reason

To ensure promote sustainable travel options and to monitor the effectiveness of the dynamic event management plan in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

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).

- 8 No primary cooking shall take place within any of the external areas unless details of the ventilation and odour control are submitted to and approved in writing by the local planning authority. An odour management plan shall be submitted for approval in writing to the Local Authority detailing how the external areas within the development will be managed to ensure that no off-site public nuisance is caused due to fumes or odour from primary cooking. Thereafter the external areas within the development shall be managed in accordance with the approved odour management plan.

Reason

In order to ensure that the preparation and sale of food will not cause amenity impacts such as odour or fume nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 9 An updated noise management plan shall be submitted to approved in writing by the local planning authority before the first Major Event which shall include:
- revised bottle emptying and waste collection times so that they occur no earlier than 8.00 am on weekends and bank holidays.
 - details of how the applicant will work with the Council to review the noise management plan over the lifetime of the scheme.

The use hereby permitted shall be carried out in accordance with the approved noise management

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, having had the opportunity to review the effectiveness of the applicants management plans.

- 10 Prior to any Major Event* at this site a dynamic event management plan shall be submitted to and approved in writing by the local planning authority (in consultation with Transport for London) which shall demonstrate:
- How the applicant will work with Transport for London to programme events so that it minimises the overloading of Underground and Overground services at peak times at Canada Water and Surrey Quays stations.
 - How the applicant will work with the London Borough of Southwark and other landowners to ensure that appropriate arrangements are made in good time, to effect temporary restrictions, where appropriate, on land (including the public highway) on key routes to the site
 - That sufficient competent staff will be employed to be responsible for the marshalling of visitors and pick up of litter along the key routes to the site from Canada Water Station and, where appropriate, Surrey Quays Station, at arrival and departure for a range of events and sizes
 - The strategy and programme to increase the capacity of on-site cycle parking provision to support sustainable travel
 - How the applicant will manage the communication of major events with local residents, businesses and the liaison group, including the frequency of periodic updates about the dynamic event management and the mitigation that will be put in place to minimise the effects Major Events
 - That at least 2 car parking surveys** will be carried out within the first year of operation to assess the impact of the development on local car parking. The car parking survey and results shall be shared and reported to the local planning authority promptly.
 - How the applicant will monitor the dynamic strategy and review its effectiveness with the Liaison group

The applicant shall not permit any Major events at the site until the dynamic management plan has been approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved dynamic event management unless otherwise approved in writing by the local planning authority.

* Major Event - defined as a single event or combination of events exceeding 2000 people.

**Car Parking Surveys - the survey should follow the methodology and survey area set out in the Transport Assessment (November 2016)

Liaison Group - A group changes by the travel plan co-ordinator that would comprise representatives from the a variety of stakeholders including but not restricted to the London Borough of Southwark, Transport for London, Ward Councillors, The Metropolitan Police, Local Community Groups.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning

Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, having had the opportunity to review the effectiveness of the applicants management plans.

Statement of positive and proactive action in dealing with the application

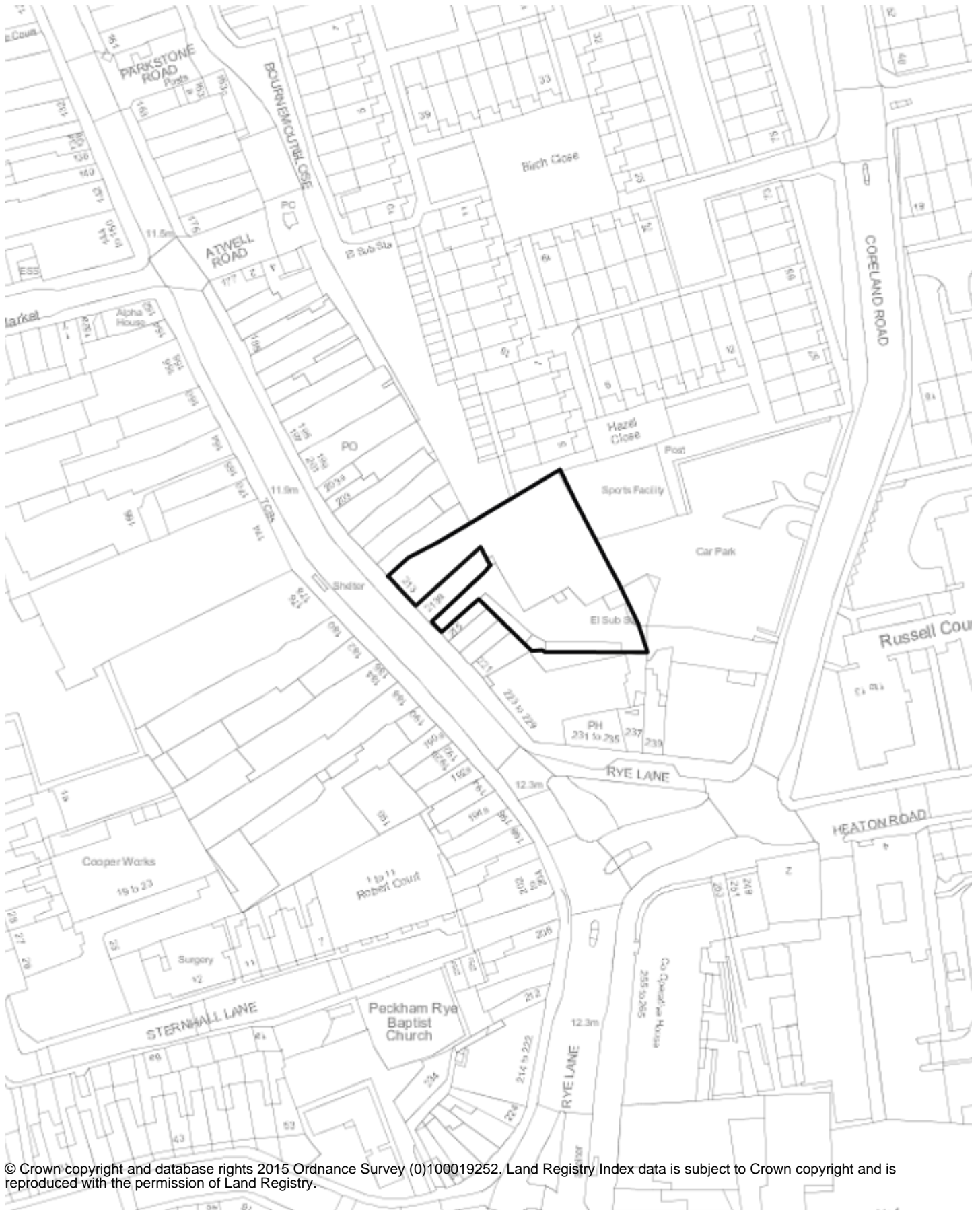
Additional information / clarification was sought from the applicant regarding various elements of the proposal to inform the recommendation. A PPA was agreed with the applicant to resolve matters and to enable the application to be determined by the Planning Committee in a timely manner.

