

Planning Committee

Tuesday 6 November 2018

6.30 pm

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Membership

Councillor Martin Seaton (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

Reserves

Councillor James Coldwell
Councillor Tom Flynn
Councillor Renata Hamvas
Councillor Darren Merrill
Councillor Jane Salmon

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.

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Access

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Contact

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 29 October 2018



Planning Committee

Tuesday 6 November 2018

6.30 pm

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

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| 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. | CONFIRMATION OF ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) | 3 - 69 |

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| 6. | ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS PERMITTING THE DEMOLITION OF THE OLD SOUTHERN RAILWAY STABLES AND THE FORGE, CAITLIN STREET WITHIN OLD KENT ROAD OPPORTUNITY AREA | 70 - 100 |
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ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

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

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

PART B - CLOSED BUSINESS

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

Date: 29 October 2018



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**.

- (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.

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| | | | |
|------------------------------------|--------------------------------|--|--|
| Item No. 5. | Classification: Open | Date: 6 November 2018 | Meeting Name: Planning Committee |
| Report title: | | Confirmation of Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) | |
| Ward(s) or groups affected: | | All | |
| From: | | Director of Planning | |

RECOMMENDATIONS

That the Planning Committee:

1. Authorises the confirmation of a non-immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (GPDO) Order 2015 for changes of use from office use (Class B1a) to a dwellinghouse (Class C3) in the Central Activities Zone in Southwark (Appendix B). The Direction allows more than 12 months notice prior to the date when Class O will come into effect for the Central Activities Zone (31 May 2019).
2. Notes the equalities analysis of the proposed Article 4 Directions (Appendix C).
3. Delegates to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 2015.

BACKGROUND INFORMATION

4. In March 2018, planning committee resolved to make a non-immediate Article 4 Direction for the removal of permitted development rights for changes of use from offices to dwellinghouses in Southwark's Central Activities Zone. This will come into effect when Class O of the GPDO changes on 31 May 2019 and will no longer provide exemptions in the CAZ.
5. Paragraph 1 (9) of Schedule 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) stipulates that in deciding whether to confirm a direction made under Article 4 (1), the local planning authority must take into account any representations received during the representation period specified in accordance with sub-paragraph (4)(d) of the same.
6. Representations received during the consultation period are considered within the report on page 12. It is recommended that Planning Committee confirms the Article 4 Direction.
7. The Central Activities Zone (CAZ) covers London's geographic, economic and administrative core. The CAZ is an internationally and nationally significant office

location and a key driver of the London and UK economy. The CAZ accounts for 10% of UK output and is projected to need to accommodate at least 177,000 additional office jobs and 2.3 million sqm of office floorspace over the period 2011-2031 London-wide (Mayor's CAZ SPG, 2016).

8. In Southwark it incorporates Bankside, Borough, London Bridge and Elephant and Castle. It contains two London Plan designated opportunity areas: Bankside, Borough and London Bridge and Elephant and Castle. These are areas in which significant growth is expected including 1,900 homes and 25,000 jobs in Bankside, Borough and London Bridge and 5,000 homes and 5,000 jobs at Elephant and Castle.
9. The CAZ contains over 80% of the total office jobs within Southwark and the vacancy rate is estimated as low as 3.4%. The borough as a whole has seen a net loss of employment floorspace since 2010 and presently extant permissions will lead to the loss of over 31,000 sqm of B1a floorspace. In the period leading up to 2041, it is estimated 37,800 new office jobs will be generated in Southwark, which equates to some 506,800 sqm of office space. The majority of this space would be delivered in the CAZ. The main forecast demand is for a significant volume of Grade A office space with increasing demand for this space to respond to flexible working, natural light, technology-enabled and stylish design trends. The Southwark Employment Land Study (2015) recognises that flexible and smaller business uses are required in the Bankside and Borough employment land cluster, to ensure vital support space is not being lost.
10. Southwark's Economic Wellbeing Strategy 2017-22 seeks to make Southwark a place where businesses thrive and prosper. The strategy notes the scarcity of land for business in the borough, the need for new office space and the pressure for residential development. The strategy sets out to protect the functions of the CAZ and encourage growth in areas within and connected to the CAZ with a balance of uses providing a mix of homes, employment, commercial and leisure opportunities.
11. The GPDO consolidated permitted development rights for England. This included the change of use from offices to dwellinghouses before 30 May 2016 without the need for a full planning application, except for land which had been granted an exemption. The exempted land included Southwark's CAZ after a successful application by the council to the Secretary of State when the right was first introduced in 2013. The GPDO was amended in 2016 making the development right permanent and removing the exemption after 30 May 2019.
12. The council has been collaborating with the GLA and other boroughs to make Article 4 Directions to cover the CAZ as supported by the Mayor of London and the London Plan. The City of London, Tower Hamlets, Hackney, Kensington and Chelsea and Wandsworth have made their Directions. Strategic evidence prepared by the GLA is endorsed by Southwark in the making of this Article 4 Direction and is attached as Appendix D. The draft New London Plan (December 2017) also supports a London wide approach to Article 4 Directions in Policy SD5.
13. The Article 4 Direction is proposed in recognition of the significant economic function of the CAZ and the need to retain and grow office space to support projected demand in Southwark and in the wider London context. This report sets out the justification for a confirmation of the non-immediate Article 4

Direction which will come into force from May 2019 when the GPDO exemptions will expire.

Article 4 Directions

14. An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.
15. Article 4 Directions must apply to all uses within the relevant use class and it cannot restrict changes within the same use class.
16. The government's on-line National Planning Practice Guidance (NPPG entitled "When is permission required?") sets out guidance on the use of Article 4 Directions. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the Direction is intended to address (paragraph 038).
17. Article 4 Directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. The process for making and confirming a non-immediate Article 4 Direction is as follows:
 - Stage 1 - The council decides whether to go ahead and introduce a Direction setting a date in the Notice for when the Direction will come into force which must be at least 28 days and no more than 2 years after representations can first be made, which is usually after the last publication/service date;
 - Stage 2 – Publication/Consultation stage. The council:-
 - 1) publishes the notice of Direction in a local newspaper;
 - 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of at least 21 days;
 - 3) and places notices up on site for 6 weeks;
 - Stage 3 – On the same day that notice is given under Stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a Direction;
 - Stage 4 – (the current stage) Confirmation Stage - The council cannot confirm the Direction until after a period of at least 28 days from publication/service of the Notice. Once a Direction has been confirmed, the council must give notice of the confirmation in the same way as it gave notice of the initial Direction, and must specify the date that the Direction comes into force. A copy of the Direction as confirmed must also be sent to the Secretary of State.

Compensation

18. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 Directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 Direction withdraws, if they:
 - Refuse planning permission for development which would have been permitted development if were not for an Article 4 Direction; or
 - Grant planning permission subject to more limiting conditions than the GPDO would normally allow.
19. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
20. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
21. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:
 - The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended).
 - The permitted development right is withdrawn in the prescribed manner.
 - Notice of withdrawal is given in the prescribed manner:
 - Not less than 12 months before it takes effect.
 - Not more than the prescribed period of two years.
22. Permitted development rights granted by Schedule 2, Part 3, Class O are prescribed development, which means that compensation will not be payable if more than 12 months notice of the withdrawal is given.

Planning applications

23. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. In Southwark's case, the development plan includes the London Plan, the Core Strategy, saved policies in the Southwark Plan and adopted area action plans. Core Strategy Policy 10 'Jobs and Business' and Southwark Plan Policy 1.4 'Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations' protect business space in the CAZ, requiring no net loss

through development. The New Southwark Plan will replace the Core Strategy and Southwark Plan once it is adopted. New Southwark Plan Policy P26 'Office and business development' will require development in the CAZ to retain or increase the amount of employment floorspace on site whilst promoting successful integration with homes.

24. It should be noted that where the submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 Direction, the council cannot charge a planning application fee.
25. In addition to ensuring an uplift or retention of employment space, other policies in the development plan would also apply to the determination of applications. These would include policies to secure affordable homes, family homes and homes for households with specialist needs. Policies would be applied to ensure residential design standards are met, that sufficient social infrastructure such as education and health facilities are available and that the right amount of cycle parking, car parking, amenity space and play space are provided.

KEY ISSUES FOR CONSIDERATION

26. As noted above, the NPPF advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the Direction is intended to address.
27. As set out below, permitted development rights for the change of use from office to residential in Southwark's CAZ would have implications for office locations of great significance to London and the UK's economy. Southwark's CAZ is often referred to commercially as part of the now well recognised South Bank office market. The nationally significant stock of office space provides a unique concentration of businesses contributing to employment growth. Demand for new office space is already outstripping supply from both existing and permitted office space.
28. Schedule 2, Part 3, Class O of the GPDO requires prior approval from the local authority for a determination of the transport and highways impacts of the development, and contamination and flooding risks in relation to the building. Class O was amended in 2016 which now requires consideration of the impacts of noise from commercial premises on the intended occupiers of the development.
29. The prior approval process does not allow the consideration of impacts related to the suitability and quality of accommodation created through change of use, pressure on social infrastructure and open space, the loss of employment space or wider economic effects. Such impacts could not be mitigated through planning conditions or obligations, nor could affordable housing or contributions towards strategic infrastructure be secured.

Contribution to Economy

30. Offices in Southwark's CAZ contribute to the economy both within and far beyond the local area. The GLA has compiled strategic evidence to support the introduction of Article 4 Directions in the CAZ for office to residential permitted development rights (Appendix D). It calculates that the output of the CAZ,

Northern Isle of Dogs and a 1km fringe around them stood at just over £194 billion in 2015 accounting for over 50% of London's output and around 12% of UK output. Southwark's output in 2015 was £14.9 billion or around 1% of the entire UK output. In addition to achieving this very high output Southwark is an economically competitive borough. Southwark was ranked as the 4th most competitive out of 379 local authorities in the UK in the 2013 UK Competitiveness Index. Southwark contains a large portion of the South Bank office market. The Union Street Partners' Quarter 4 2017 London South Bank Office and Retail Markets (2018) update reported an annual investment of £2.2 billion in 2017 up from a 10 year average of £930 million. There has been £3.9 billion investment in the last 3 years including £2.1 billion from overseas.

31. The strength of the office-based economy in Southwark's CAZ is underpinned by its strategic location. Businesses can access major transport hubs at Waterloo, Elephant and Castle and London Bridge and are well connected to the City, Midtown and West End markets north of the river. Major international firms from a range of sectors have taken up premises in the area including business and professional services such as Pricewaterhouse Cooper and Norton Rose Fulbright, traditional media companies such as the Financial Times and News UK and new media companies such as Square Enix.
32. The Southwark Employment Land Study (ELS) 2016 identifies the Southwark CAZ as being part of the principal economic cluster for professional scientific and technical services in London. It has attracted professional and business services such as legal and accountancy services, advertising and market research which will continue to grow as a sector. Union Street Partners report recent take-up of offices from 2014-17 by technology, telecoms, professional services and serviced offices companies.
33. Many of the businesses within Southwark's CAZ come together in Business Improvement Districts (BIDs): Team London Bridge, Better Bankside, South Bank and We Are Waterloo. When the council successfully sought the exemption for the CAZ in the GPDO in 2013, BIDs wrote in support of the application. The council has also received letters from Better Bankside and We are Waterloo BIDs (Appendix E) in support of an Article 4 Direction to maintain planning controls for office to residential conversions.
34. The strategic evidence provided by the GLA concludes that the CAZ provides an irreplaceable contribution to the prosperity of the UK thanks to established policy support for offices. Offices in Southwark's CAZ bring the opportunities provided by strategic economic activity close to residents. There are deprived areas in the north of the borough and their proximity to the CAZ provides opportunities for those most in need. An Article 4 Direction would prevent harm to economic wellbeing locally, city-wide and nationally.

Agglomeration benefits

35. As set out in the GLA's strategic evidence, the concentration of large numbers of office-based businesses in Southwark's CAZ leads to increased productivity, access to a large pool of labour, collaboration, and transfer of knowledge, innovation and technology between businesses. Along with the character and reputation of the CAZ this improves the competition, efficiency and global competitiveness of Southwark, London and the UK. This agglomeration is boosted by exceptional levels of transport connectivity.

36. The Southwark ELS (2015) describes how the improvement of the environment in Southwark's CAZ in recent years, the Jubilee Line extension, development of large scale offices and the local cultural offer have supported the growth of professional and creative business clusters. Developments at Bankside, More London, The Place and The Shard have added 550,000 sqm of prime office space to help create a critical mass for agglomeration. Union Street Partners report evidence of clustering in recent office leases that have been taken up. Closely associated with office clusters, hotel growth in the South Bank market added 8,500 rooms in 2017.
37. The Small Offices and Mixed Use in CAZ (2015) report for the GLA identifies Southwark's CAZ as an important growing cluster for small offices as well. The Southwark ELS points to the establishment of co-working and incubator spaces. It also gives examples of small office agglomeration at the level of individual buildings where businesses share similar requirements for facilities, location and rents. For example 75 Bermondsey Street contains the following firms:
- Agent (account management)
 - Animi (digital marketing)
 - Beyond (design)
 - Encore (digital media)
 - Kurt Geiger (fashion)
 - Lexis (creative communications)
 - Morar Consulting (marketing)
 - Next 15 (business investment)
 - Reverb (event management)
38. An Article 4 Direction would allow planning controls to maintain the concentration of businesses which add to the character and amenity of Southwark's CAZ as well as underpinning economic activity and wellbeing.

Employment

39. The Southwark ELS estimates that 56.3% of all jobs in Southwark's CAZ are found in B use class properties and of this total 51.9% are office jobs. The ELS also places publishing/media/digital, professional services and second-tier office activities in the top 5 sectors for the strongest growth and greatest concentration in job numbers. These sectors have helped to drive job growth in recent years; between 2000 and 2013 the ELS indicates employment in Southwark grew by 41% (74,000 jobs) compared to 21% for Lambeth and 16% for London.
40. The Southwark ELS estimates that 72% of Southwark's jobs and 90% of all office employment in the borough is concentrated in the CAZ. A further 18% of Southwark's jobs are in the CAZ fringe which is also highly dependent on businesses providing services to the central London office-led economy. This connection of the wider employment base to the CAZ is also highlighted by the Southwark Industrial and Warehouse Land Study 2014.
41. The GLA's strategic evidence predicts that employment in the CAZ will increase by 423,000 jobs between 2016 and 2041 of which around 290,000 jobs are expected to be in offices. Between 2014 and 2036 the Southwark ELS forecasts an increase of 58,000 jobs, with 34,500 of these being office jobs due to high levels of growth in professional and technical services. London Plan opportunity areas set targets for 30,000 new jobs in Southwark's CAZ and the ELS argues

that these should be increased. The New Southwark Plan contains allocations for development sites in the CAZ requiring an uplift in office floorspace to meet these targets alongside the delivery of new homes. Some of these sites contain existing offices and their conversion to residential could prevent comprehensive redevelopment.

42. Offices are central to providing employment in Southwark both for residents and workers across a much wider area. Overall job numbers are highly dependent on the CAZ and its vicinity as is the high level of jobs growth seen in recent years. Offices account for the majority of future jobs forecast and this expansion of employment would be undermined by the uncontrolled loss of offices to residential.