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Agenda Item 5.2



213 Rye Lane



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Item No. 5.2	Classification: Open	Date: 19 December 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/0131 for: Full Planning Permission Address: 213 RYE LANE, LONDON SE15 4TP Proposal: Partial demolition of existing buildings and redevelopment to provide buildings ranging from 1 to 7 storeys in height accommodating ground floor commercial space (Class A1/B8) with 40 residential units above (Class C3), raised amenity courtyard together with associated blue badge car parking and cycle parking.		
Ward(s) or groups affected:	The Lane		
From:	Director of Planning		
Application Start Date 18/03/2016		Application Expiry Date 17/06/2016	
Earliest Decision Date 23/04/2016			

RECOMMENDATIONS

1. That planning permission be granted subject to a legal agreement.
2. That in the event that the legal agreement is not completed by 31 March 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 107 of the report.

Site location and description

3. The site measures approximately 0.14 hectares (ha). It comprises a two storey shop (213 Rye Lane) occupied by Lobo Seafood and an access strip between 213a and 215 Rye Lane. The site extends to the rear of 213 to 223-227 Rye Lane where 213 Rye Lane is adjoined by a tall single storey warehouse which part serves as a store for the shop and part serves for storage for distribution off site. It has an ancillary office and yard. The yard adjoins a vehicular access which serves adjoining sites on Rye Lane/Copeland Road to the rear and which has a crossover onto Copeland Road.
4. The site lies within an area of various land uses, building styles and heights. Rye Lane generally features commercial (retail) ground floor uses with residential accommodation above at 2-4 storeys in height. The adjoining property to the north on Rye Lane is a three storey property with a shop on the ground floor and no. 213a Rye Lane which sits to the south of no. 213 but is adjoined by the access to the site is two storeys with a shop on the ground floor. To the south (215-119 Rye Lane) is a three storey commercial/residential building. Continuing counter clockwise is the Nags Head public house with residential accommodation above. To the south-east at the junction with Copeland Road and Heaton Road is 237-237 Copeland Road where a 4-7 development including 27 flats (with commercial on the ground floor) is well underway. To the east (and to the rear of the site) is the Copeland Road car park (and ball court) where planning permission has recently been granted (subject to a legal agreement) for a 4-8 storey development of 67 flats (and ancillary amenity and access areas). To the north the site adjoins Bournemouth Close and the site of a single storey market, Peckham Palms, (planning permission 16/AP/1991

granted 25.07.2016) and to the north east (and some 3m from the north east corner of the site) is no. 5 Hazel Close and the 2 storey terraced dwellings of the Atwell Estate.

5. The site is within the Rye Lane Conservation Area, an air quality management area, urban density zone and major town centre. There are no listed buildings at or in the vicinity of the site. The site lies in the Peckham and Nunhead Action Area Core in the Peckham and Nunhead Area Action Plan 2014.
6. The site has excellent public transport accessibility, with a PTAL rating of 6a. Within a 5 minute walk is Peckham Rye railway station. The site is close to over four main bus stops. These lie within an 8 minute walk radius and provide 14 different bus services.

Details of proposal

7. The application seeks full planning permission for the demolition and partial retention of existing buildings and the redevelopment of the site to provide buildings ranging from 1 to 7 storeys in height comprising ground floor commercial space (Use Class A1/B8) with 40 residential units (Use Class C3), a raised (1st floor) amenity courtyard together with 2 disabled car parking, residential and commercial refuse/recycling stores, a plant room and 66 cycle parking spaces.
8. The proposals comprise 2 mixed use blocks, which can be summarised as follows:

Block A: Essentially occupying the site of the existing retail unit on Rye Lane (although a single storey element would extend to the rear of the Rye Lane properties) this would be 4 storeys in height with 3 residential units above the ground floor shop. The existing front elevation (with stone columns and pediment) would be retained and the new second and third storeys, which would be of light cream and red textured brick, set back behind the front elevation.

Block B: Rectangular in plan form (although set back from Bournemouth Close on the part fourth, fifth and six floors) this would be 7 storeys in height with 37 residential units on the part ground and 6 upper floors. It would have balconies on the front (west facing), rear (east facing) and north facing elevations and windows in the south elevation.

9. The existing shop unit (174 sq m) in 213 Rye Lane would be retained and a total of 224 sq m of A1/B8 floorspace would be provided on the ground floor of the seven storey development to the rear.
10. The 40 residential units to be provided over the entire development would consist of:

Unit Type	Number	Percentage
1 bed 2 person	13	32.5 %
1 bed 2 person (wheelchair)	1	2.5 %
2 bed 3 person	4	10 %
2 bed 3 person (wheelchair)	2	5 %
2 bed 4 person	12	30 %
3 bed 4 person	3	7.5 %
3 bed 5 person	5	12 %

11. Linking the two blocks and immediately to the rear of the Rye Lane properties would be a single storey element which would contain the warehouse (224 sq m) for the retail unit on Rye Lane and a plant room, both with an external servicing area accessed in turn by the vehicular access off Copeland Road.
12. The ground floor of the seven storey element would also comprise 3 flats (1 x 1 bed 2 person wheelchair and 2 x 2 bed 3 person wheelchair). These would have patios which

would be separated from the ball court in the Copeland Road car park residential development.

13. The first floor of the front element would comprise 1 x 3 bed 5 person flat.
14. The first floor of the seven storey element would comprise 3 x 1 bed 2 person flats and 4 x 2 bed 4 person flats.
15. The roof of the ground floor element would be hard and soft landscaped and it would be accessible for the occupiers of the first floor flats in the 7 storey block.
16. The second floor of the front element would comprise 1 x 3 bed 5 person flat.
17. The second floor of the seven storey element would comprise 3 x 1 bed 2 person flats, 1 x 2 bed 3 person flat, 2 x 2 bed 4 person flats and 1 x 3 bed 5 person flats.
18. The third floor of the front element would comprise 1 x 2 bed 4 person flat.
19. The third floor of the seven storey element would comprise 2 x 1 bed 2 person flats, 1 x 2 bed 3 person flats and 3 x 2 bed 4 person flats.
20. The fourth floor of the seven storey element would comprise 2 x 1 bed 2 person flats, 1 x 2 bed 3 person flat, 2 x 2 bed 4 person flats and 1 x 3 bed 4 person flats.
21. The fifth floor of the seven storey element would comprise 3 x 1 bed 2 person flats, 1 x 2 bed 4 person flat and 1 x 3 bed 4 person flat.
22. The sixth floor of the seven storey element would comprise 1 x 1 bed 2 person flat, 1 x 2 bed 4 person flat and 1 x 3 bed 5 person flat.
23. The architectural design would incorporate traditional and modern features with the existing brick facade to no. 213 with its stone pediment and columns being retained. A new stone framed entrance would be inserted in the centre of the glazed shopfront and the new second and third floor elements would be of yellow brick, with red feature brick.
24. The seven storey block would be rectilinear in form and would essentially be of yellow brick, with protruding courses/panels of red brick, full height glazing, balustraded balconies and aluminium framed clear and opaque glazing.
25. The existing access strip between 213a and 215 would be used to form a stairwell to the amenity platform and entrance to the flats on the first floor of the seven storey block. The ground floor units would be accessed by way of an entrance gate onto Bournemouth Close on the north side of the site. Two enclosures for 66 cycle parking spaces would be provided (both adjacent to the accesses to the residential units) and 4 visitor cycle parking spaces would be provided within the residential entrance to the first to seventh floors.
26. The only car parking spaces are the 2 x blue badge spaces provided at grade fronting Bournemouth Close which are to be allocated for the wheelchair accessible units. The access arrangement to the commercial element are as existing, with customers walking into the shop from Rye Lane and goods delivery to and from the warehouse from the rear access to Copeland Road.

Planning history

27. There is no relevant planning history for this site.

Planning history of adjoining sites

28. 16/AP/3503 - Copeland Road car park (and ball court) - Erection of 67, one, two and

three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court. Granted (subject to a legal agreement) 08.11.2016.

29. 16/AP/1991 - Bournemouth Close (Land at the rear of 177-207 Rye Lane) - Development to provide a mix of retail (Use Class A1) with associated food and beverage (Use Class A3/A4/A5) uses and business (Use Class B1) and community facilities (Use Class D1). Granted 25.07.2016
30. 13/AP/2311 - former car wash site, 237-247 Rye Lane - Demolition of two existing retail units at 237 and 239 and car-wash site, and erection of a four to seven storey building comprising services and retail space at ground level, with 27 new residential units above. Allowed on appeal 09.09.2014
31. 10/AP/1735 - 221 Rye Lane - Erection of 1st, 2nd, and 3rd floor extension above existing ground floor for Class A2 financial and professional services use; basement extension providing ancillary accommodation and bicycle storage; new shopfront. Granted with unilateral undertaking 16.08.2010.
32. 09/AP/1808 - 211 Rye Lane - Construction of first and second floor extensions to form a residential flat above ground floor commercial unit including alterations to the existing ground floor layout to provide an entrance way, cycle storage and refuse storage for the residential unit above, located at the rear. Granted 12.10.2009.
33. 07/AP/2145 - Construction of a first and second floor extension and an extension at third floor, set back from the main walls of the building, to form 1 x 2 bedroom and 4 x 1 bedroom residential units. This includes alterations to the existing ground floor layout to provide cycle storage and refuse storage for the upper level flats; retention of retail use on ground floor. Granted 31.12.2007.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

34. The main issues to be considered in respect of this application are:
 - a) Principle of land use
 - b) Density of development
 - c) Amount, mix, type and standard of accommodation
 - d) Affordable housing (number and tenure)
 - e) Effects on amenity of adjoining occupiers and surrounding area
 - f) Transport and car parking
 - g) Design, including building heights and massing
 - h) Planning obligations (section 106 undertaking or agreement)
 - i) Community infrastructure levy
 - j) Sustainable development implications
 - k) Flood risk.

Planning policy

35. 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 challenges of climate change, flooding and coastal change;
 Section 12 - Conserving and enhancing the historic environment.

36. London Plan July 2015 consolidated with alterations since 2011

Policy 3.3 - Increasing Housing Supply
 Policy 3.4 - Optimising Housing Potential
 Policy 3.5 - Quality and Design of Housing Developments
 Policy 3.8 - Housing choice
 Policy 3.9 - Mixed and balanced communities
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use scheme
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 5.1 - Climate change mitigation;
 Policy 5.2 - Minimising carbon emissions;
 Policy 5.3 - Sustainable design and construction;
 Policy 5.7 - Renewable energy;
 Policy 5.12 Flood risk management;
 Policy 5.13 Sustainable drainage;
 Policy 5.15 Water use and supplies
 Policy 5.21 Contaminated land
 Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure
 Policy 6.9 - Cycling;
 Policy 6.10 Walking;
 Policy 6.13 Parking;
 Policy 7.1 - Lifetime neighbourhoods
 Policy 7.2 - An inclusive environment
 Policy 7.3 - Designing out crime
 Policy 7.4 Local Character
 Policy 7.5 - Public realm
 Policy 7.6 - Architecture
 Policy 8.2 - Planning obligations.

37. Core Strategy 2011

Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 5 - Providing new homes
 Strategic Policy 6 - Homes for people on different incomes
 Strategic Policy 7 - Family homes
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards
 Strategic Policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

38. 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.

Policy - 1.4 Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations

Policy - 2.5 Planning Obligations

Policy - 3.1 Environmental Effects

Policy - 3.2 Protection of Amenity

Policy - 3.3 Sustainability Appraisal

Policy - 3.4 Energy Efficiency

Policy - 3.6 Air Quality

Policy - 3.7 Waste Reduction

Policy - 3.10 Hazardous Substances

Policy - 3.11 Efficient Use of Land

Policy - 3.12 Quality in Design

Policy - 3.13 Urban Design

Policy - 3.14 Designing Out Crime

Policy - 3.19 Archaeology

Policy - 4.1 Density of Residential Development

Policy - 4.2 Quality of Residential Development

Policy - 4.3 Mix of Dwellings

Policy - 4.4 Affordable Housing

Policy - 5.1 Locating Developments

Policy - 5.2 Transport Impacts

Policy - 5.3 Walking and Cycling

Policy - 5.6 Car Parking

Policy - 5.7 Parking Standards for disabled people and the mobility impaired.

39. Peckham and Nunhead Area Action Plan (2014)

Policy 15: Residential Parking

Policy 16: New Homes

Policy 17: Affordable and private homes

Policy 18: Mix and design of new homes (including minimum dwelling sizes).

40. Supplementary Planning Documents

Section 106 Planning Obligations and Community Infrastructure Levy (2015)

Development Viability 2016

Affordable Housing 2008

Residential Design Standards (2015 Technical Update).