Contributions to strategic infrastructure

43. Change of use from office to residential without planning permission in Southwark's CAZ would undermine contributions to strategic infrastructure. The impact on funding could be significant given the amount of existing office space. The GLA has highlighted the success of the Mayoral Community Infrastructure Levy (CIL) to fund strategic transport infrastructure, namely Crossrail, essential to supporting the agglomeration of business functions in the CAZ and their contribution to the local and national economy and employment. The GLA has consulted on its proposals for MCIL2 to fund Crossrail 2 to address major pressures due to growth in London and the South East.
44. Development granted planning permission must also pay Southwark CIL to help fund strategic health, education, parks and transport infrastructure. This will include the extension of the Bakerloo Line, enabling delivery of 20,000 homes and 10,000 jobs in Old Kent Road as well as growth in New Cross and Lewisham. It will transform connectivity in south-east London, increase the capacity and resilience of London's transport network and provide opportunities for improved wellbeing and enhanced local amenity for quality of life. Offices could also contribute to the Bakerloo Line extension through MCIL2 if the Mayor allocates some of those receipts. Business rate retention will also make an important contribution to strategic infrastructure funding packages in the future, including the Bakerloo Line extension. This funding would be reduced by the loss of office floorspace and potential loss of higher density mixed use redevelopment.

Central London office market trends

45. The stock of office space in Southwark's CAZ is substantial and has grown in recent years to accommodate a variety of businesses in growing clusters benefitting from agglomeration and providing employment as well as supporting the national economy. The GLA's evidence states that office space in the CAZ has been growing since 2000 and now amounts to almost 20 million sqm, which is over a fifth of the UK's total. The Southwark ELS indicates that the borough's office stock grew from 1 to 1.3 million sqm between 2000 and 2012 due to the regeneration of the South Bank and delivery of More London as well as smaller schemes. Union Street Partners report that the total South Bank stock is now almost 2 million sqm. The ELS describes how the office market south of the river has been transformed, notably with the relocation of City firms such as Ernst Young and Omnicom Group south of the river.

46. Despite the expansion of office stock all evidence points towards demand outstripping supply. The Southwark ELS reasons that the regeneration of Southwark's CAZ will continue to strengthen its appeal for business and that there are positive underlying drivers of demand for office space. This is in line with the situation across the CAZ; the 2017 London Plan Annual Monitoring Report concludes that the current level of office permissions is too low to provide adequate development supply. The ELS forecasts a need for 460,000 sqm net additional office floorspace and that 80% of this should be provided in Southwark's CAZ, including Grade A space of the order of More London in highly accessible locations as well as smaller managed offices for SMEs. The sensitivity of location underlines the need to protect office stock that is already in highly suitable locations for business. These forecasts are backed up by the latest market data. Union Street Partners report that the availability rate in the South Bank office market is 3.4%, well below the recommended 8% vacancy rate for efficient market operation and lower than the rates for the West End, Midtown and City. They also report an annual take-up of space by business of around 120,000 sqm, above the 10 year average of 100,000 sqm. The New London Quarterly Winter 2017/18 described the office market in Southwark's CAZ as resilient with continuing investor interest and one of the few markets not to be negatively impacted by EU Referendum result. All of these indicators of high demand and constrained supply suggest that a significant loss of office space would negatively impact the effective functioning of the market and create issues for businesses such as increases in rents.
47. Within this context there is a concerning threat to office space and office-based businesses posed by the competing demand for homes. The GLA's London Office Policy Review (2017) highlights the pressure for residential development with little likelihood of change in the future. The Southwark ELS demonstrates that projected housing growth will negatively impact employment floorspace.
48. Existing small and second hand office premises are more likely to be at risk from office to residential permitted development rights as they would be more readily converted into flats compared to large floorplate or new recently fitted out offices. The Small Offices and Mixed Use in CAZ report states that 82% of Southwark's businesses have less than 10 employees. The ELS also suggests that Southwark's CAZ is still largely characterised by SMEs, such as those found around Blackfriars Road, Borough High Street, Southwark Street and Bermondsey Street, with demand for new space catering specifically for small occupiers. Union Street Partners also point to the importance of second hand space for the local market, making up 69% of activity in Q4 2017.
49. The delivery of new offices is also put at risk. The ELS forecasts a high need for new Grade A, large floorplate office space to serve the professional services market where there is little available supply at present. These offices will require the delivery of strategic scale development in Southwark's CAZ. The profile of opportunity sites identified during the preparation of the New Southwark Plan suggests that suitable sites will usually have an existing employment land-use, often offices. Opportunistic conversion of these offices to residential could undermine their comprehensive redevelopment to achieve greater levels of new office provision alongside new homes. The pipeline of existing planning permissions in the London Development Database illustrates that sites with offices are coming forward for redevelopment to provide improved office space. Of the approximately 138,000 sqm gross new office floorspace in the pipeline in March 2017, 110,000 sqm (80%) was permitted on sites with existing office

space. The New Southwark Plan allocates sites to achieve the delivery of new office space in the CAZ and their delivery could be undermined by permitted development rights where these prevent sites with existing offices being available for comprehensive redevelopment. Sites that are within the CAZ are recognised in the plan as being the most in demand for office delivery and are required to contribute to this growth by providing an increase in the amount of employment floorspace.

Office and residential values

50. The profits that could be realised would provide a strong incentive for conversion from office to residential under permitted development rights due to differences in value between the land uses. The GLA's evidence points out that the whole CAZ is attractive for homes as well as offices and that subsequent viability studies have shown that residential values have exceeded office values even in the most desirable locations for high turnover office-based businesses. The GLA present evidence that office rental values are cyclical so that relative values to residential change over time. At the top of the cycle in Southwark's CAZ some offices may have competed with average residential values but at the bottom of the cycle there would be an even stronger incentive for conversion. Since 2008 the price of residential land has been growing and office price growth cannot compete, with prime residential values far exceeding those for prime offices across the CAZ.
51. The Southwark ELS discusses the threat of high value residential in Southwark's CAZ creating pressure to convert and for businesses to have to relocate out of the borough or occupy poorer quality space. The study identifies a problem with office rental values dropping away from the riverside putting the second tier businesses that support the highest value CAZ firms at risk. It also draws attention to the risk to any future supply if potential development land can be outbid by residential developers. This would be exacerbated if residential could be established as the existing use through the tactical use of the permitted development rights.
52. The New Southwark Plan Housing Viability Study 2017 supports the GLA's findings that residential values have grown significantly since the recession and they now exceed pre-recession peak values by 71%. The study reviews residential sales value forecasts and they predict that values will continue to increase. Southwark's CAZ falls in the highest value zone identified for residential development in the borough. High value residential rents range from £2,600 per month for a 1 bed flat to £3,250 per month for a 3 bed flat. For one bed flats this approximates to £800 per sqm per year, above the £700 per sqm per year for office rents. Union Street Partners' transaction data suggests that office space is achieving lower rents than this in practice, with an example of second hand grade A space on Blackfriars Road letting for £565 per sqm and even a new investment office letting on Blackfriars Road for £535 per sqm. Sales values of residential in the area from the viability study range from approximately £12,400 to £23,200 per sqm. This puts the majority of residential above the £13,000 per sqm approximate sales value for offices calculated from the rent. Again Union Street Partners' data suggests office values are even lower in practice with a new build example on Blackfriars Road at £12,700 per sqm, dropping to £6,500 per sqm for an office on Great Suffolk Street and £5,400 per sqm on Bermondsey Street.
53. This data suggests that residential values will continue to outstrip office values and that offices of all grades and particularly the smaller offices vital to SMEs

and easiest to convert to residential are at risk. There is therefore a high likelihood of the harm to the economy, agglomeration, strategic infrastructure delivery, employment and the office market discussed above. The GLA highlight the cumulative nature of this impact that requires management through a planned approach to office and residential development in the CAZ.

Impacts and unintended consequences

54. Office to residential permitted development rights were introduced with the intention of making better use of vacant commercial buildings for housing. This would not be the outcome in Southwark's CAZ where vacancy rates are exceptionally low but high residential values would nevertheless incentivise conversion of offices even though they are occupied. This unintended consequence can already be observed in areas across London where the permitted development rights already apply. The GLA report that 1.6 million sqm of office floorspace (6% of London's total stock) has prior approval for office to residential conversion, including many offices on the fringes of the CAZ. More than half of this floorspace is fully or partly occupied and the GLA conclude these permitted conversions are impacting on SMEs and start-up businesses in particular. Given the size and nature of the office market in Southwark's CAZ the harmful impacts would be even greater.
55. The Southwark ELS raises concerns about the net loss of office space since 2010 and the even greater gross loss of lower cost office space important to SMEs. The study points to successful regeneration leading to rising rents, with the discount compared to the city falling from 18% in 2006 to 8% in 2014, which would likely inflate significantly with a greater loss of office space allowed by permitted development. It highlights prominent examples of large residential development at One Tower Bridge and the King's Reach Tower conversion that illustrate the pressure for residential development even where the most successful commercial uses are otherwise viable.
56. An Article 4 Direction would prevent the unintended harm of office to residential permitted development rights in the CAZ on existing occupiers and their contribution to the character of the area, employment, the overall functioning of the CAZ and the wider economy.

Housing delivery

57. Large numbers of new homes are being delivered in Southwark through an effective planned approach to regeneration and even greater numbers will be deliverable in the future without the need to relax requirements on office to residential conversion. The Authority Monitoring Report indicates that from 2011 to 2016 over 1,700 homes have been delivered in Southwark on average each year through large-scale regeneration, conversions, extensions, student housing development and vacant homes being brought back in to use. A net total of nearly 2,200 affordable homes have been delivered in the borough over the five year period and 42% of new homes on schemes of ten units or more have been affordable. The Southwark Five and Fifteen Year Housing Land Supply: 2016-2031 report last indicated that planning was making sufficient land available for 18,595 homes that could be developed over 5 years and 42,043 homes that could be developed over 15 years.
58. The GLA evidence points to the Mayor's draft London Plan, which sets out ambitious ten-year housing targets for every borough, alongside Opportunity

Area plans for longer-term delivery where the potential for new homes is especially high. The London Plan strikes an appropriate balance between strategic housing and office needs, supported by the draft London Housing Strategy setting out how the Mayor of London will work with boroughs to deliver the step change in housing supply required. The London Plan and Housing Strategy support the delivery of housing within the CAZ such that it does not compromise the agglomerations of offices and other strategic functions.

59. The New Southwark Plan identifies enough sites to build at least 2,736 homes per year which would meet the adopted London Plan target of 27,362 homes between 2015 and 2025. This is a greater level of capacity than the target in the draft London Plan. Site allocations in Southwark's CAZ will achieve an uplift in office floorspace sufficient to meet demand as well as making a substantial contribution to the ambitious target for homes. The level of housing and office delivery anticipated in the plan through comprehensive redevelopment would be greater than that achieved by piecemeal conversions of office to residential. There are examples of conversions from commercial to residential that have taken place outside the CAZ in Old Kent Road before regeneration had begun in earnest where a much greater scale of development is now being planned for on nearby sites. The London Development Database also provides evidence that planning controls are effectively managing and not preventing the redevelopment of appropriate office sites. Of the live permissions at March 2017, 1,304 of the 3,085 permitted homes in the CAZ wards were on sites that had existing office floorspace. This illustrates how permitted development rights could undermine the delivery of a greater number of homes due to the possibility of a quick profit through conversion.

Areas affected

60. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. For the reasons outlined above it is considered necessary to remove all permitted development rights relating to conversion to residential in Southwark's CAZ (Appendix B).

CONSULTATION

61. The representation period on the Article 4 Direction: B1 Office to residential complied with the provisions set out under Article 4 (1) of the Town and Country Planning (General Permitted Development Order) 2015 as amended and ran from 29 March 2018 to 10 May 2018. Notice of the Directions was made by:
- Local advertisement in the local press;
 - Site notices placed in visible locations on principle streets in Southwark's CAZ;
 - Written notification sent to all commercial addresses in Southwark's CAZ, specifying a period of at least 21 days in which representations can be made; and
 - Notification to the Secretary of State.
 - Mail out to over 7,000 email addresses on the council's planning policy consultation notification mailing list;
 - Article 4 Direction council webpages updated with relevant information on the Direction, the representation period, the planning committee report and other supporting documents available to view and download; and

- Online Consultation Hub Page providing information on the Direction and a portal for submitting representations.
62. During the representation period 17 representations were received, of which 8 respondents expressed their support for the Article 4 Direction. Reasons given in support of the Article 4 Direction included concern for the loss of economic activity as part of the mix of uses.
63. In support of the Article 4 Direction respondents identified the following issues;
- The loss of office uses would result in a loss of the mix of uses, disturbing the diversity of the area, discouraging economic activity.
 - The loss of office use to residential would result in an escalation of property value due to the lack of availability, reducing affordability.
 - The loss of office use would lead to further overcrowding, including added pressure on the transport network.
 - The loss of office use to residential would lead to a lack of scrutiny and consideration of the impact of additional residential properties on neighbouring residents.
64. Four respondents objected to the Article 4 Direction. Reasons given include:
- Considers the Article 4 to be a preventative measure to increase housing in the borough.
 - The need for housing in the borough rather than a need for office space, demonstrated by thousands of empty office spaces.
65. In response to objections received, the pressures of delivering housing to meet local needs within the borough is a council priority and there are strong policies to strategies to increase the supply of housing. Nevertheless the CAZ represents an important part of the central London and Southwark economy which responds to demand for offices as outlined within this report. Housing delivery within the borough is outlined in paragraphs 57-59 above.
66. Four respondents neither object nor support the Article 4 Direction.
67. One response was received which cannot be considered in the decision to confirm the Direction, as it does not relate to the purpose of the Direction.
68. Each of the representations received raised relevant to the confirmation of the Direction have been carefully considered in the planning committee report, under the Key Issues for Considerations Section. It must be noted that whilst the Council welcomes support to the Direction, representations of objection are acknowledged and considered.

Conclusions

69. An Article 4 Direction can be made if the council is satisfied that it is expedient that development should not be carried out unless planning permission is granted on application.
70. The use of an Article 4 Direction would not restrict development altogether, but instead ensure that development requires planning permission. Planning permissions including residential development on office sites in the CAZ would ensure the balance between office and residential uses is appropriate. They

would ensure that new homes are of good quality with access to sufficient amenity space, play space, parking and social infrastructure. They would secure affordable housing, housing for people with specialist needs, family housing and contributions to strategic infrastructure. In accordance with adopted and emerging planning policy, employment sites within the CAZ are required to retain or uplift the amount of employment floorspace.

71. The council is satisfied that permitted development rights granted by Schedule 2, Part 3, Class O would present a significant risk to the economic wellbeing of residents and the amenity of Southwark's CAZ where the concentration of offices is essential to its character and function. The harm that permitted development rights could cause extends to London and the UK due to the contribution offices make to economic output, agglomeration, employment growth and the property market; the loss of funding for strategic infrastructure; unintended consequences for occupiers and future development; and the undermining of planned housing delivery.
72. Having taken into account the representations made and for the reasons as detailed in this report, the council is satisfied that permitted development rights granted by:
- General Permitted Development Order 2015 (as amended)
 - Schedule 2, Part 3, Class O (change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule)

presents an immediate threat to the protection of offices within the Central Activities Zone in recognition of their contribution to the economy nationally, regionally and locally and therefore the Direction should be confirmed.

Community Impact Statement

73. The council is working to improve the economic wellbeing of residents and to ensure that Southwark has a strong local economy with opportunities for employment, vibrant centres to do business in and residents equipped with skills and knowledge to access employment. The Article 4 Direction seeks to protect the contribution of offices to the local economy and economic wellbeing.
74. The equalities analysis (Appendix C) has concluded that the Article 4 Direction will have a positive impact on equalities and it will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

Financial Implications

75. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by Schedule 2, Part 3, Class O, the council's potential liability for compensation is limited to one year from the date the Direction is introduced. The direction will be made more than one year before the expiry of the existing exemption from the permitted development right so applicants will not be entitled to claim compensation.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

76. Planning Committee is being asked to confirm a non-immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class O of the GDPO to restrict changes of use from office use to a dwelling house within the Central Activities Zone; to note the equalities analysis of the proposed Article 4 Direction and to delegate to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements.
77. Part 3F of the council's Constitution entitled "Matters reserved for decision by the Planning Committee" at paragraph 3 reserves to Planning Committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This confirms Planning Committee has authority to take the decisions being asked of it.
78. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not. This report notes the conclusion in the equalities analysis that the Article 4 Direction is anticipated to have a positive impact on equalities. The report should however be considered in full.
79. In addition, the Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for homes); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). It is important to note that few rights are absolute in the sense that they cannot be interfered with under any circumstances. 'Qualified' rights, including Article 8 and the First Protocol, can be interfered with or limited in certain circumstances. The extent of legitimate interference is subject to the principle of proportionality whereby a balance must be struck between the legitimate aims to be achieved by a local planning authority in the policy making process against the potential interference with individual human rights. In this case it is considered proportionate to remove permitted development rights in order to protect the Central Activities Zone.