Consultation Responses

41. 14 letters of objection were received. Objections raised relate to:

- Inadequate level of affordable housing included/non compliance with affordable housing policy
- Inappropriate size and scale of development

- Inappropriate height/inappropriate to context of Rye Lane Conservation Area
 - Inadequate local infrastructure and access to local services. The pressures on schools, health services, water supply and sewage etc. have not been reflected in these developments; nor the access to maintain new buildings or to support other activities that take place within or around them.
 - Adverse effect on amenity of surrounding occupiers
 - Adverse effect on local businesses
 - Inadequate provision of three bedroom units
 - Inappropriate design.
42. Letter of objection from the Peckham Society. The letter refers to the original appearance of 213 Rye Lane and the scale, form and style of buildings in the Conservation Area. Concerns raised regarding inappropriate height and impacts on the appearance of the Conservation Area.
43. One letter of support received. The letter mentions benefits of regeneration of site, provision of new housing, and support for local businesses.
44. Consideration of all the above comments is included within the assessment of the relevant planning considerations below.

Principle of land use

45. The proposal would involve a reduction in the Class B8 (warehouse) floorspace on the site (by 417 sq m) and it therefore needs to be considered in the context of saved policy 1.4 of the Southwark Plan 2007 ('Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations').
46. Policy 1.4 states:
- 'Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made to this where:
- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
 - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
 - c) The site is located within a town or local centre, in which case in accordance with saved policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floorspace is proposed, the additional floor space may be used for suitable mixed or residential use.'

47. The site is located in Peckham town centre and policy 1.7 ('Development within town and local centres') indicates that residential uses of existing employment space is acceptable in a town centre.

48. The planning statement which accompanies the application advises that the existing warehouse is linked to the existing fish shop and not used for separate 'stand-alone'

warehouse purposes. The proposal includes the re-provision of warehouse floorspace (223.5 sq m) to meet the needs of the business, the existing warehouse being under-used. As the proposal includes warehouse floorspace to meet the needs of the existing business and there would be no loss of a potential free-standing warehouse for an alternative use, there would be no loss of employment potential on the site and there is no conflict with London Borough of Southwark policies for the protection of certain, suitable employment floorspace. An objection was raised on grounds of the impact upon local business. The A1 (shop)/B8 (warehouse) elements would not involve a change of use at the site, they would be consistent with the existing uses and retail/business nature of the town centre and the proposal would not be contrary to the council's employment objectives for Peckham town centre.

49. The provision of new residential units at the site would contribute to the Core Strategy requirement for 24,450 new homes in the Borough between 2011 and 2026 and the requirement for 1,500 new homes in the Peckham and Nunhead Core Action Area between 2011 and 2026.

Density of development

50. Southwark's strategic policy 5 stresses the importance of the quality of residential and mixed-use developments; that they should protect the character of the borough while creating places where people want to live. Proposals in the Urban Zone should fall within a density range of between 200-700 habitable rooms per hectare and that in Action Areas Cores, the maximum density designated for the zone may be exceeded where the development is of an exemplary standard of design.
51. PNAAP policy 16 states that in the Peckham Core Action Area, the maximum density of 700 hr/ha may be exceeded where developments are of an exemplary design.
52. The area of the site has been measured at 0.14 hectares on the council's GIS mapping system and the proposal, which would comprise 113 habitable rooms, is calculated to have a density of 807 habitable rooms per hectare. This would exceed the recommended density range for the Urban Zone in the London Borough of Southwark Core Strategy Policy 5 (i.e. 200 – 700 habitable rooms per hectare). However, given the major town centre location, and scale and quantum of development on neighbouring sites, the proposed density is considered to be acceptable.
53. The Copeland Road car park development of 67 new dwellings in a 4-8 storey scheme recently granted approval subject to a legal agreement (ref 16/AP/3503) was at a density of 811 habitable rooms per hectare.

Amount, mix, type and standard of proposed accommodation

54. The number and mix of proposed dwellings would be as follows:
- 13 x 1 bed 2 person flat (32.5%)
 - 1 x 1 bed 2 person wheelchair flat (2.5%)
 - 4 x 2 bed 3 person flat (10%)
 - 2 x 2 bed 3 person wheelchair flat (5%)
 - 12 x 2 bed 4 person flat (30%)
 - 3 x 3 bed 4 person flat (7.5%)
 - 5 x 3 bed 5 person flat (12%).
55. Policy 18 ('Mix and Design of New Homes') of the Peckham and Nunhead Area Action Plan requires developments of 10 or more residential units in the Peckham Core Action Area to provide a minimum of 20% three/four and five (plus) bedroom units and all residential development to be built to Lifetime Homes Standards. An objection was received on the grounds of a shortfall of three bedroom units. However, comprising 8

three bedroom flats (i.e. 20%) and with all dwellings complying with Lifetime Homes Standards, the proposal would meet policy 18.

56. The sizes of the general needs units would comply with the National Housing Standards as follows:
- 1 bed 2 person flat - 50 - 53 sq m (National Housing Standard 50 sq m)
 - 2 bed 3 person flat - 61sq m (National Housing Standard 61 sq m)
 - 2 bed 4 person flat - 71 - 81 sq m (National Housing Standard 70 sq m)
 - 3 bed 4 person flat - 85 sq m (National Housing Standard 74 sq m)
 - 3 bed 5 person flat - 89 - 107 sq m (National Housing Standard 86 sq m)
57. The wheelchair units have been designed in accordance with the South East London Housing Partnership Standards.
58. All of the flats would have a private balcony or a terrace with the sizes ranging from 6.3 sq m to 41.3 sq m. The level of private amenity space provision is considered to be appropriate and in accordance with Southwark's Residential Design Standards SPD 2011. A communal terrace measuring 75.6 sq m in area would be provided on the northern side of the building at fifth floor.

Children's playspace/communal amenity space

59. Policy 3.6 ('Children and Young People's Play and Informal Recreation Facilities') of the London Plan 2015 requires new residential development with an estimated child occupancy of ten or more children to make provision for play and informal recreation based on the expected child population generated by the scheme and an assessment of future needs. The need is reinforced in the council's section 106 planning obligations and CIL SPD.
60. The total children's play space requirement can be calculated using the play space calculator provided in the Mayor's Children and Young People's Play and Informal Recreation Facilities SPG. This calculates the requisite play space based on child occupation rates for new dwellings by size and tenure. The size of units by tenure is to be confirmed by the applicant and consequently the exact contribution to children's play space cannot be calculated at the time of writing. It is noted in the recommendation at Appendix 3 that the contribution to children's play space will be included in a legal agreement.