Strategic Director of Finance and Governance (PW18/004)

80. The report is requesting planning committee to authorise the confirmation of a non-immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (GPDO) Order 2015 for changes of use from office use (Class B1a) to a dwellinghouse (Class C3) in the Central Activities Zone in Southwark (Appendix B). The Direction allows more

than 12 months notice prior to the date when Class O will come into effect for the Central Activities Zone (31 May 2019).

81. The report is also requesting planning committee to note updated equalities analysis of the proposed Article 4 Directions (Appendix C) and delegates to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 2015. Full details are provided within the main body of the report.
82. The strategic director of finance and governance notes that there will be no financial implications due to the implementation of the recommendations of this report.
83. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|---|--|
| Saved Southwark Plan 2007 | http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan | planningpolicy@southwark.gov.uk |
| The Core Strategy 2011 | http://www.southwark.gov.uk/info/200210/core_strategy | planningpolicy@southwark.gov.uk |
| General Permitted Development Order 2015 | http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf . | planningpolicy@southwark.gov.uk |
| Southwark's Economic wellbeing strategy 2017-22: A partnership for local growth | https://www.southwark.gov.uk/business/economic-wellbeing-strategy | planningpolicy@southwark.gov.uk |
| New Southwark Plan proposed submission version 2017 | https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan?chapter=4 | planningpolicy@southwark.gov.uk |
| London Plan 2016 | https://www.london.gov.uk/what-we-do/planning/london-plan | planningpolicy@southwark.gov.uk |
| London Plan Annual Monitoring | https://www.london.gov.uk/what-we-do/planning/london-plan | planningpolicy@southwark.gov.uk |

| | | |
|--|---|--|
| Report 2017 | k/what-we-do/planning/implementation-london-plan/monitoring-london-plan | k.gov.uk |
| CAZ Supplementary Planning Guidance 2016 | https://www.london.gov.uk/what-we-do/planning/implementation-london-plan/supplementary-planning-guidance/central-activities-zone | planningpolicy@southwark.gov.uk |
| Small Offices and Mixed Use in CAZ 2016 | https://www.london.gov.uk/file/24189 | planningpolicy@southwark.gov.uk |
| London Office Policy Review 2017 | https://www.london.gov.uk/sites/default/files/london_office_policy_review_2017_final_17_06_07.pdf | planningpolicy@southwark.gov.uk |
| Southwark Employment Land Study 2016 | https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base-documents | planningpolicy@southwark.gov.uk |
| Southwark Industrial and Warehouse Land Study 2014 | https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base-documents | planningpolicy@southwark.gov.uk |
| New Southwark Plan Housing Viability Study 2017 | https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base-documents | planningpolicy@southwark.gov.uk |
| Southwark Authority Monitoring Report | https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/authority-monitoring-report | planningpolicy@southwark.gov.uk |
| Southwark Five and Fifteen Year | https://www.southwark.gov.uk | planningpolicy@southwark.gov.uk |

| | | |
|--|---|--|
| Housing Land Supply: 2016-2031 | ov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base-documents | k.gov.uk |
| Union Street Partners' Quarter 4 2017 London South Bank Office and Retail Markets (2018) | http://www.unionstreetpartners.co.uk/research | planningpolicy@southwar.k.gov.uk |
| New London Quarterly Winter 2017/18 | http://www.newlondonquarterly.com/ | planningpolicy@southwar.k.gov.uk |

APPENDICES

| No. | Title |
|------------|---|
| Appendix A | Draft Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class O, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
| Appendix B | Map of the Central Activities Zone subject to proposed Article 4 Direction |
| Appendix C | Equalities analysis |
| Appendix D | Strategic evidence to support London borough Article 4 Directions in London's nationally significant office locations |
| Appendix E | Letters of support from Business Improvement Districts |

AUDIT TRAIL

| | | |
|---|---------------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Deepa Mistry, Planning Policy Officer | |
| Version | Final | |
| Dated | 24 October 2018 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Director of Law and Democracy | Yes | Yes |
| Strategic Director of Finance and Governance | Yes | Yes |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | 24 October 2018 | |

Article 4 Direction: Offices to residential in the Central Activities Zone (CAZ)

| No. | Title |
|------------|---|
| Appendix A | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class O, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
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**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 2015 (AS AMENDED)**

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

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged red on the attached plan, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below:

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with paragraph 1 of Schedule 3, shall come into force on 31 May 2019.

SCHEDULE

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule *comprised within Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015.*

1. Made under the Common Seal of the London Borough of Southwark this 29 day of March 2018

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


.....
Authorised Signatory

KATHARINE REED



29955

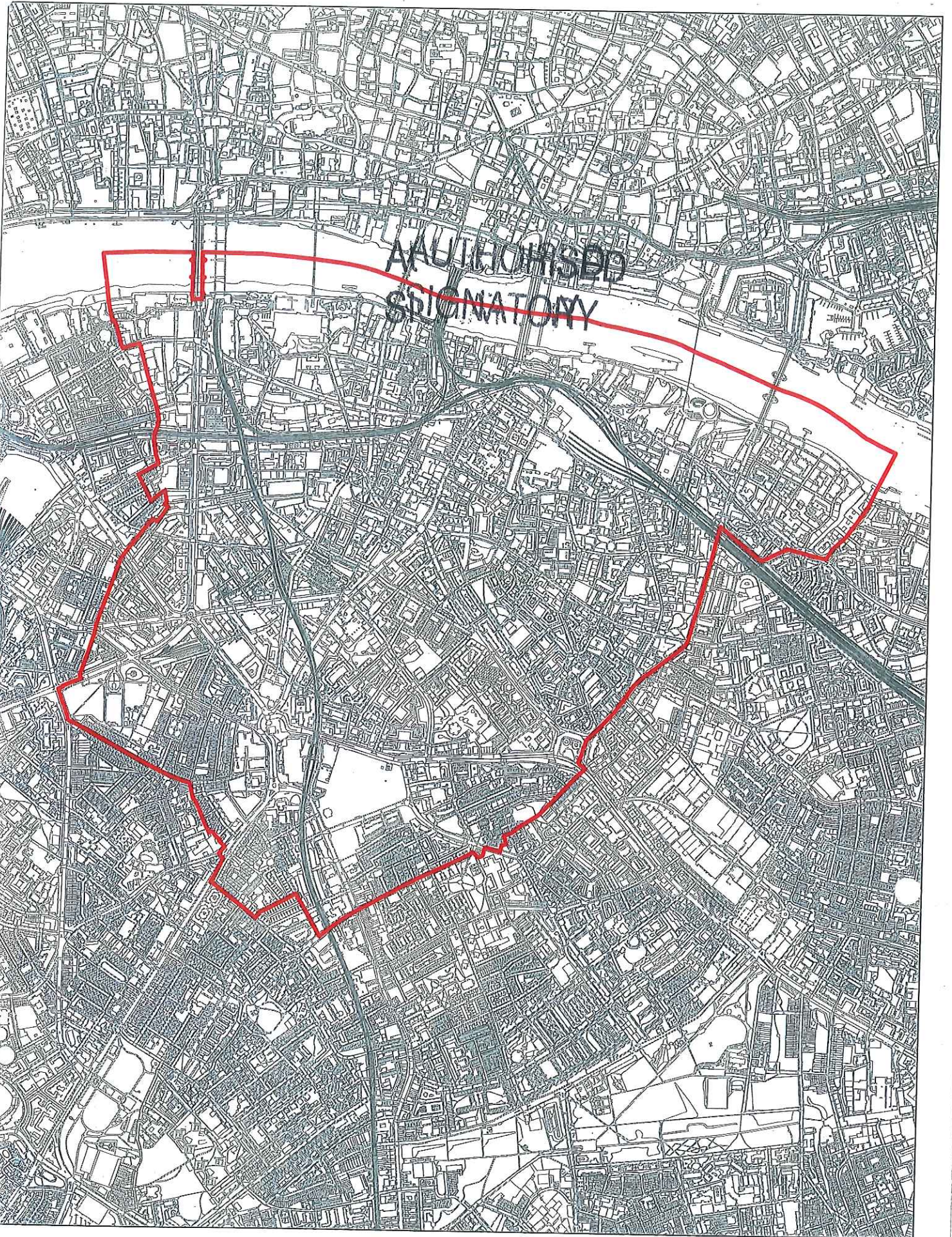
2. Confirmed under the Common Seal of the London Borough of Southwark this
.....day of.....2019

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

.....
Authorised Signatory

Annex

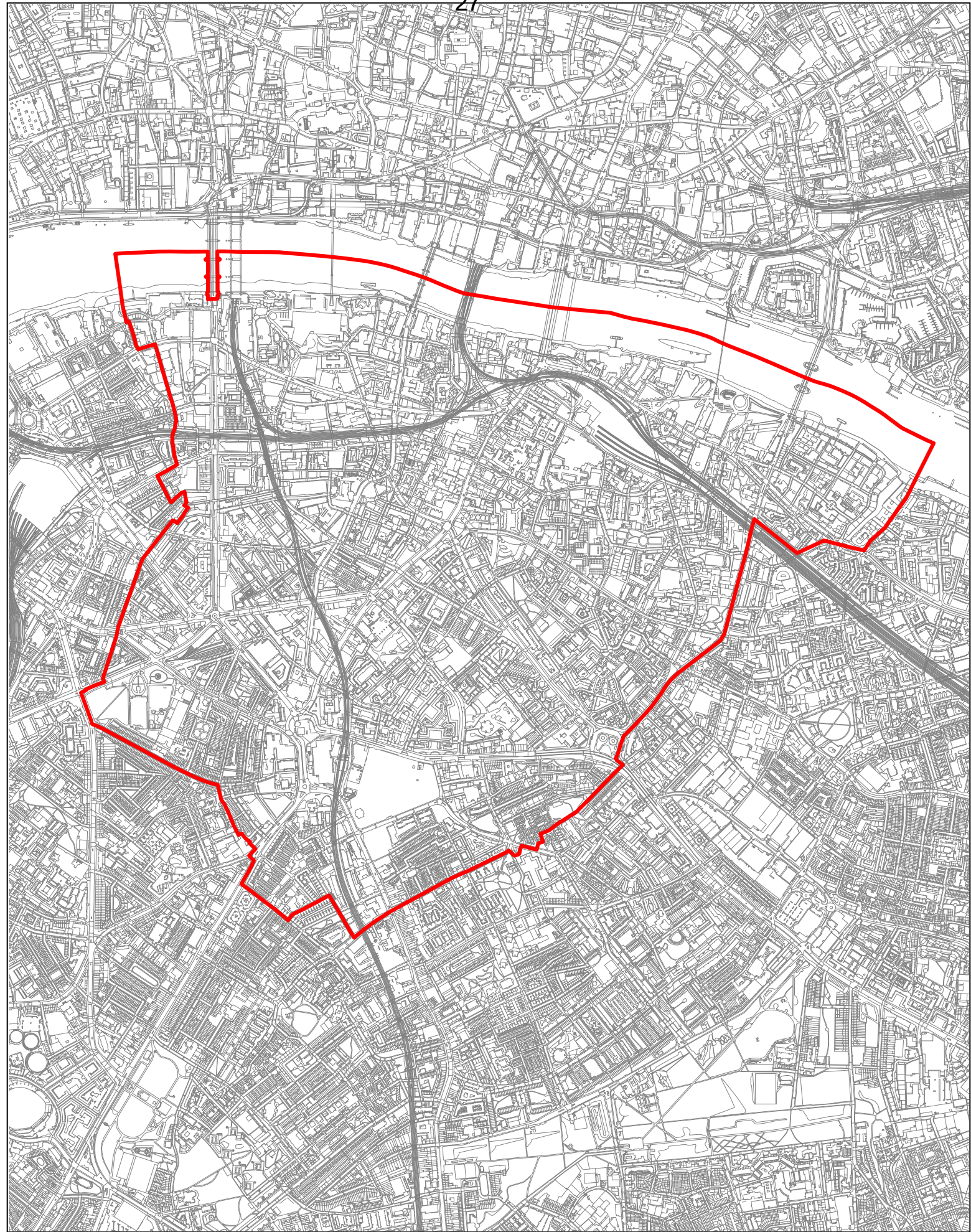
Central Activities Zone



Southwark Central Activities Zone

Article 4 Direction: Offices to residential in the Central Activities Zone (CAZ)

| No. | Title |
|------------|---|
| Appendix A | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class O, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
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| Appendix E | Letters of support from Business Improvement Districts |



Southwark Central Activities Zone

Article 4 Direction: Offices to residential in the Central Activities Zone (CAZ)

| No. | Title |
|------------|---|
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| Appendix B | Map of the Central Activities Zone subject to proposed Article 4 Direction |
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| Appendix E | Letters of support from Business Improvement Districts |

Initial Equalities Analysis Stage 2

November 2018

Section 1: Equality analysis details

| | |
|---|---|
| Proposed policy/decision/business plan to which this equality analysis relates | Confirmation of Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class O, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
|---|---|

| | | | | | |
|---------------------------------------|-----------------|-----------------|-----------------|-------------|----------|
| Equality analysis author | Deepa Mistry | | | | |
| Strategic Director: | Simon Bevan | | | | |
| Department | Chief Executive | Division | Planning Policy | | |
| Period analysis undertaken | November 2018 | | | | |
| Date of review (if applicable) | Tbc. | | | | |
| Sign-off | Laura Hills | Position | Team Leader | Date | 15.10.18 |

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

1.1 Brief description of policy/decision/business plan

This equalities analysis report supports the report to Planning Committee on 6 November 2018 which requests confirmation on the introduction of a non-immediate Article 4 Direction to remove permitted development rights granted by Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) in Southwark's part of London's Central Activities Zone (CAZ). The Article 4 Direction was originally made in March 2018 and it is now proposed to confirm it following a period of consultation.

Schedule 2, Part 3, Class O of the Order allows a change of use from offices (Class B1a) to a dwellinghouse (Class C3) without the need to apply for planning permission. Southwark's CAZ is currently exempt from the permitted development right until 31 May 2019.

The ability for the local authority to ensure the balance between office and residential uses in the CAZ is constrained by the Town and Country Planning General Permitted Development Order (GPDO) 2015 (as amended).

The GPDO 2015 (as amended) consolidated permitted development rights for England and introduced new provisions. This included the change of use from offices to dwellinghouses before 30 May 2016 without the need for a full planning application, except for land which had been granted an exemption. The exempted land included Southwark's CAZ after a successful application by the council to the Secretary of State when the right was first introduced in 2013. The GPDO was amended in 2016 making the development right permanent and removing the exemption after 30 May 2019.

There are a number of concerns with regard to converting offices to residential in Southwark's CAZ which should be subject to a robust analysis in determining whether such a use would be acceptable. Conversion presents a significant risk to the economic wellbeing of residents and the amenity of Southwark's CAZ where the concentration of offices is essential to its character and function. The harm that permitted development rights could cause extends to London and the UK due to the contribution offices make to economic output, agglomeration, employment growth and the property market; the loss of funding for strategic infrastructure; unintended consequences for occupiers and future development; and the undermining of planned housing delivery.