Affordable housing (number and tenure)

61. The council's current affordable housing policies are set out in the saved policies of the Southwark Plan (2007) and the Core Strategy (2011). Further guidance is provided in the Affordable Housing SPD (2008), the Draft Affordable Housing SPD (2011), the Peckham and Nunhead Area Action Plan (2014) and the Development Viability SPD (2016).
62. Within the Peckham and Nunhead Action Area private developments of 10 or more homes should provide a minimum of 35% affordable housing. Policy 4.4 (affordable Housing) of the Southwark Plan 2007 requires new affordable housing in the Peckahm Action Area to be split 30% social rented and 70% intermediate.
63. The mechanism for securing the provision of affordable housing is a legal agreement which would run with the land and would require the owner to provide the requisite affordable housing when the planning permission is implemented.
64. Where an applicant is able to demonstrate that a scheme cannot viably provide a policy compliant level of affordable housing the council may grant planning

permission. Viability must be demonstrated by recourse to a full and transparent viability appraisal and any sub-policy compliant schemes will only be granted planning permission subject to a post implementation viability review to ensure that a proportion of any subsequent uplift in scheme value following the grant of planning permission contributes towards plugging the affordable housing deficit. The Development Viability SPD (2016) provides detailed guidance relating to the assessment of scheme viability.

65. The application has been accompanied by a financial appraisal of the viability of providing affordable housing.
66. The initial financial appraisal provided by the applicant's consultant (undertaken in accordance with the RICS guidance notes) stated that no affordable housing could be delivered without making the development unviable. No affordable housing was therefore (initially) proposed. Several letters received as a result of the statutory neighbour consultation referred to the absence of any affordable housing, contrary to London Borough of Southwark and London Plan requirements/targets.
67. The financial appraisal was scrutinised by the council's consultant who adopted both the RICS approach and the method advocated by the council's Development Viability SPD. Having reconciled both outcomes they concluded that a considerably higher level of affordable housing could be supported on site without adversely affecting the viability of the proposed scheme.
68. Following extensive negotiation the applicant has offered 30% on site affordable housing at the tenure mix required by policy for developments in this area, i.e. 70% intermediate and 30% social rented.
69. The council's consultant, having considered the valuation sensitivities and the unpredictable outcome of any potential appeal, consider that this is the maximum reasonable amount of affordable housing that can be substantiated. The affordable housing would be secured by way of a legal agreement which would be subject to a standard review mechanism.

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

70. The four storey building at the front of the site (i.e. the redevelopment of 213 Rye Lane) would be sited alongside the solid flank walls of the immediately neighbouring properties, 211 and 213a Rye Lane. It would not project beyond the rear elevations of these buildings and it would have no effect on the light, privacy or outlook enjoyed by these properties.
71. The seven storey block would be situated to the rear of the Rye Lane properties (nos. 213a to 235). It would be at an oblique angle to the approved scheme at 237-247 Rye Lane and also the Hazel Close dwellings to the north east. Nevertheless all these properties have been included in the sunlight and daylight analysis which has been undertaken for the proposal.
72. The seven storey block would be only 7m from the first floor windows in the rear elevation of 221 Rye Lane. However, the proposal would be set back on its upper floors on this west facing elevation, with the second and third floor balconies being 9m from the windows on the upper floors at the rear of 221 Rye Lane. On the application drawings the south east block of the proposed development on the Copeland Road car park is shown as being 14.5m from the nearest balcony of the proposal and the north east block is shown as being 19.5m from the nearest balcony of the proposal.
73. The sunlight and daylight analysis which accompanies the application relates to the ten immediately neighbouring properties to the proposed development. The nearest of

these is 213a Rye Lane. This is a commercial property with some residential floorspace on the first floor. It has three first floor windows in its southern elevation which currently look out onto the solid three storey flank wall of 215-219 Rye Lane. The sunlight and daylight analysis notes that these rooms would experience sunlight or daylight reductions in excess of BRE recommended values, i.e. 20%, but that the 20% recommendation relates to suburban development and that in a town centre there is generally a lower expectation in terms of sunlight and daylight.

74. The sunlight and daylight report notes that small bedroom windows within 215-219 Rye Lane would experience 60-70% alterations in daylighting (VSC) as a result of the proposal. The report notes that the principal habitable rooms at this property are located at the front (i.e. onto Rye Lane) and that there is a 'mirror massing' issue at this site in the sense that the existing building (215-219 Rye Lane) is close to the application site and if there was space between this building and the application site then more 'normal' levels of daylight would be achieved.
75. 221 Rye Lane is reported to be in commercial use and a previous planning permission (10/AP/1735) was subject to a condition that windows should be removed from the rear elevation, or obscure glazed, in the interests of the development potential of the site the subject of this application.
76. At 231-235 Rye Lane (the Nags Head public house) two windows are noted as experiencing reduced daylight (VSC) above BRE guidelines but the resulting conditions are not considered to be significantly above those which would be associated with an urban environment.
77. At 237-247 Rye Lane the 4/7 storey development which is under way (planning permission 13/AP/2311) has 15 site facing windows serving 12 rooms. Fourteen windows are fully BRE compliant in terms of its 'vertical sky component' of daylight. One window, which serves a bedroom and therefore has a lesser expectation of daylight, experiences a 24% alteration in VSC which is just a marginal derogation from guidance. The 12 rooms in question do not face within 90 degrees of due south and therefore have not been considered for sunlight amenity.
78. The nearest dwelling in Hazel Close (no. 5) has no windows facing the site and the development would not obscure any of its rooms. A simulated overshadowing assessment which demonstrates that over 50% of the garden of 5 Hazel Close achieves 2 hours of direct sunlight on 21 March, in accordance with BRE guidance.
79. The nearest dwelling with windows towards the site is 6 Hazel Close. This property would experience marginal losses in daylight above BRE guidelines. The living room/kitchen/dining room would experience a 21% reduction in daylight (BRE guidelines recommend no more than 20% reductions) and there is a 28% reduction in daylight in one bedroom. The values are not considered to be excessive for the town centre location. All rooms within 90 degrees of due south retain sunlight levels in accordance with BRE guidelines.
80. The sunlight and daylight analysis extends to the approved scheme for the Copeland Road car park (and ball court). All rooms with windows facing the development at the application site would exceed their target values for daylight. The proposal does not lie within 90 degrees of any south facing windows at this site so there would be no impacts on sunlight.
81. To mitigate against overlooking from the balconies and terraces on the west and north facing elevations of neighbouring properties on Rye Lane and in Hazel Close, a condition relating to the provision of privacy screens is recommended. On the east boundary, where the site adjoins the proposed ball court in the Copeland Road residential development, details of boundary treatment should be secured under a

condition, to safeguard the privacy and amenity of future occupiers.

82. In terms of noise and disturbance there should be no significant objections to the proposal as the proposed use and scale of development would not be considered to be inappropriate given the town centre location and the proposed siting which would involve the front/side elevations of the development facing the neighbouring dwellings and the external community space 'enclosed' by the development at the rear of the site. The re-location of the basketball court would not necessarily result in increased noise and disturbance. However, as this may be used more intensively and it would be sited close to the new buildings, high level acoustic screening would be required.