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

Article 4 Directions can either be immediate or non-immediate depending upon whether notice is given of the date on which they come into force. In the case of this report, the council is proposing to confirm a non-immediate Article 4 Direction to withdraw the permitted development rights for the change of use from offices to residential in Southwark's CAZ.

Section 3: Overview of service users and key stakeholders consulted

| 2. Service users and stakeholders | |
|---|---|
| Key users of the department or service | Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups. |
| Key stakeholders are involved in this decision | <p>The key stakeholders involved in this proposal include: Cabinet Member for Regeneration and New Homes, Southwark Councillors, Development Management and Planning Policy officers and the Property division.</p> <p>The Development Management team will be responsible for monitoring the Article 4 Directions and to determine any subsequent planning applications submitted for change of use.</p> <p>The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.</p> |

Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of the proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act; which local authorities are obligated to consider and assess under the public sector equality duty (PSED). Its aims are to eliminate unlawful discrimination, harassment victimisation and other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who do not, as well as fostering good relations between people who share a protected characteristic and those who do not,

The protected characteristics are listed as follow:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The confirming of the Article 4 Direction does not have a direct impact on any groups with protected characteristics; as the confirmation of the direction leaves the existing area undisturbed. However, planning applications made as a result of the direction may have a potential impact on certain protected characteristics, which is not yet known at this stage. This can be addressed separately as part of the application process should this become the case.

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

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

The implementation of the Article 4 Direction and the requirement for planning permission

will protect employment and economic wellbeing. A strong local economy will provide opportunities for all ages and employment opportunities will benefit working age people in particular.

The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all age groups in society. Overall there will be a positive impact for all age groups.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

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

The potential change of use of offices to dwellings could have a negative impact on people with disabilities. Dwellings within office buildings may not always be easily accessible for vehicles or provide safe access for wheelchairs, and people with limited mobility could be affected by this. The Article 4 Direction will help to ensure that good quality residential accommodation is provided in the borough that ensures there is good

accessibility for people with disabilities and is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

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

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

The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality groups.

Equality information on which above analysis is based.

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

Mitigating actions to be taken

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

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

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| Possible impacts (positive and negative) of proposed policy/decision/business plan |
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| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction. |
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| The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality groups. |
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| Equality information on which above analysis is based |
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| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise. |
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| Mitigating actions to be taken |
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| The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts. |
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| Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding. |
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| Possible impacts (positive and negative) of proposed policy/decision/business plan |
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| The potential change of use of offices to dwellings could have a negative impact on pregnant women. Dwellings within offices may not always be easily accessible for vehicles, including emergency vehicles, and pregnant women could be affected by this. |
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| The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality groups. |
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| Equality information on which above analysis is based |
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| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise. |
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| Mitigating actions to be taken |
|---------------------------------------|

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

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

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

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

The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality groups.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

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

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

The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality groups.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

Sex - A man or a woman.

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

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

The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality groups.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

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

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

The Article 4 Direction will help to ensure that good quality residential accommodation, employment and a strong local economy are provided in the borough that support the needs of all groups in society. Overall there will be a positive impact for all equality

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| groups. |
| Equality information on which above analysis is based |
| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise. |
| Mitigating actions to be taken |
| The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts. |

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| Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol |
| Possible impacts (positive and negative) of proposed policy/decision/business plan |
| The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Directions have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered. |
| Information on which above analysis is based |
| Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Directions, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate. |
| Mitigating actions to be taken |
| N/A |

Section 5: Further actions and objectives

| 5. Further actions | | | |
|--|---|---------------|------------------|
| Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions. | | | |
| Number | Description of Issue | Action | Timeframe |
| 1 | <p>This equalities analysis assesses the impact of confirming the Article 4 Direction on protected characteristics. The decision to introduce the Direction was made in March 2018. No issues relating to equalities have been raised during consultation.</p> <p>Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage.</p> | Tbc | Ongoing |

Article 4 Direction: Offices to residential in the Central Activities Zone (CAZ)

| No. | Title |
|------------|---|
| Appendix A | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class O, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
| Appendix B | Map of the Central Activities Zone subject to proposed Article 4 Direction |
| Appendix C | Equalities analysis |
| Appendix D | Strategic evidence to support London borough Article 4 Directions in London's nationally significant office locations |
| Appendix E | Letters of support from Business Improvement Districts |

Strategic evidence to support London borough Article 4 Directions in London's nationally significant office locations

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Executive Summary

In May 2013, Government introduced **permitted development rights (PDR)** to allow offices to be converted to residential without the need for planning permission¹. For defined locations the Government granted **exemptions from these rights** in recognition of their role as nationally significant office locations. In London these locations include:

- The whole of the Central Activities Zone (CAZ)
- Northern Isle of Dogs (NIOD)
- Tech City
- The Royal Borough of Kensington & Chelsea
- The Royal Docks Enterprise Zones

These exemptions are due to **expire in May 2019**.

This paper sets out a summary of the **strategic evidence** to support the relevant boroughs to introduce 'Article 4 Directions' which would remove the permitted development rights that would otherwise apply.

The Mayor's **strategic objectives** on this matter are:

- to safeguard, enhance and promote the **agglomerations of nationally significant offices** in the capital and their contribution to the London and UK economy
- to support a **co-ordinated approach** to the introduction of Article 4 Directions by the relevant boroughs for the areas currently exempt from office to residential permitted development rights
- to **optimise the potential for housing delivery** in appropriate locations that is of good quality and addresses London's housing needs including affordable housing
- to work with boroughs and other partners to deliver the **step change in housing supply** required through his London Plan and Housing Strategy.

The **evidence** to support the introduction of Article 4 Directions to remove the permitted development rights includes:

- **Safeguarding the contributions of London's nationally significant office locations to the London and national economy** - The output of the Central Activities Zone, Northern Isle of Dogs and a 1km fringe around them stood at just over £194 billion in 2015 accounting for over 50 per cent of London's output and around 12 per cent of UK output. It is essential for London and the UK as a whole that these areas are not undermined by office to residential permitted development rights.
- **Office floorspace stock** - The ten CAZ boroughs (incorporating much of London's nationally significant office space) contained almost 20 million sq m of office floorspace in 2016. This equates to about three quarters of London's total office stock and over a fifth of the total in England & Wales.

¹ Subject to prior approval and conditions set out in the Statutory Instrument 2015 No. 596 and 2016 No. 332.

- **Agglomeration benefits** – These arise from the unique concentration of large numbers of businesses in London’s nationally significant offices locations. The benefits include increased productivity (output per worker), access to a large pool of labour, fostering collaboration and transfer of knowledge, innovation and technology between business and sectors, and promoting competition, efficiency and London’s global competitiveness.
- **Employment growth** – Employment is projected to increase by 423,000 in CAZ, 86,000 in NIOD and 18,000 in Kensington & Chelsea between 2016 and 2041. Over the same period there is capacity for 51,000 jobs in the City Fringe/Tech City area and 55,000 in the Royal Docks Opportunity Area. The introduction of Article 4 Directions will help to ensure that sufficient office capacity is provided to accommodate the growth in projected employment.
- **Contributions to strategic infrastructure** - The introduction of Article 4 Directions to remove office to residential permitted development rights in the currently exempted area would enable financial contributions to be collected through conventional planning approvals towards the delivery of strategic transport infrastructure. This essential infrastructure will support the agglomeration of business functions in these areas and their contribution to London and UK output and employment.
- **Central London office market trends** - The 2017 London Plan Annual Monitoring Report concluded that the current level of office permissions is too low to provide adequate development supply, and suggests that policy attention should be directed to avoid an undue shortage of office capacity in the pipeline. This reinforces the importance of the current exemption of London’s nationally significant office locations from office to residential permitted development rights.
- **Office and residential values** - The difference between office and residential values in the currently exempted areas is such that office to residential permitted development rights would see significant loss of office stock and an irreversible change in the nature of the country’s commercial hubs.
- **Unintended impacts and consequences of PDR** – More than 1.6 million sq m of office floorspace has prior approval for office to residential conversion via PDR, about 6 per cent of London’s office stock. The greatest impact has been in West and South London and around the exempted areas in Central London. More than half of the office floorspace with office to residential PDR prior approval is either fully or partly occupied with particular impacts on London SMEs and new start-up businesses.
- **Delivery of housing** - The Mayor’s draft London Plan sets out ambitious ten-year housing targets for every borough, alongside Opportunity Area plans for longer-term delivery where the potential for new homes is especially high. These targets have taken into account the need to strike an appropriate balance between new housing and the strategic office functions within the CAZ, NIOD and the other nationally significant office locations. The draft London Housing Strategy sets out the Mayor’s proposals for working with boroughs and other partners to deliver the step change in housing supply required.

Drawing on this evidence the Mayor supports the relevant boroughs to introduce Article 4 Directions to remove office to residential permitted development rights for the currently exempted areas set out above prior to the expiry of these exemptions in May 2019.

1. Strategic objectives

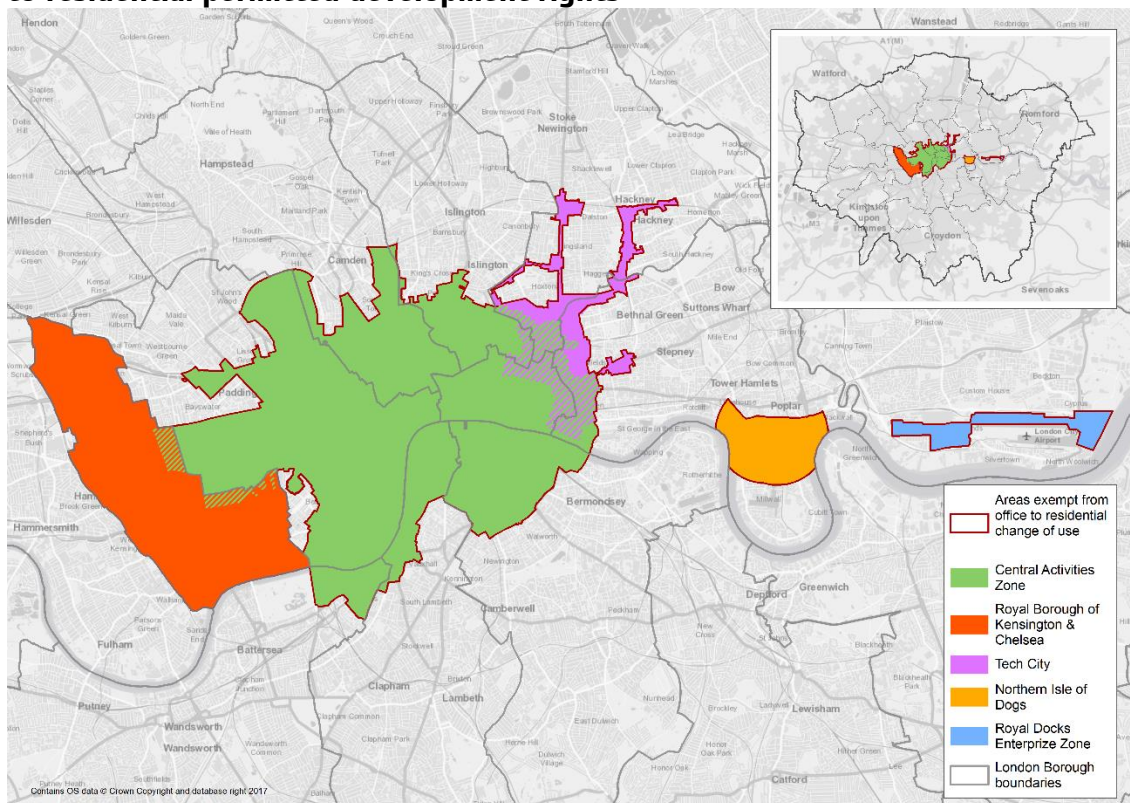
London's Central Activities Zone (CAZ), the Northern Isle of Dogs, Tech City, the Royal Borough of Kensington & Chelsea and Royal Docks Enterprise Zones are **internationally and nationally significant office locations**. This was recognised in the exemptions to office to residential permitted development rights (PDR) that were granted by Government in 2013.

It is essential that the **agglomerations of offices** in these locations and their contribution to the London and UK economy **should continue to be safeguarded**. This is best managed through the planning system, rather than permitted development rights, to enable a careful balance to be struck between:

- (a) promoting the role of London's **internationally and nationally significant office locations** and
- (b) optimising the potential for **housing delivery** in appropriate locations that is of good quality and addresses London's housing needs including affordable housing.

The Mayor therefore supports a **co-ordinated approach** to the introduction of Article 4 Directions by the CAZ boroughs for the currently exempted areas (see Map 1 below) and for these to be in place before the exemptions expire in May 2019. This will ensure that London's nationally significant offices in and around the CAZ are safeguarded. To support the Article 4 Directions, boroughs are encouraged to draw on the strategic evidence contained within this paper and its associated sources (see Appendix) as well as more local evidence.

Map 1: London's nationally significant office locations currently exempt from office to residential permitted development rights²



² Referred to collectively in this paper as the “currently exempted areas” or “nationally significant office locations”

2. National policy and London Plan policy

The **National Planning Policy Framework (NPPF)** sets out the Government’s core planning principles including the need to *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.”* (paragraph 17).

It sets out a commitment to *“securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths”* and that *“significant weight should be placed on the need to support economic growth through the planning system.”* (paragraphs 18/19).

The **London Plan** and boroughs’ **Local Plans** provide a practical framework for housing and economic development responding to the unique circumstances in the capital.

With respect to London’s nationally significant office locations the **adopted London Plan** (March 2016) contains policy to:

“enhance and promote the unique international, national and London-wide roles of the Central Activities Zone (CAZ), supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses and forming the globally iconic core of one of the world’s most attractive and competitive business locations” (Policy 2.10 Aa).

It also seeks to: *“sustain and enhance the City of London and, although formally outside the CAZ, the Isle of Dogs as strategically important, globally-oriented financial and business services centres”* (Policy 2.10 Ac)

The **Mayor’s new draft London Plan** (published in December 2017) includes the following policies which provide the strategic context for boroughs’ Article 4 Directions in the nationally significant office locations:

“The unique agglomerations and dynamic clusters of world city business and other specialist functions of the central London office market, including the CAZ, NIOD and other nationally-significant office locations (such as Tech City, Kensington & Chelsea and the Royal Docks Enterprise Zones), should be developed and promoted.” (Policy E1 part C)

“The Mayor supports a co-ordinated approach to the introduction of Article 4 Directions by the CAZ boroughs before the exemptions expire in May 2019 to ensure that London’s nationally significant offices in and around the CAZ are safeguarded. Boroughs are encouraged to draw on both strategic and local evidence to support these Directions” (paragraph 2.114)

The draft London Plan recognises the mixture of strategic activities and more locally-based and residential ones in the CAZ. This mixture is an important part of its dynamism. The introduction of office to residential Article 4 Directions will sustain the agglomerations of offices and other strategic functions in these areas whilst supporting the complementary provision of residential development.

3. Locations – the currently exempted areas

The Central Activities Zone and Northern Isle of Dogs

The Central Activities Zone (CAZ) is the vibrant heart and globally iconic core of London. It is one of the world's most attractive and competitive business locations. It accommodates **one third of London's jobs** and generates around **10 per cent of the UK's output**. It contains the seat of national government and is internationally-renowned for its culture, night time economy, tourism, shopping and heritage. It is also home to more than 230,000 residents.

The density, scale and mix of business functions and activities in the CAZ are unique and are underpinned by the connectivity provided by public transport, walking and cycling networks. This agglomeration results in **exceptional levels of productivity**, which cannot be replicated elsewhere in the UK, and provides national benefits. It requires different or tailored approaches to the application of national policy to address its distinct circumstances.

The CAZ has **strategically important clusters** in areas such as business, professional and financial services, tech, creative industries, arts and culture, health and life sciences, education and law. The removal of office to residential permitted development rights is essential to enable these sectors to continue to flourish and for small and medium-sized enterprises to fulfil their economic potential alongside larger businesses. These office functions and business clusters are spread throughout the CAZ and the Mayor supports the introduction of Article 4 Directions for the **whole of the CAZ** by the relevant local planning authorities³.

For the purposes of CAZ policies in the London Plan, the **Northern Isle of Dogs** is recognised as a CAZ 'satellite' location for world city office functions. The 2017 London Office Policy Review indicates that the CAZ and the Northern Isle of Dogs are projected to accommodate more than **367,000 additional office jobs** and a net increase of 3.5 million sq m (GIA) of office floorspace over the period 2016 to 2041, an average of 140,000 sq m per annum. The introduction of borough Article 4 Directions should ensure the provision of a range of office floorspace in terms of size, quality and cost. This will be supported through a combination of intensification, redevelopment and refurbishment.

Tech City

Tech City is recognised in the London Plan as a growing digital, creative and tech cluster and a **business hub of major international significance**. It lies within the City Fringe Opportunity Area and extends from the Old Street 'Silicon Roundabout' and Shoreditch to Whitechapel, Hackney Central and Dalston. Parts of the area lie within the CAZ and include development corridors leading to Dalston, Hackney and Whitechapel. The expansion of Tech City and continued business growth in the City Fringe was formally recognised by the (then) Prime Minister, David Cameron, as **strategically important to the economy of London and the UK**.

Tech City contains an agglomeration of business functions and significant additional office development capacity in relatively central areas. There is particular scope to support the expansion of diverse clusters of digital-creative businesses in this area as well as business and professional services.

³ Including Camden, City of London, Hackney, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets, Wandsworth and the City of Westminster.

The key growth conditions that planning can affect in Tech City and the City Fringe are its:

- available, affordable, suitable business floorspace
- location and “creative vibe”
- dense, urban, collaborative environment
- connectivity
- mix of uses.

The introduction of Article 4 Directions for this area will continue to support the growth and expansion of this vital business cluster.

Royal Borough of Kensington & Chelsea

Kensington & Chelsea contains a vibrant mix of business clusters. In 2016 it was estimated to contain 473,000 sqm of office floorspace⁴ and more than 37,000 office jobs⁵. Over the period 2016 to 2041, office jobs are projected to increase by around 8,000 and office floorspace by around 87,000 sq m⁶. Offices are located in clusters spread throughout the borough and in recognition of this, Government granted the exemption to office to residential PDR for the whole area.

Royal Docks Enterprise Zones

London's Royal Docks is an expanding business district in East London, delivered by the Mayor of London as a major landowner, private sector partners and the London Borough of Newham. With 122 hectares of prime waterfront land it contains London's only designated Enterprise Zone. It has excellent transport links. The area has firm foundations for growth, with existing assets including the University of East London, Crossrail, Docklands Light Railway, the ExCeL Exhibition Centre and London City Airport. The regeneration of the Zone will create a centre for global trade, with thousands of jobs and new homes.

Boundaries and area definition

The responsibility for defining the boundaries within which the Article 4 Directions will apply lies with the relevant London boroughs. The Mayor supports the introduction of Article 4s for all the currently exempted areas set out above.

4. Contributions to the national economy

The currently exempted areas provide concentrations of office provision important at international, national and London-wide levels. It is estimated that the output of the Central Activities Zone, Northern Isle of Dogs and a 1km fringe around them stood at just over £194 billion in 2015 accounting for over 50 per cent of London's output and around 12 per cent of UK output⁷.

⁴ Source: VOA Business Floorspace statistics (2016)

⁵ Ramidus Consulting/CAG, London Office Policy Review 2017, GLA, June 2017

⁶ Ramidus Consulting/CAG, 2017 op cit

⁷ GLA Economics calculations using ONS Business Register and Employment Survey and ONS Regional GVA by local authority (income approach) data.

These figures were estimated by GLA Economics using the same methodology⁸ described in GLA Economics Working Paper 68⁹. Figure 4.1 shows the ONS estimates of GVA for the local authorities that contain elements of the CAZ, the NIOD and the fringes. And Figure 4.2 shows the GLA Economics estimates of GVA for the CAZ, the NIOD and the fringes themselves.

Figure 4.1: Calculations of London local authorities GVA(I) in 2015 (£ million rounded to the nearest £10 million) for those authorities that are within the CAZ, NIOD or an approximately 1km fringe of either area.

| Local authority | GVA (£ million) | Local authority | GVA (£ million) |
|------------------------|-----------------|-----------------|-----------------|
| Camden | 26,440 | Hackney | 7,260 |
| City of London | 46,720 | Islington | 17,040 |
| Kensington and Chelsea | 11,100 | Lambeth | 11,270 |
| Wandsworth | 9,500 | Lewisham | 4,910 |
| Westminster | 53,570 | Newham | 6,500 |
| Southwark | 14,940 | Greenwich | 4,640 |
| Tower Hamlets | 28,970 | | |

Source: ONS Regional GVA by local authority (income approach)

Figure 4.2: Calculations of GVA(I) generated within the CAZ, NIOD, and their approximately 1km fringes in 2015 (£ million rounded to the nearest £10 million)

| Area | GVA (£ million) |
|--------------------------|-----------------|
| CAZ | 139,600 |
| CAZ 1km Fringe | 34,270 |
| NIOD | 18,230 |
| NIOD 1km Fringe | 2,370 |
| CAZ & NIOD | 157,830 |
| CAZ, NIOD & a 1km Fringe | 194,470 |

Source: ONS Regional GVA by local authority (income approach), ONS Business Register and Employment Survey, GLA Economics calculations

Given that in 2015 London's GVA stood at £378,420 million¹⁰, these estimates would suggest that the CAZ accounted for around 37 per cent of London's GVA. They further suggest that the

⁸ This first involved identifying the local super output areas (LSOA) – a geographical classification used in official statistics – for the Central Activities Zone and Northern Isle of Dogs. Then the employment shares of these LSOAs are calculated as a percentage of the relevant local authority on an industry basis. These employment shares were then applied to gross value added (GVA) estimates for the local authorities and summed.

⁹ GLA Economics. Working Paper 68: Work and life in the Central Activities Zone, the Northern Isle of Dogs and their fringes, GLA 2015.

¹⁰ This figure has since been revised to £379,160 million. However, given that the ONS has not yet made this revision to the GVA by local authority estimates (i.e. Table 4.1), the previous unrevised estimate is reported here for consistency.

CAZ and NIOD accounted for around 42 per cent of London's GVA and the CAZ, NIOD and the 1 km fringe around these areas accounted for nearly **51 per cent of London's GVA**. UK GVA stood at £1,666,340 million in 2015¹¹ implying that the CAZ, NIOD and their fringes accounted for just over **12 per cent of UK GVA**.

The latest data¹² finds that the all sector average GVA per workforce job in London was £58,442 in 2015 (a value 36.1 per cent higher than the UK as a whole and 48.6 per cent higher than the UK excluding London). In nominal terms, for 2015, the all-sector average GVA per workforce job in London increased by 1.3 per cent. For the UK as a whole, the all sector average GVA per job was £42,918, and £39,339 for the rest of the UK (excluding London) – increases of 1.2 per cent and 1.5 per cent respectively.

In conclusion, the introduction of office to residential Article 4 Directions for the currently exempted areas will enable established policy to support office and other related activities that make an irreplaceable contribution to the **continued prosperity of the United Kingdom**.

5. Agglomeration benefits

The concentration of offices and other types of employment within the CAZ, NIOD and the other nationally significant office locations give rise to what are termed economies of 'agglomeration'. Agglomeration refers to the **concentration of economic activity** in a particular location or area.

Agglomeration **benefits** arise because firms increase their productivity levels by being located in close proximity to one another and by having access to a large pool of labour enabling businesses to attract and retain skilled labour. Clustering and agglomeration offer several other benefits including fostering collaboration and the transfer of knowledge, innovation and technology between business and sectors, and promoting competition which drives efficiency and London's global competitiveness.

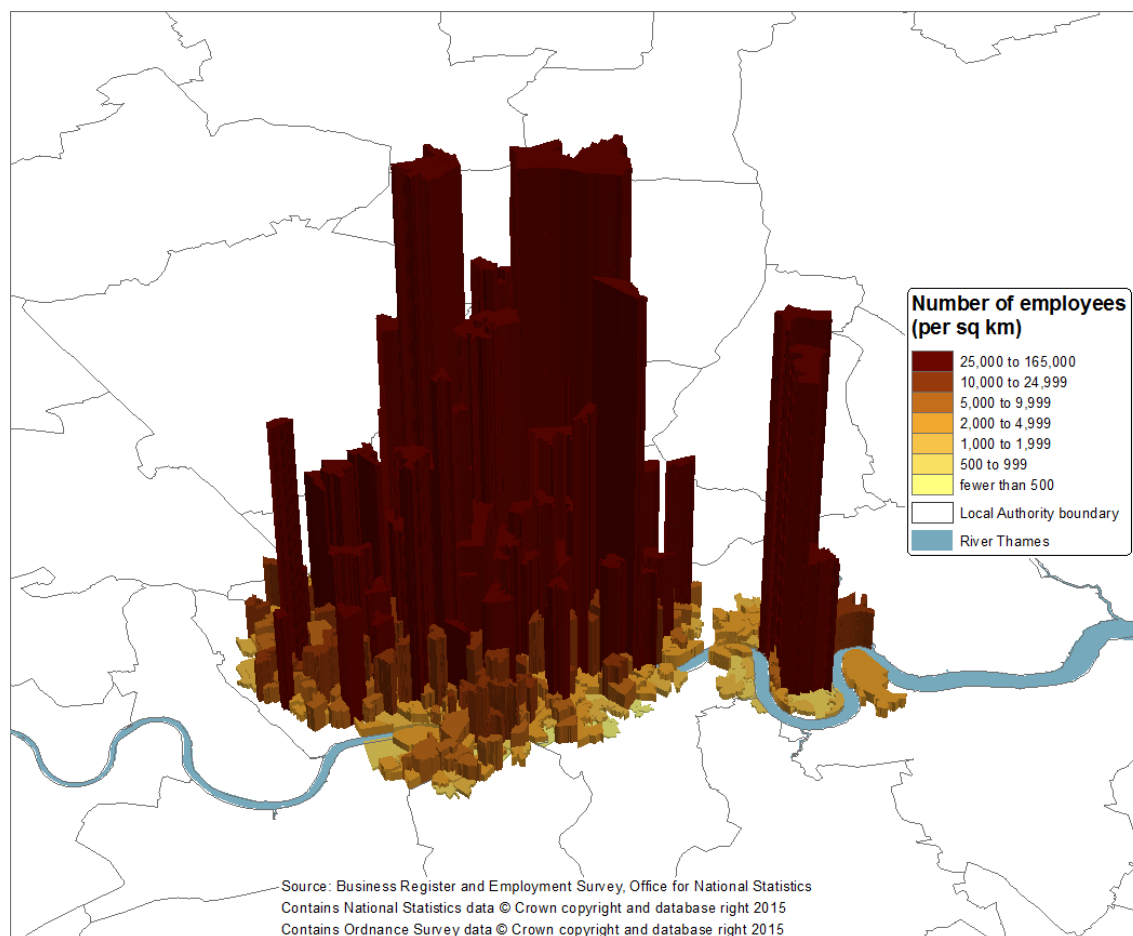
It is the significant concentration of **office-based activities** combined with its character and global reputation for business, shopping, culture, tourism and heritage that make the CAZ unique in a London, national and international context. The agglomeration of activities in the CAZ, NIOD and their surrounding areas is reflected in the large number of employees in these locations and illustrated in Figure 5.1 below.

The existing availability and connectivity of public transport in the CAZ is widespread, high frequency and high capacity. The **transport connectivity and capacity** provided by the rail network and TfL's tube, rail and DLR services play a primary role in facilitating employment in all of London's nationally significant office locations. These networks, complemented by active modes including cycling and walking, provide these concentrations of business activity with a huge labour market catchment across London and beyond. They also drive the agglomeration economics that benefit businesses there, allowing them to play a unique economic role within the UK. The connectivity and agglomeration benefits will be strengthened further with new infrastructure including, for example, the Elizabeth Line, Thameslink Programme, Northern Line Extension and the Underground investment programme. Further investment in strategic transport infrastructure is necessary to support the continued growth and success of the CAZ and in particular Crossrail 2 (see part 7 below).

¹¹ This figure has since been revised to £1,684,940 million, but the previous unrevised estimate is reported here for consistency.

¹² GVA per workforce job estimates for London and the UK, 1997 – 2015 (GLA Economics, 2017)

Figure 5.1. Number of employees per square kilometre in the CAZ, NIOD and an approximately 1km fringe around them.



Source: BRES/GLA Economics

6. Employment

Employment in the CAZ and NIOD combined stood at 2.2 million in 2016, a rise of 30 per cent on 2009, and accounted for around 35 per cent of London's employment¹³. The top five sectors of employment in this combined area in 2013 were Professional, scientific and technical; Financial & insurance; Information & communication; Business administration and support services; and Accommodation & food services¹⁴.

Employment is expected to continue to grow in the Central Activities Zone, NIOD, Kensington & Chelsea, Tech City and the Royal Docks. In the CAZ, total employment is projected to grow by 423,000 over the period 2016–2041 or 21 per cent¹⁵ of which around 290,000 jobs are expected to be in offices¹⁶. In NIOD, total employment is projected to grow by around 86,000 over the period 2016–2041 or 58 per cent¹⁷ with capacity for around 110,000 jobs in total¹⁸. A significant proportion of these jobs (85 to 90 per cent) are anticipated to be in offices.

¹³ GLA Economics. London Labour Market Projections 2017, GLA August 2017

¹⁴ GLA Economics. Working Paper 68: Work and life in the Central Activities Zone, the Northern Isle of Dogs and their fringes, GLA 2015

¹⁵ GLA Economics. London Labour Market Projections 2017, GLA August 2017

¹⁶ Ramidus Consulting/CAG. London Office Policy Review 2017, GLA June 2017

¹⁷ GLA Economics. London Labour Market Projections 2017, GLA August 2017

¹⁸ CAG. London Employment Sites Database, GLA 2017

In Kensington & Chelsea (of which a small part lies within CAZ) employment is projected to grow by 18,000 over the period 2016–2041 or 12 per cent, of which around 9,000 jobs are expected in offices. Employment projections are not available for the Tech City and Royal Docks Enterprise Zones. However recent capacity estimates¹⁹ suggest that the City Fringe/Tech City area and the Royal Docks Opportunity Area have the potential to accommodate around 51,000 jobs and 55,000 jobs respectively over the period to 2041.

The realisation of these job estimates is contingent on the careful management of development capacity and the balance with alternative land uses including housing. This evidence supports the case for office to residential Article 4 Directions in the above areas that are currently exempt from these permitted development rights.

7. Contributions to strategic infrastructure

The Mayor’s current Community Infrastructure Levy (MCIL1) was introduced in 2012 to help finance the Elizabeth Line (Crossrail), the major new rail link that will connect central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East.

On 26 June 2017 the Mayor published for public consultation the Preliminary Draft Charging Schedule (PDCS) for an MCIL2²⁰. It is intended that MCIL2 will be levied from April 2019, and will supersede MCIL1. MCIL2 will contribute to the funding of Crossrail 2.

Crossrail 2 is a proposed new railway serving London and the wider South East. It connects the National Rail networks in Surrey and Hertfordshire via a new tunnel and stations between Wimbledon, Tottenham Hale and New Southgate, linking in with London Underground, London Overground, the Elizabeth Line, and national and international rail services.

Like Crossrail, Crossrail 2 will address major emerging pressures on the transport network. Population and employment in London and the South East are forecast to grow strongly – by a further 20 per cent over the next 15 years. Without action to relieve crowding, boost connectivity and unlock new housing, London and the wider South East will struggle to grow sustainably in coming decades.