Transport issues

83. Given the high level of public transport accessibility (the site has a PTAL rating of 6a) the site is considered appropriate for a car-free development in accordance with the council's policies for sustainable transport. As the site lies in a controlled parking zone a condition to prevent future occupiers from obtaining car parking permits is deemed necessary to prevent risks to safety and amenity from demand for on-street parking.
84. A Waste Management Strategy has been submitted. This sets out the volume of waste/recycling storage facilities required by the council, i.e. a total of 4732.5 litres for refuse and 3155 litres for recycling (for the 40 flats). Two separate refuse/recycling areas are proposed for the two residential elements with a total provision of 5060 litres for waste and 3520 litres for recycling.
85. The siting of the commercial and residential refuse/recycling stores would be on the southern side of the development. An internal bin store with an area of 21 sq m would be provided for the residential element and waste/recycling containers are shown for the commercial unit at the entrance to the service yard.
86. Vehicular access for service vehicles would be by way of the existing drive between the Copeland Road car park and the development at 237-247 Rye Lane. This is shown as an access route in the approved scheme (16/AP/3503) for the Copeland Road car park site and subject to the necessary management procedures it would provide adequate vehicular access for service vehicles for the commercial and residential service areas within the application proposal.
87. Details of an enclosure for the commercial bin stores are recommended to be approved as a planning condition in the interests of protecting the amenity of the residential occupiers.
88. The proposal includes 66 residential cycle parking spaces within two purpose built enclosures and 4 visitor cycle parking spaces within the residential entrance. As such it is considered to promote sustainable transport as opposed to the use of cars and the potential for overspill parking in the area would be reduced.

Impact on amenity/living conditions of future occupiers

89. Consideration of size and space requirements is undertaken in 'Standard of proposed accommodation' above.
90. The council's environmental protection team has noted the potential for high levels of ambient noise and atmospheric pollution in the locality and conditions relating to sound proofing and ventilation of the flats are duly attached in the interests of the living conditions of future occupiers.
91. The environmental protection team has also noted that the proposed cold store on the ground floor could result in emissions (noise and odours) which would be harmful to

the amenity of the occupiers of the flats above. Planning conditions relating to details of commercial ventilation systems and sound proofing against commercial have been duly attached.

92. A Phase 1 ground conditions survey has been undertaken and this raises some uncertainties with regard to the concentration of potential contaminants from the warehouse buildings, electricity substation and former smithy located on the site. Metals, hydrocarbons and other potential contaminants could be present in the soil at concentrations above guideline values. These could pose a risk to human health.
93. A planning condition is recommended to secure a Phase 2 investigation with sampling of the site in order to substantiate the possible risks from contamination.
94. The report recommends that an asbestos survey should be conducted prior to the demolition of any buildings to determine the presence and type of asbestos. The Phase 1 ground conditions survey will be an approved document and the asbestos survey should therefore be undertaken accordingly.

Impact on character and appearance of area, including Rye Lane Peckham Conservation Area

95. The proposal is considered to consist of two elements, the first being the re-development of the frontage building (213 Rye Lane) with the retention of its façade on Rye Lane; the second is the six storey (with set-back seventh-storey) block to the rear, on the site of the existing fish warehouse at the rear of the site. The frontage building retains several features of the original shop/commercial building which formed, and still belongs to, the historic centre of Peckham. The fish warehouse at the rear is a brick building of low architectural quality which does not contribute to the character and appearance of the conservation area.
96. The NPPF (2012) sets out how local planning authorities should assess the significance of land and buildings within designated heritage areas (e.g. conservation areas) when assessing development proposals. It then calls for an assessment of the harm that would be caused to the significance of any heritage assets and then, where any harm is deemed to occur, for consideration of the "*public benefits of the proposal, including securing its optimum viable use*".
97. Officers are satisfied that the physical features of the fish warehouse are of negligible significance to the heritage value of the Rye Lane Conservation Area. The fish warehouse is not considered to be of any historic merit or any particular historic significance. Given that a commercial use is to be retained within the ground floor of the new development and that the residential development on the upper floors (and the associated landscaped/amenity areas) would be of a vibrant design quality, there are no objections, from a conservation point of view, to the loss of the warehouse.
98. The proposal does not affect the setting of any listed buildings.
99. The retention of the frontage of 213 Rye Lane is a positive aspect of the scheme and preserves the most historically significant element of the site. The original facade of the frontage building would be retained with the new second and third floor additions being set back. The proposed set-back of the upper floors at the front and the siting of the six/seven storey development at the rear, behind the Rye Lane frontage, and in juxtaposition with recently approved seven/eight storey developments on the Copeland Road car park site and at 237-247 Rye Lane would be appropriate in the context of the Rye Lane Peckham Conservation Area. It would comply with the guidance in the conservation area appraisal - retaining the important historic frontage and not appearing overly dominant in this sensitive historic context.

100. Objections were raised as a result of the neighbour consultation on grounds of the size, scale and appearance of the scheme. However, the views submitted with the application demonstrate that the proposed siting and scale of the backland development would not affect the character and appearance of the conservation area unduly while the frontage building reflects the more modest scale of this southern end of Rye Lane. Sited to the rear of the Rye Lane properties and to the side of the dwellings in Hazel Close the development would not appear unduly overbearing or result in a significant loss of outlook for any existing neighbouring dwellings.
101. The design is simple and functional and the proposed fabric responds to the historic character of the conservation area. Brick is proposed as a facing material for the main body of the buildings. Three tones of brick are proposed to define the base, middle and top of the buildings. A darker tone is proposed for the base, with a mid-tone for the middle and the tops of both buildings are designed in a light London stock-like brick. The set-back top floor of the seven storey block is to be clad in zinc shingles to reflect its roof-like character. The cladding material is appropriate in this context, however the quality of the design will rely to a great degree on the choice of cladding materials and a condition requiring the submission and approval of materials and finished treatment is therefore recommended.
102. In conclusion, the proposal is a high quality design which is appropriate in this context and together with its associated external landscaping it would contribute positively to its place in Peckham. Details of the communal hard and soft landscaped amenity area on the first floor should be secured by way of a planning condition.

Planning obligations (section 106 undertaking or agreement)

103. The provision of the affordable units (assessed in Affordable Housing (Number and Mix) above) would be required to be the subject of a section 106 agreement. The affordable housing would be subject to a standard review mechanism and a deferred affordable housing scheme.
104. Also included as planning obligations would be the provision of the (3) wheelchair standard units and the two wheelchair person parking spaces.
105. Additionally, the contribution to children's playspace in the local area required under policy 3.6 of the London Plan and the council's section 106 planning obligations CPD should also form part of a legal agreement.
106. In the event that a satisfactory legal agreement has not been entered into by 31 March 2017 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

'The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Planning Obligations Agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015).'