The intention is that from April 2019 MCIL2 will supersede the current Mayor’s Community Infrastructure Levy (MCIL1) and the associated planning obligation/S.106 charge scheme applicable in central London and the Northern Isle of Dogs. MCIL1 and the S.106 scheme are being used to contribute to funding for Crossrail. MCIL2 will be used to contribute to funding for Crossrail 2.

The PDCS sets out the proposed charging rates:

- (1) for all development in Greater London (apart from the proposed rates for office, retail and hotel in Central London and the Isle of Dogs, and for health and education in all of Greater London) – in three bands comprising the administrative areas of the London boroughs and the Mayoral Development Corporations; and
- (2) for office, retail and hotel in Central London and Isle of Dogs.

¹⁹ CAG. London Employment Sites Database, GLA 2017 and work on Opportunity Area Planning Frameworks

²⁰ Mayor of London Community Infrastructure Levy 2 Preliminary Draft Charging Schedule, GLA, June 2017

In addition to MCIL there is the flow of business rates to consider. Under the business rates retention scheme, funding from this source will play an important role in providing resources including for infrastructure related development. The loss of existing office space would likely reduce the flow of funding from this source.

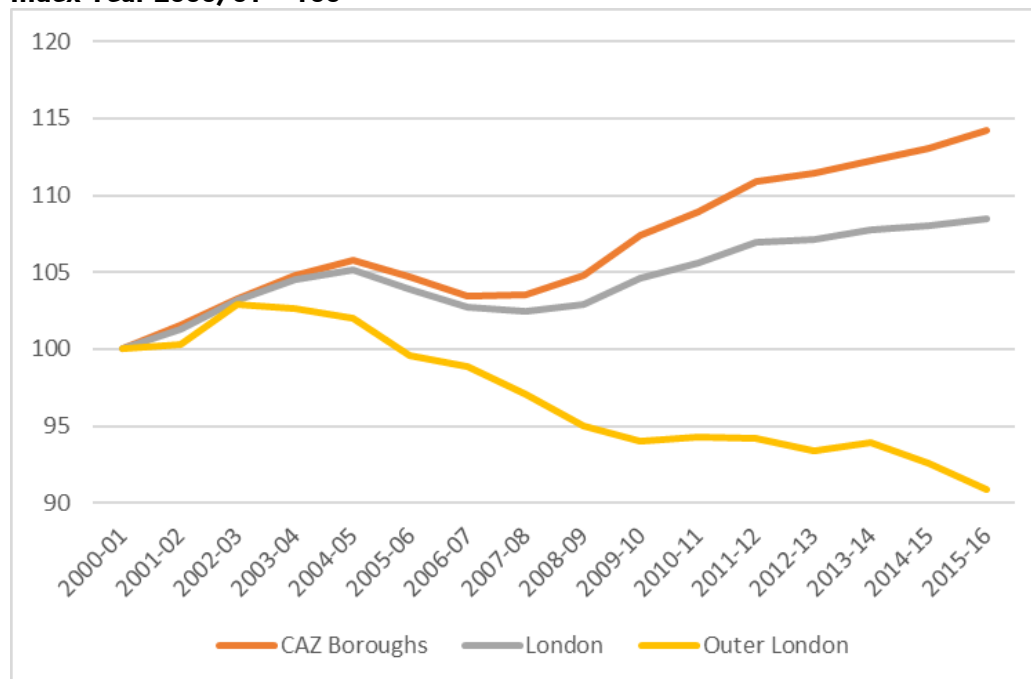
Given the scale of potential new office development in the CAZ, NIOD and the other nationally significant office locations (see section 3 above) the introduction of Article 4 Directions to remove office to residential permitted development rights in these areas would enable financial contributions towards the delivery of strategic transport infrastructure to be collected through conventional planning approvals. This essential infrastructure will support the agglomeration of business functions in these areas (see section 5 above). By contrast, if office to residential permitted development were to apply in these areas it could encourage the conversion of offices to residential rather than their redevelopment for new commercial space and undermine the potential contributions to support strategic infrastructure.

8. Central London office market trends

Stock

According to data from the Valuation Office, the ten CAZ boroughs²¹ (incorporating much of London's nationally significant office space) contained almost 20 million sq m of office floorspace in 2016. This equates to about three quarters of London's total office stock and over a fifth of the total in England & Wales. Figure 8.1 below illustrates the trends in the office stock in the CAZ boroughs compared to London as a whole and with outer London. It illustrates the fluctuating but generally growing trend in office floorspace in the CAZ boroughs over the period 2000 – 2016 compared to a declining trend in outer London.

Figure 8.1. Trends in office floorspace stock in London, CAZ boroughs and outer London. Index Year 2000/01 = 100



Source: VOA, GLA

²¹ Camden, City of London, Hackney, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets, Wandsworth and Westminster

Availability

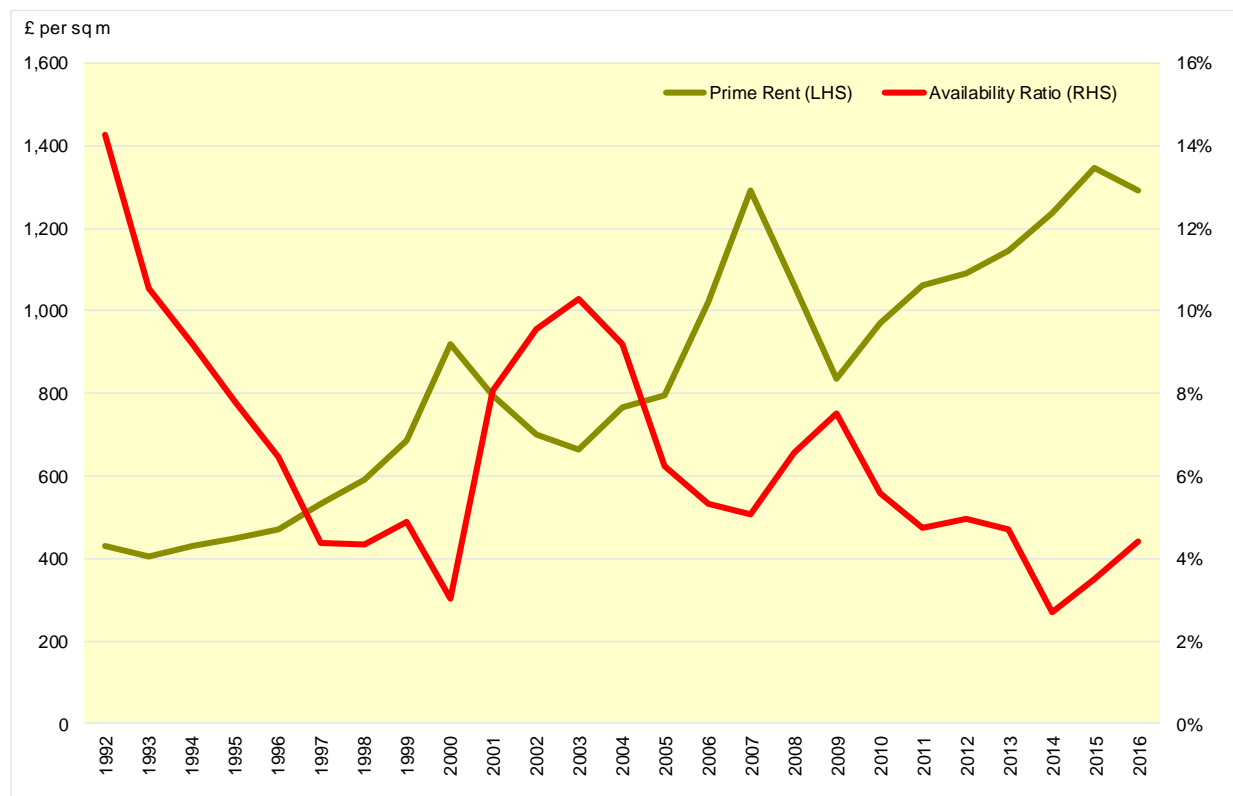
The overall Central London availability rate²² rose from 6.2 per cent in 2006 to over 8 per cent in 2009 before steadily falling until late 2015 to around 2.5 per cent. Figures 8.2 and 8.3 indicate the long-term relationship between availability rates and rental change in the City and West End. At the end of 2016, availability rates were 5.2 per cent in the City and 4.4 per cent in the West End. Although these rates represented an increase on 2015 levels they remain at historically low levels. Typically, when availability rates fall below 8 per cent there is a narrowing of choice for occupiers and rents tend to rise as illustrated in Figures 8.2 and 8.3 below. The planning process provides an important mechanism to ensure that there is sufficient office capacity (through the existing stock and the planning pipeline) to maintain an appropriate level of choice for occupiers in terms of location, type of space and cost.

Figure 8.2 City availability rate vs headline prime rent, 1986-2016



Sources: Cushman & Wakefield, Ramidus Consulting

²² Measured as available office space relative to stock

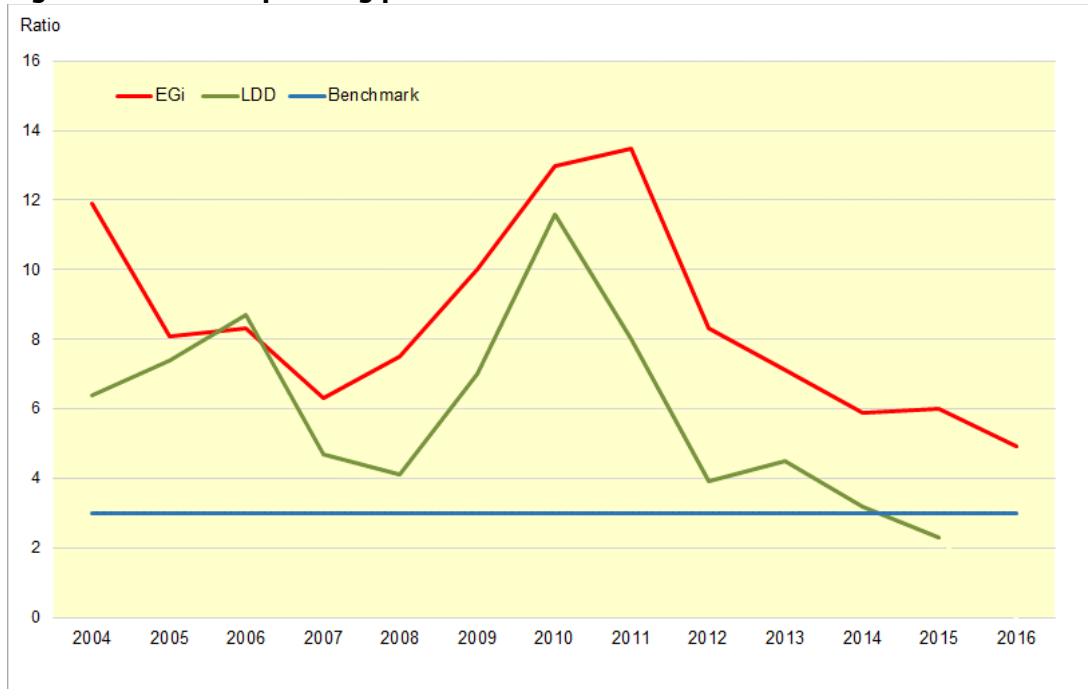
Figure 8.3 West End availability rate vs headline prime rent, 1986-2016

Sources: Cushman & Wakefield, Ramidus Consulting

The development pipeline - ensuring sufficient capacity in the London office market

The London Plan contains a key performance indicator (KPI) to support the implementation of office policy to ensure sufficient capacity in the London office market. The KPI states that the stock of office planning permissions should be at least three times the average rate of starts. In the most recent London Plan Annual Monitoring Report (2017) this measure was showing an amber warning due to rising development intensity outstripping replenishment by new permissions. The ratio that is based upon data from the London Development Database (LDD) has decreased below the threshold ratio for the first time since monitoring began (see Figure 8.4 below). The trend in the ratio based on data from EGi has likewise declined to a point not seen since the early-2000s. Looking forward, the expected reduction in development starts can be expected to prompt an uplift in the ratio as long as fresh applications for planning permission continue to come forward.

The 2017 AMR report concluded that the current level of office permissions looks to be too low to provide adequate development supply, to judge by past performance. This suggests that policy attention should be directed to avoid an undue shortage of office capacity in the pipeline. It also reinforces the importance of the current exemption of London's nationally significant office locations from office to residential permitted development rights.

Figure 8.4. Ratio of planning permissions to office starts 2004-2016

Sources: EGi, LDD, Ramidus Consulting

In 2015 the GLA commissioned Ramidus Consulting to investigate the challenges faced by the small office market in and around CAZ. Figure 8.5 analyses the data to isolate the specific impact of residential schemes in contributing to the loss of office space. It shows the contribution of Canary Wharf in Tower Hamlets, and King's Cross in Camden, to expanding office supply outside the City of London, but generally only Westminster stands out for suffering large-scale, residential driven loss of office space. This is arguably to be expected – residential development chases the best value as with any other asset class and at the time of this report a great concern was so-called Prime Residential and its inflationary impact on residential values.

Figure 8.5 Residential schemes given planning consent 2005-15, with a net gain or loss of B1 in CAZ boroughs

| Borough | No residential element | | Residential element | | All schemes | |
|----------------|------------------------|------------------|---------------------|------------------|--------------|------------------|
| | No. schemes | Net B1 gain/loss | No. schemes | Net B1 gain/loss | No. schemes | Net B1 gain/loss |
| Camden | 479 | -48,822 | 520 | 392,447 | 999 | 343,625 |
| City of London | 223 | 1,186,136 | 436 | -209,997 | 659 | 976,139 |
| Hackney | 190 | 10,372 | 327 | 92,782 | 517 | 103,154 |
| Islington | 337 | 128,619 | 382 | -57,496 | 719 | 71,123 |
| RBKC | 91 | -27,506 | 139 | -65,335 | 230 | -92,841 |
| Lambeth | 163 | 28,509 | 243 | -49,434 | 406 | -20,925 |
| Southwark | 76 | 255,270 | 259 | -68,418 | 335 | 186,852 |
| Tower Hamlets | 64 | 620,775 | 245 | 446,931 | 309 | 1,067,706 |
| Wandsworth | 46 | -1,443 | 303 | 85,884 | 349 | 84,441 |
| Westminster | 252 | 19,567 | 2062 | -846,446 | 2314 | -826,879 |
| Total | 1,921 | 2,171,477 | 4,916 | -279,082 | 6,837 | 1,892,395 |

Source: Ramidus Consulting (2015)

The 2017 London Office Policy Review notes that pervasive pressure for new residential development is unlikely to go away on any reasonably foreseeable time scale. The introduction of PDR has changed the landscape bringing housing land and employment land into much more direct conflict. By contrast, conventional planning approaches can ensure that both economic and housing objectives are achieved by encouraging and enabling higher density mixed use intensification.

9. Office and residential values

The difference between office and residential values in the currently exempted areas is such that office to residential permitted development rights would see significant loss of office stock and an irreversible change in the nature of the country's commercial hubs.

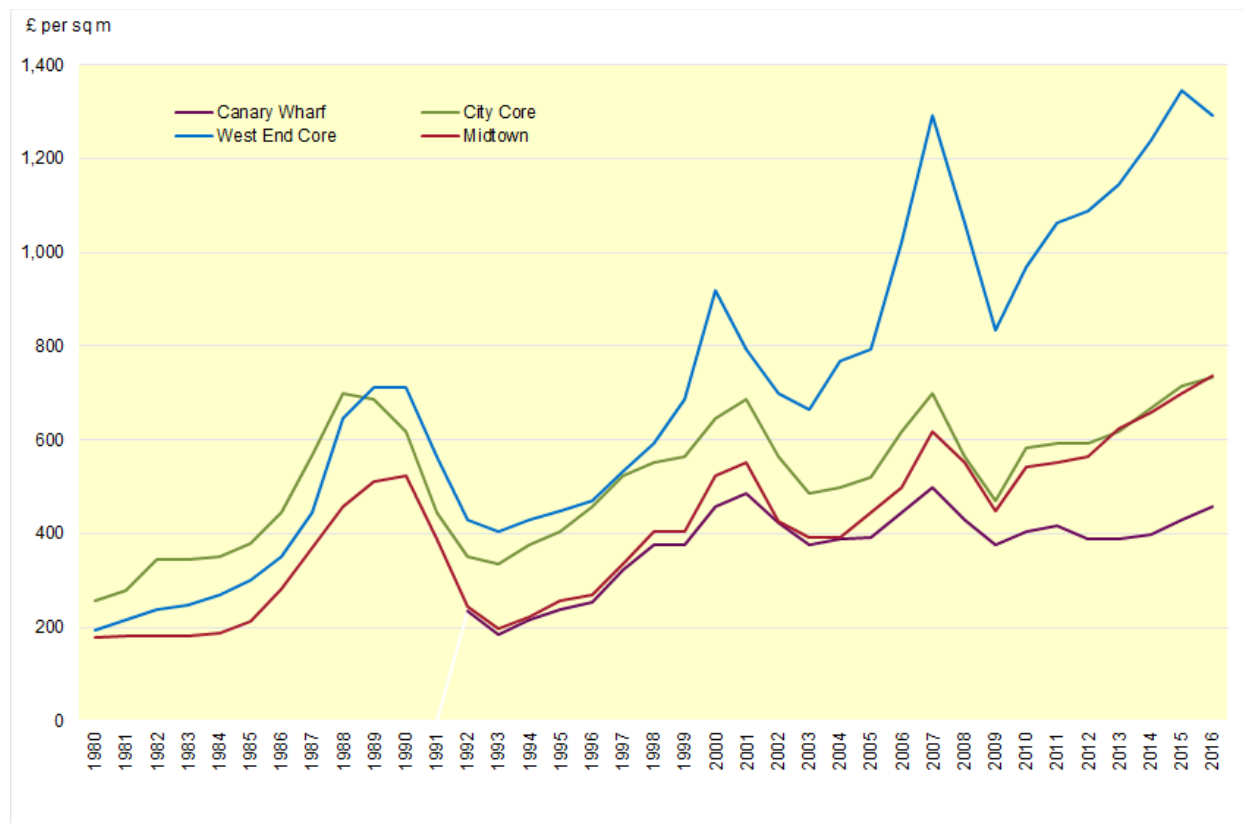
The fundamental dynamic underlying the Mayor's concerns over the potential impact of PDR is the relationship between the value of land in housing and office use, even within the nationally important office locations. While they are attractive as places to do business they are also very attractive places to live, particularly for high earning individuals. Striking the right balance, and avoiding the kind of market failure that leads to large-scale negative effects because of the cumulative impact of a number of uncontrolled individual conversions, is one of the main justifications for planning – and particularly vital in London's nationally significant office locations.

There is no shortage of evidence for the Mayor's concerns. Prior to the introduction of PDR Jones Lang Lasalle reported that in the City of London residential prices were likely to be stronger than offices in the economic conditions prevailing at that time²³. JLL also found that in the particularly vibrant West End residential market, the differential against the office average was even greater²⁴ (even though office rents are significantly higher than in the City). They concluded that the price differential means that "if the potential to convert exists then such conversion to residential use will inevitably be a viable option for any property".

More recent evidence suggests that whilst office rental values have been growing in the City, West End and other Central London office sub-markets since 2011 (see Figure 9.1 below) the underlying trends are cyclical and the relative value of offices to residential can change over the business cycle. In the other nationally important office locations office rents tend to be lower than in the CAZ for example Northern Isle of Dogs £480 per sq m (£45 per sq ft) and the Royal Docks around £320 per sq m (£30 per sq ft) whereas average office rents in parts of Tech City and Southbank are now approaching City rents of £750 per sq m (£70 per sq ft). When converted to capital values, similar or greater differentials between residential and offices as those recorded in the City are likely to remain because of the attractiveness of these areas for housing.

²³ Jones Lang Lasalle Potential impact of Use Classes Order relaxation for change of use from offices to housing on City office stock (City Corporation of London, 2011)

²⁴ Jones Lang Lasalle. Permitted development rights for change of use from commercial to residential (GLA, 2013)

Figure 9.1. Prime rental growth in Central London sub-markets, 1980-2016

Source: Cushman & Wakefield, Ramidus Consulting

The London Plan Viability Study²⁵ provides further evidence on the relative values of office and residential in different parts of the capital. The assessment collated average values of new build residential and office development in various 'value bands' illustrated in Figure 9.2 and 9.3 below. Calculations of average capital values based upon a sample of recent transactions are provided in Figure 9.3 for each of the value bands. The residential values set out below are based upon the provision of 100 per cent market housing which is appropriate for comparative purposes here given that residential units created through office to residential PDR conversions do not have to provide affordable housing under the Government regulations²⁶.

The data in Figure 9.4 is derived from average capital values used in the Viability Study. It suggests that in very broad terms, average residential values exceed average office values in most parts of London including substantial areas with the CAZ and the other nationally significant office locations. There are some localised exceptions where average office values appear to be on par with or exceed average residential values. However, as Figure 9.1 illustrates there is a degree of volatility in office rental values over time and across business cycles. It is very likely therefore that at different points on the business cycle, residential values could exceed office values in all parts of London, including within the CAZ.

²⁵ Three Dragons et al. London Plan Viability Study, GLA 2017

²⁶ There is however a caveat that the values presented here are for new build residential and build costs for conversions may be less than those for new build.

Figure 9.2 Value bands used in the London Plan viability study for residential

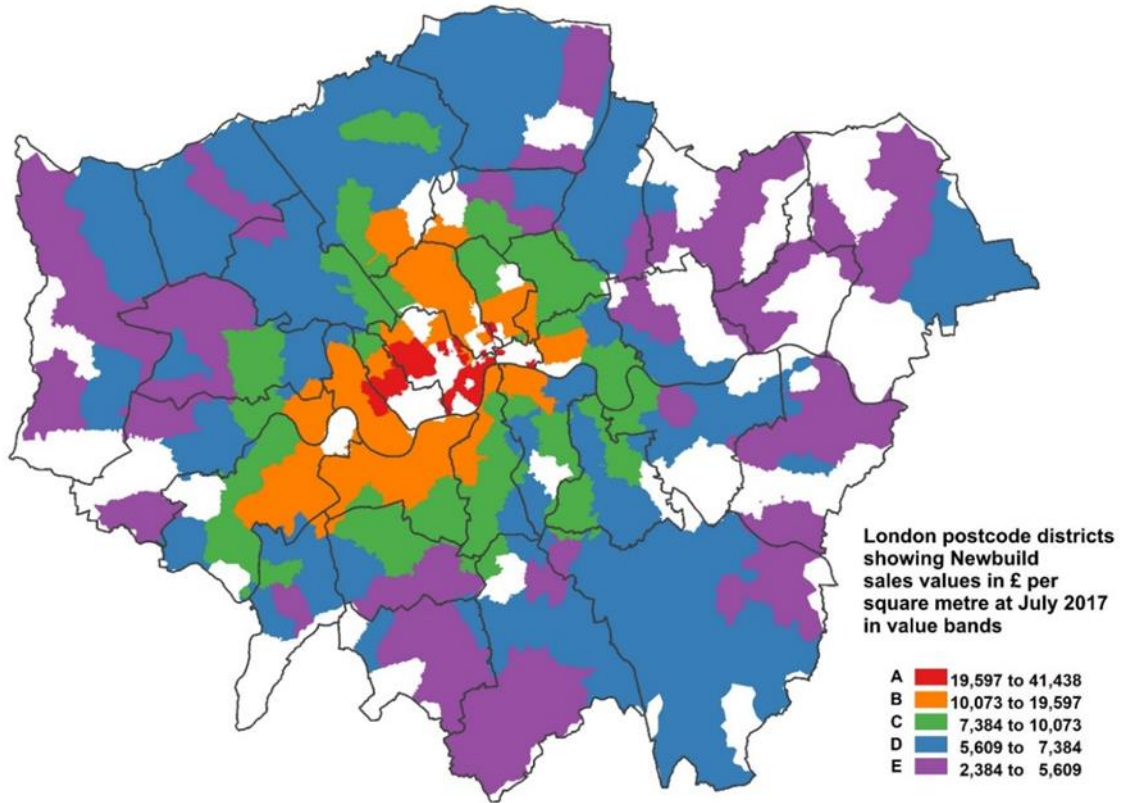


Figure 9.3 Value bands used in the London Plan viability study for non-residential (including offices)

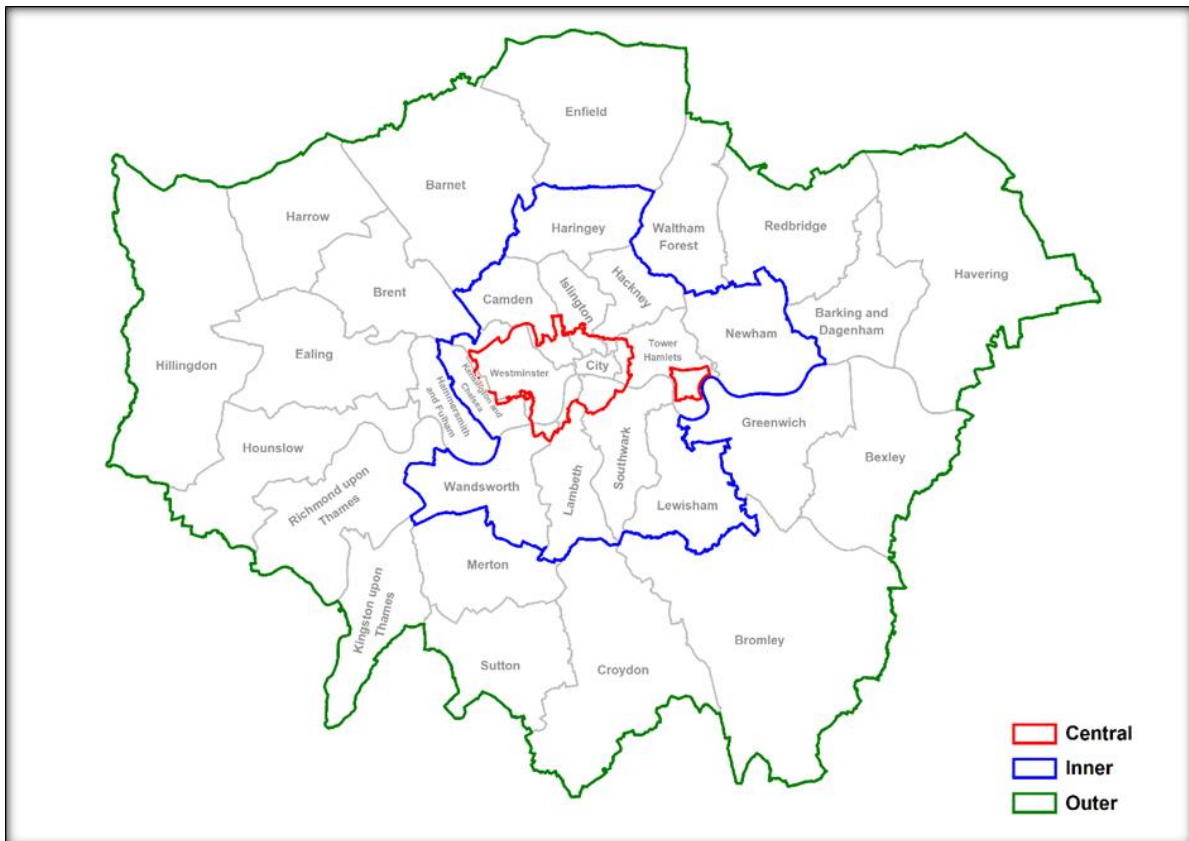


Figure 9.4 Average capital values in residential and office use by value band

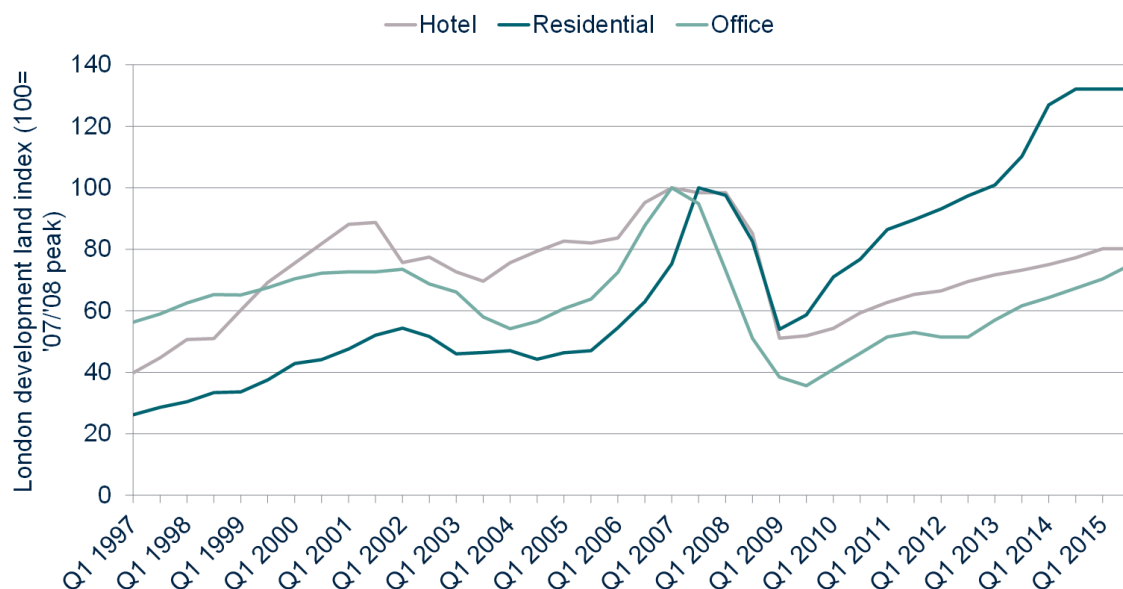
| Value Band | Band A | Band B | Band C | Band D | Band E |
|------------|---------|---------|--------|--------|--------|
| Resi £ psm | £20,000 | £12,000 | £8,250 | £6,250 | £4,250 |
| Resi £ psf | £1,860 | £1,110 | £770 | £580 | £390 |

| Value Band | Central | Inner | Outer |
|--------------|---------|--------|--------|
| Office £ psm | £13,700 | £8,200 | £4,000 |
| Office £ psf | £1,270 | £760 | £370 |

Source: Three Dragons using data from Land Registry and CoStar

Savills' land development index, which mostly covers central London, shows that since 2008 the price of residential land has grown at a faster pace than land for offices and hotel developments (see Figure 9.5). Land for residential development now exceeds its pre-financial crisis peak by more than 30 per cent. This further illustrates the increasing pressure on commercial space in central London areas as a result of rising residential land values²⁷.

Ramidus Consulting also highlighted in LOPR 2017²⁸ that "...office rental growth has not, generally, kept pace with inflation. Its performance has been very different from the rise in residential values, which have consistently exceeded rising prices over the last 25 years". So notwithstanding the recent cooling in parts of London's housing market this suggests that there remains a real risk to office capacity in London's nationally significant office locations if they were to be subject to office to residential PDR.