Community infrastructure levy

107. The proposal would be liable for mayoral and London Borough of Southwark community infrastructure levy as a number of new residential units (with new floorspace) are proposed. The mayoral and Southwark community infrastructure levy charges would be made upon the commencement of the development. The council's CIL officer has advised that the provision of affordable housing qualifies for CIL relief.

The exact charges would be calculated when the final schedule of accommodation by tenure is known. A neighbour objection was raised on the grounds of increased pressure on social infrastructure (schools, health services, water supply/sewerage etc.) The Southwark CIL is used to fund Southwark services, including education and health, in the borough. The provision of water/sewerage facilities would have to be agreed between the developer and Thames Water.

Sustainable development implications

108. London Plan Policy 5.2 requires a reduction in carbon emissions of 35% below Part L 2013 target. The energy statement submitted with the application concludes that the proposed strategy is to reduce the overall energy demand as far as practically and economically possible, relative to the policy requirements, by implementing energy efficiency measures before applying low carbon and renewable energy technologies.
109. In addition to energy efficient building fabric measures the development would include solar photovoltaic panels and a communal boiler system to supply the development's energy needs. Accordingly a 36% reduction in regulated carbon dioxide emissions over Part L 2013 Building Regulations will be achieved. A condition requiring a BREEAM 'Excellent' rating is recommended in the interests of ensuring that the 35% above Part L carbon reductions are achieved.

Other matters

110. The site is located within Flood Zone 1 (i.e. low risk of flooding) on the Environment Agency flood map and the site area and scale of development do not trigger the need for a flood risk assessment. The proposal would result in a net increase in green surfaced areas on the site and there should therefore be no increase in surface water run-off rates. It would be necessary for the developer to obtain consent from Thames Water before connecting to the sewerage or drainage network.

Conclusion on planning issues

111. The proposal would provide 40 units of housing in accordance with strategic objectives to deliver more housing in the borough, including in the Peckham and Nunhead Action Area. The proposed number and mix of dwellings would be in accordance with the recommendation in the Peckham and Nunhead Action Area Plan and policy SP7 of the London Borough of Southwark Core Strategy. The proposal for 30% affordable housing (by habitable rooms) is supported on financial viability grounds and it would be secured by way of a legal agreement which would include a review upon the commencement of development.
112. The proposal would include the retention of a shop at 213 Rye Lane and warehouse to the rear and there would be no harm to the vitality or character of the protected shopping or the Rye Lane Conservation Area, or on the council's policies for maintaining existing business uses.
113. The size, scale and siting of the development would be in keeping with recent development permitted on immediately neighbouring sites and the proposal would not detract from the heritage assets within the Rye Lane Conservation Area.
114. The size, siting and design would safeguard the amenity of the occupiers of neighbouring residential properties in terms of light, privacy, outlook and security and the development would not cause undue noise or disturbance at any adjoining sites.
115. The A1/B8 floorspace would enable the retention of the existing business at the site and the new dwellings would comply with the council's residential design standards, in terms of size, natural daylight/outlook and the provision of private terraces/balconies.

116. The existing vehicular access at the southern end of the site would provide access for commercial and residential servicing and deliveries and the proposal includes safe pedestrian access for future residents, staff and visitors. With the exception of two disabled person's parking spaces the development would be 'car-free' which is supported in this area with good access to local shops and services and public transport. All the ground floors units (3) would be to wheelchair person standards. The proposals to include 66 on-site cycle parking spaces would comply with London Plan standards and be appropriate given that a car-free development is proposed.
117. A section 106 agreement will be required in respect of the provision of 30% affordable housing (by habitable rooms), the provision of three wheelchair units and a contribution to the provision of children's play space in the local area. It is recommended that planning permission is granted subject to recommended conditions and the completion of an appropriate legal agreement.

Community impact statement

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

Consultations

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

Consultation replies

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

Summary of consultation responses

121. **Environment Agency:** We have no comments to make on the above proposal, as the proposal appears to fall outside of our remit as a statutory planning consultee. The site is located within Flood Zone 1, which is defined as having a 'low probability' of river and sea flooding. The site is not located within a Source Protection Zone (SPZ)
122. **Metropolitan Police:** No objections. Please note that the proposal should be able to meet 'Secure by Design' standards and request that the applicant is notified of the need to comply (with 'Secure by Design' standards)

Human rights implications

123. 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.
124. This application has the legitimate aim of providing a mixed A1/B8 and residential development of 40 dwellings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2732-213 Application file: 16/AP/0131 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 5428 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Adam Greenhalgh, Planning Officer	
Version	Final	
Dated	6 December 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 December 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 04/04/2016**Press notice date:** 31/03/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 26/04/2016**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

Environment Agency
 Metropolitan Police Service (Designing out Crime)
 Thames Water - Development Planning

Neighbour and local groups consulted:

215-217 Rye Lane London SE15 4TP
 184-186 Rye Lane London SE15 4NF
 9 Hazel Close London SE15 4UF
 188 Rye Lane London SE15 4NF
 207 Rye Lane London SE15 4TP
 192a Rye Lane London SE15 4NF
 190a Rye Lane London SE15 4NF
 190 Rye Lane London SE15 4NF
 2 Hazel Close London SE15 4UF
 3 Hazel Close London SE15 4UF
 11 Hazel Close London SE15 4UF
 12 Hazel Close London SE15 4UF
 4 Hazel Close London SE15 4UF
 7 Hazel Close London SE15 4UF
 8 Hazel Close London SE15 4UF
 5 Hazel Close London SE15 4UF
 6 Hazel Close London SE15 4UF
 Ground Floor 188a Rye Lane SE15 4NF
 205 Rye Lane London SE15 4TP
 Second Floor Flat 190a Rye Lane SE15 4NF
 Shop 213 Rye Lane SE15 4TP
 225-229 Rye Lane London SE15 4TP
 241-247 Rye Lane London SE15 4UA
 178 Rye Lane London SE15 4NF
 239 Rye Lane London SE15 4TP
 180 Rye Lane London SE15 4NF
 176 Rye Lane London SE15 4NF
 209a Rye Lane London SE15 4TP
 First Floor Flat 190a Rye Lane SE15 4NF
 First Floor And Second Floor Flat 188 Rye Lane SE15 4NF
 192b Rye Lane London SE15 4NF
 First Floor And Second Floor Flat 192a Rye Lane SE15 4NF
 10 Hazel Close London SE15 4UF
 Flat 4 180 Rye Lane SE15 4NF
 Flat 5 180 Rye Lane SE15 4NF
 Flat 2 180 Rye Lane SE15 4NF
 Flat 3 180 Rye Lane SE15 4NF
 Flat 6 180 Rye Lane SE15 4NF
 180a Rye Lane London SE15 4NF
 241a Rye Lane London SE15 4NL
 Flat 7 180 Rye Lane SE15 4NF
 Flat 8 180 Rye Lane SE15 4NF
 First Floor 223-229 Rye Lane SE15 4TZ
 Ground Floor 223-229 Rye Lane SE15 4TY
 Flat 1 207 Rye Lane SE15 4TP
 Living Accommodation The Nags Head SE15 4TP
 Flat 1 180 Rye Lane SE15 4NF
 Flat 2 207 Rye Lane SE15 4TP
 209 Rye Lane London SE15 4TP
 211 Rye Lane London SE15 4TP
 182 Rye Lane London SE15 4NF
 192 Rye Lane London SE15 4NF
 219 Rye Lane London SE15 4TP
 237 Rye Lane London SE15 4TP
 1 Hazel Close London SE15 4UF
 221 Rye Lane London SE15 4TP
 The Nags Head 231-235 Rye Lane SE15 4TP
 First To Second Floors 225-229 Rye Lane SE15 4TP
 53 Copeland Road London SE15 3SL
 T And S Afro Cosmetics 213a Rye Lane SE15 4TP
 First Floor Flat 213a Rye Lane SE15 4TP
 55 Copeland Road London SE15 3SL
 61 Copeland Road London SE15 3SL
 57 Copeland Road London SE15 3SL
 59 Copeland Road London SE15 3SL
 12b Therapia Road London SE220SE
 20 Chester Court London Se5 7hn
 33 Highshore Road London SE15 5AF
 22 Howden Street London SE15 4LB
 23 Aura Court 163 Peckham Rye SE15 3GW
 96a Friary Rd SE151PX
 10 Lyndhurst Square London SE15 5AR
 97 Cooperative House 263 Rye Lane Se15 4ur
 Flat 21 Nunhead Lane London se15 3ur
 Flat 3 76-8 Montpelier Road SE15 2HE
 162 Peckham Rye London SE229QH
 84 Oglander Road London se15 4en
 245 Bellenden Road London SE15 4DQ
 178 Peckham Rye Peckham SE22 9QA
 91 Leontine Close London SE15 1UH

Re-consultation: 07/06/2016

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

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

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Neighbours and local groups

Flat 21 Nunhead Lane London se15 3ur
Flat 3 76-8 Montpelier Road SE15 2HE
10 Lyndhurst Square London SE15 5AR
12b Therapia Road London SE220SE
162 Peckham Rye London SE229QH
178 Peckham Rye Peckham SE22 9QA
20 Chester Court London Se5 7hn
22 Howden Street London SE15 4LB
23 Aura Court 163 Peckham Rye SE15 3GW
245 Bellenden Road London SE15 4DQ
33 Highshore Road London SE15 5AF
84 Oglander Road London se15 4en
91 Leontine Close London SE15 1UH
96a Friary Rd SE151PX
97 Cooperative House 263 Rye Lane Se15 4ur

Applicant	Mr Andrew Taylor TaylorBridge	Reg. Number	16/AP/0131
Application Type	Full Planning Permission	Case Number	TP/2732-213
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Partial demolition of existing buildings and redevelopment to provide buildings ranging from 1 to 7 storeys in height accommodating ground floor commercial space (Class A1/B8) with 40 residential units above (Class C3), raised amenity courtyard together with associated blue badge car parking and cycle parking.

At: 213 RYE LANE, LONDON SE15 4TP

In accordance with application received on 14/01/2016

and Applicant's Drawing Nos. Red Line Plan OS, EX-TS, EX_E01, EX-E02, EX-E03, EX_GF_FF, EX_GF_FF Rev A, GA_SP A, GA_00 A, GA_01, GA_02, GA_03, GA_04, GA_05, GA_06, GA_RL, FT-WCH-04 A, FT-WCH-03 A, FT-WCH-01 A, EL-W-B A, EL-W-A A, EL-S-A A, EL-N-I A, EL-N A, EL-E-B A, EL-E-A A, S_AA Rev A, S_BB Rev A, S-CC Rev A, S-DD Rev A, Air Quality Assessment, Daylight/Sunlight Assessment, Daylight/Sunlight and Overshadowing Addendum (July 2016), Design and Access Statement, Contaminated Land Risk Assessment, Energy Statement, Noise Impact Assessment, Planning Statement, Site Location Plan, Viability Report, Waste Management Strategy

Subject to the following fifteen conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: GA_SP A, GA_00 A, GA_01, GA_02, GA_03, GA_04, GA_05, GA_06, GA_RL, FT-WCH-04 A, FT-WCH-03 A, FT-WCH-01 A, EL-W-B A, EL-W-A A, EL-S-A A, EL-N-I A, EL-N A, EL-E-B A, EL-E-A A, S_AA Rev A, S_BB Rev A, S-CC Rev A, S-DD Rev A

Reason:

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

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

Reason

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

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

- 3 A Phase 2 Site Investigation and Risk Assessment shall be conducted and submitted to the Local Planning Authority for approval prior to the commencement of development.
 - a) 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.
 - b) 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.
 - c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

- 4 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 5 Prior to the commencement of works 'above grade' details of privacy screens to the 'private' external balconies and terraces on the second to sixth storeys on the west and north facing elevations of the development shall be submitted to and approved by the Local Planning Authority. The privacy screens approved under this condition shall be provided and permanently retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

- 6 Prior to above grade works commencing, material samples of all external facing materials 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.

Reason:

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

- 7 Before any above grade work hereby authorised begins, details of the means of enclosure for the east boundary with the development granted under planning permission 16AP3503 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

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

- 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 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.

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.

- 9 Before the commercial use hereby permitted begins details of the arrangements for the storing of commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 10 Any commercial extract system shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf.

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the commercial space (as per Annex B of aforementioned document) shall be 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 ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007

- 11 The use hereby permitted shall not be begun until full particulars and details of a scheme for the internal ventilation of the development which shall include; appropriately located plant, inlets and outlets; filtration and treatment of incoming air to ensure it meets the national standards for external air quality; plant noise output levels; and a management and maintenance plan have been submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given.

Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity 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.

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.

- 12 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.

- 13 The rated noise level from any plant (commercial or domestic), together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

Reason

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

- 14 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20.

Reason

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

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

Bedrooms - 35dB LAeq T**, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T**

Dining room - 40 dB LAeq T**

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

** - Daytime - 16 hours between 07:00-23:00

Reason

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

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.

Informative

You are advised to consult the Borough Crime Prevention Design Advisor to ensure that the development complies with 'Secured by Design' standards. Please contact John Bluett, Southwark Police Station, 323 Borough High Street, London, SE1 1JL (telephone: 020 7232 6714).

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COMMITTEE:**

PLANNING COMMITTEE

MUNICIPAL YEAR 2016/17

NOTE:

Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team,
Tel: 020 7525 5485

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