Figure 9.5 Savills land development index, prime London

Source: Savills

²⁷ GLA Economics. Economic Evidence Base for London, GLA 2016

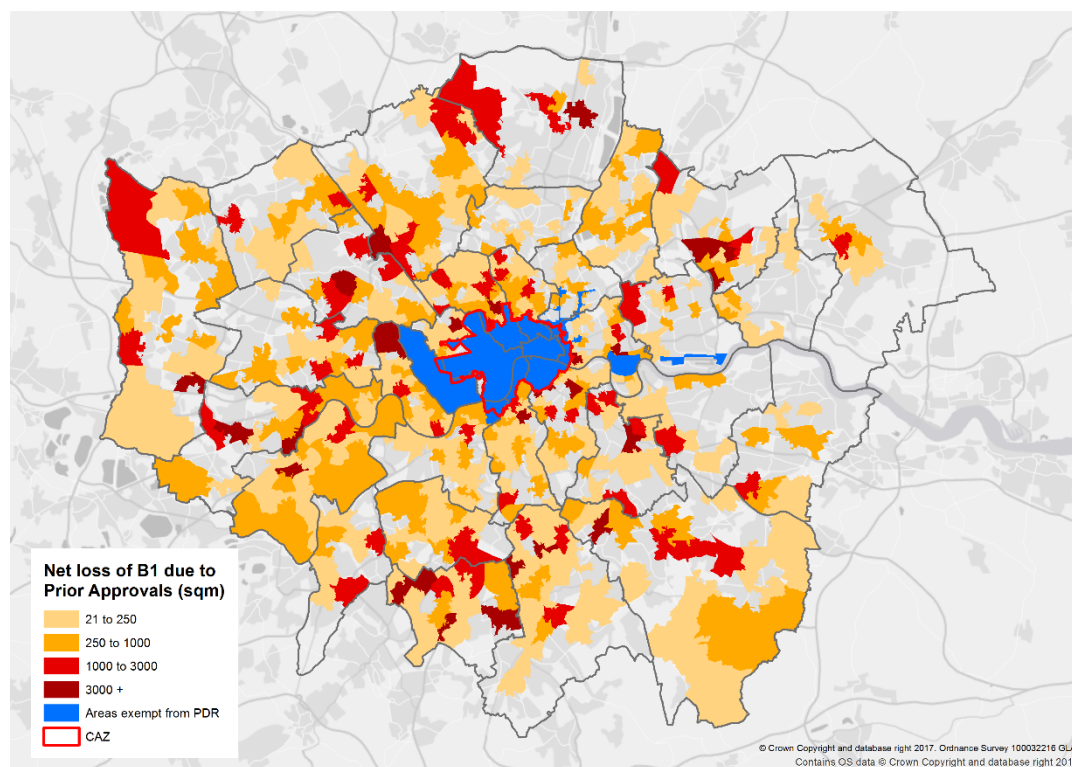
²⁸ Ramidus Consulting/CAG. London Office Policy Review 2017, GLA, June 2017

10. Impacts and unintended consequences of PDR

According to GLA and London borough monitoring, more than 1.6 million sq.m of office floorspace has prior approval for office to residential conversion via PDR, about 6 per cent of London's office stock²⁹. Figure 10.1 below illustrates that the impact of PDR in terms of the potential loss of office floorspace has been greatest in locations in West and South London and around the exempted areas in Central London.

Drawing on evidence from the London Development Database, LOPR 2017 found that the impact of office-to-residential has not been uniform and it has had many unintended consequences including loss of occupied business space (55 per cent of office floorspace with office to residential PDR prior approval is either fully or partly occupied business space) and loss of secondary business space serving the needs of cost-conscious small and medium-sized enterprises (SMEs) and new start-up businesses.

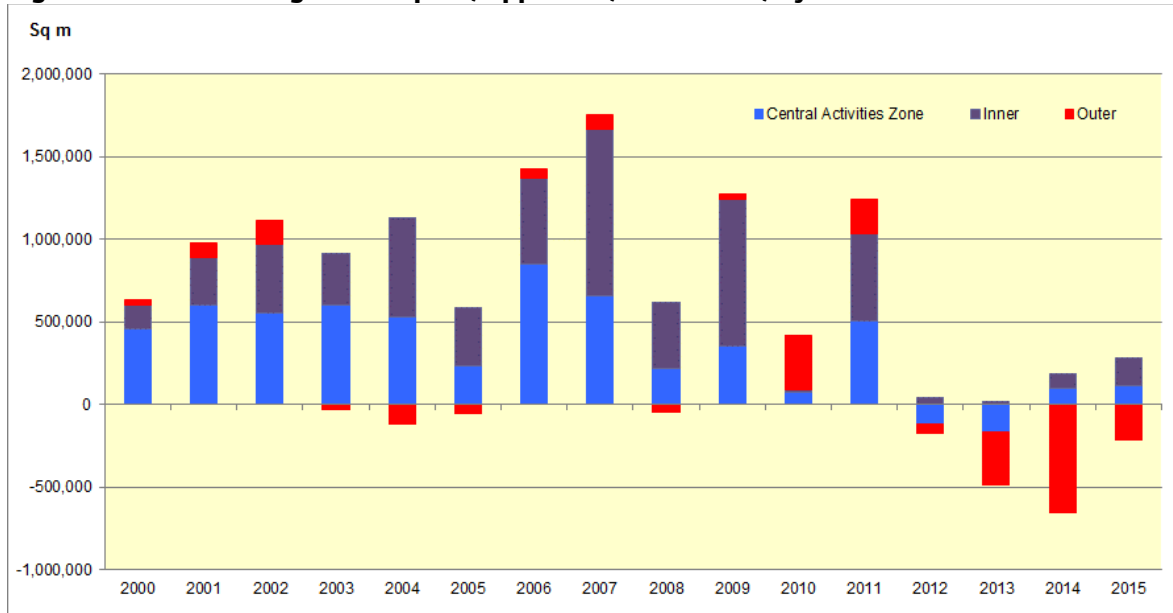
Figure 10.1. Prior approvals under PDR, May 2013 to March 2016



Source: GLA

Figure 10.2 below illustrates net change in office floorspace in planning approvals (including PDR prior approvals) over the period 2005-2015. Post 2013 it illustrates the notable impact of office to residential PDR in outer London where almost a quarter of the office floorspace stock could potentially be lost. Since 2013 net gains to stock in planning approvals in the CAZ have been modest, mainly because losses in Westminster have offset gains in other locations such as the City, Camden and Tower Hamlets. This reinforces the importance of Article 4 Directions to remove office to residential PDR in the CAZ, Northern Isle of Dogs and the other exempted areas when the exemptions expire in 2019.

²⁹ Ramidus Consulting. London Office Policy Review, GLA, 2017 – based on London Development Database monitoring.

Figure 10.2. Net change in B1 space, approvals, 2000-2015, by location

Source: London Development Database

11. Housing delivery

The lack of supply of the homes that Londoners need has played a significant role in London's housing crisis. The 2017 London Strategic Housing Market Assessment has identified a significant overall need for housing, and for affordable housing in particular.

London needs 66,000 new homes each year, for at least twenty years and evidence suggests that 43,500 of them should be genuinely affordable if the needs of Londoners are to be met, supporting a strategic target of 50 per cent of all new homes being genuinely affordable. 270,000 homes are in the planning pipeline, but delivery is not keeping pace.

The draft London Plan³⁰ looks across the city to plan for the housing needs of all Londoners, treating the London as single housing market in a way that is not possible at a local level. In partnership with boroughs, the Mayor has undertaken a Strategic Housing Land Availability Assessment to identify where the homes London needs can be delivered.

Ten-year housing targets have been established for every borough, alongside Opportunity Area plans for longer-term delivery where the potential for new homes is especially high. These targets have taken into account the need to strike an appropriate balance between new housing and the strategic office functions within the CAZ, NIOD and the other nationally significant office locations.

The draft London Housing Strategy sets out the Mayor's proposals for working with boroughs and other partners to deliver the step change in housing supply required, through:

- proactive intervention in London's land market to unlock and accelerate housing delivery, including on public land and through compulsory purchase and other forms of land assembly

³⁰ The London Plan. The Spatial Development Strategy for Greater London. Draft for public consultation (Mayor of London, 2017)

- increased and better-targeted investment to de-risk development and maximise opportunities from new transport infrastructure
- diversification of the housebuilding industry through increased Build to Rent development, more support for small and medium-sized builders, and more supply from councils and housing associations
- tackling the construction skills gap and modernising construction methods.

The introduction of office to residential Article 4 Directions by the relevant boroughs will promote and safeguard London's internationally and nationally significant office locations alongside the Mayor's draft London Plan policies and Housing Strategy which will drive up the complementary delivery of new, better quality and affordable housing across London as a whole. This will include housing within parts of the exempted areas which will be managed proactively through the London Plan and boroughs' Local Plans to ensure that new housing does not compromise the agglomerations of offices and other strategic functions within these nationally important business locations.

Appendix: References and source documents

The strategic evidence to support the introduction of Article 4 Directions for London's nationally significant office locations is presented in detail in the following sources:

1. The London Plan. The Spatial Development Strategy for Greater London. Draft for public consultation (Mayor of London, 2017)
2. London Office Policy Review (Ramidus Consulting, 2017)
3. London Labour Market Projections (GLA Economics, 2017)
4. London Employment Sites Database (CAG, 2017)
5. London Development Database (GLA, 2017)
6. GVA per workforce job estimates for London and the UK, 1997 – 2015 (GLA Economics, 2017)
7. London Plan Viability Study (Three Dragons et al, 2017)
8. London Plan Annual Monitoring Report (GLA, 2017)
9. Mayor of London Community Infrastructure Levy 2 Preliminary Draft Charging Schedule (GLA, 2017)
10. London Strategic Housing Market Assessment (GLA, 2017)
11. London Strategic Housing Land Availability Assessment (GLA, 2017)
12. London Housing Strategy (GLA, 2017)
13. Valuation Office Agency (VOA) Business Floorspace Statistics (2016)
14. Economic Evidence Base for London (GLA Economics, 2016)
15. Work and life in the Central Activities Zone, the Northern Isle of Dogs and their fringes (GLA Economics, 2015)
16. Small offices and mixed use development in CAZ (Ramidus Consulting, 2015)
17. City Fringe Opportunity Area Planning Framework (GLA, 2015)
18. Permitted development rights for change of use from commercial to residential (Jones Lang Lasalle, 2013)
19. Potential impact of Use Classes Order relaxation for change of use from offices to housing on City office stock (Jones Lang Lasalle, 2011).

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Chinese

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Vietnamese

Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλείστε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Hindi

यदि आप इस दस्तावेज की प्रति अपनी भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি (কপি) চান, তা হলে নীচের ফোন নম্বরে বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

Article 4 Direction: Offices to residential in the Central Activities Zone (CAZ)

| No. | Title |
|------------|---|
| Appendix A | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class O, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
| Appendix B | Map of the Central Activities Zone subject to proposed Article 4 Direction |
| Appendix C | Equalities analysis |
| Appendix D | Strategic evidence to support London borough Article 4 Directions in London's nationally significant office locations |
| Appendix E | Letters of support from Business Improvement Districts |



Andrew Ruck
 Southwark Council, Planning Policy Team
 Southwark Town Hall
 Tooley Street
 London SE1

27 May 2018

Dear Andrew,

Re: Support for Article 4 Direction on office to residential conversion

This representation is submitted on behalf of WeAreWaterloo Business Improvement District. WeAreWaterloo is a Business Improvement District (BID) operating in the Waterloo area of central London. The BID area, covering parts of North Lambeth and North Southwark.

The BID carries out a number of projects and services for businesses in the Waterloo area, including environmental services such as graffiti removal and recycling, networking, business support, and promotion of the area and its businesses. It is also involved in the development of the Neighbourhood Plan for the South Bank & Waterloo area.

We are writing in support of Southwark Council's bid to introduce an Article 4 Direction across the Southwark Section of the Central Activities Zone (CAZ). The Waterloo BID is entirely within the CAZ and economic prospects of the neighbourhood are significantly associated with development policy.

[Recent figures](#) show that there is a shortage of office space in Waterloo and demonstrable unfulfilled demand. As a mayoral opportunity area in which 6,000 jobs are to be created, it is imperative that further office stock is not lost to residential accommodation, particularly given the highly favourable conditions for office markets to flourish, including transport accessibility.

Where three quarters of the office stock in London is contained within the 10 CAZ boroughs, the agglomeration benefits of concentrated office locations are to be maintained, and the consequences of conversion from office to residential seen in other office districts in London is to be avoided.

Yours sincerely

Ben Stephenson
 CEO

WeAreWaterloo

| | |
|-----------------------------|--|
| Build Studios | T : 020 7620 1201 |
| 203 Westminster Bridge Road | E : info@wearewaterloo.co.uk |
| London | W : www.wearewaterloo.co.uk |
| SE1 7FR | TW : @wearewaterlooUK |

WeAreWaterloo is the Business Improvement District (BID) for Waterloo. Our aim is to make Waterloo a better place to do business.

Registered Company: We Are Waterloo Ltd. Build Studios, 203 Westminster Bridge Road, London, SE1 7FR | Registered Number: 04381162 VAT number: 805631643

Ruck, Andrew

From: Valerie Beirne <VB@betterbankside.co.uk>
Sent: 01 March 2018 15:22
To: Ruck, Andrew
Cc: Peter Williams; Wolff, Nick; Hills, Laura; Peter Williams
Subject: RE: Central Activities Zone office to residential permitted development

Hi Andy

Apologies for the delay in replying. Please accept this e-mail as Better Bankside's support for your proposed Article 4 Direction.

If you need any further information from us please let us know.

All the best

Val

Regards

Valerie Beirne
Bankside Urban Forest Manager

Better Bankside
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From: Ruck, Andrew [mailto:Andrew.Ruck@southwark.gov.uk]
Sent: 26 February 2018 15:38
To: Valerie Beirne <VB@betterbankside.co.uk>
Cc: Peter Williams <PW@betterbankside.co.uk>; Wolff, Nick <Nick.Wolff@southwark.gov.uk>; Hills, Laura <Laura.Hills@southwark.gov.uk>
Subject: Central Activities Zone office to residential permitted development

Hi Val

Hope you are well. Following up on my previous email, would Better Bankside support this Article 4 Direction?

In May 2019 the exemption will expire for permitted development rights for change of use from office to residential in the central activities zone (CAZ). Offices would then be able to convert to residential use without planning permission. We are looking at an Article 4 direction to replace the exemption for the part of the CAZ in Southwark so that planning permission would still be needed. I am preparing the report for planning committee this week.

When we successfully applied for the exemption in 2013 we received a letter of support from Team London Bridge and Better Bankside. If you would like to provide a similar letter this week I could reference your support in the committee report.

We have been working with the GLA and other CAZ boroughs to ensure the entire CAZ will be covered. These are the reasons in outline for maintaining planning controls over office to residential conversion:

- **Safeguarding the contributions of London’s nationally significant office locations to the London and national economy** - It is essential for London and the UK as a whole that these areas are not undermined.
- **Office floorspace stock** - The ten CAZ boroughs contain about three quarters of London’s total office stock and over a fifth of the total in England & Wales.
- **Agglomeration benefits** – These arise from the unique concentration of large numbers of businesses in London’s nationally significant offices locations.
- **Employment growth** –The introduction of Article 4 Directions will help to ensure that sufficient office capacity is provided to accommodate growth in projected employment.
- **Contributions to strategic infrastructure** - The introduction of Article 4 Directions would enable financial contributions to be collected through conventional planning approvals towards the delivery of strategic transport infrastructure.
- **Central London office market trends** - The current level of office permissions in London is too low to provide adequate development supply, and loss of office supply would exacerbate the shortfall.
- **Office and residential values** - The difference between office and residential values would see significant loss of office stock and an irreversible change in the nature of the country’s commercial hubs.
- **Unintended impacts and consequences of PDR** –In areas that are not exempt permitted development has allowed the conversion of occupied office stock converting to residential, impacting occupiers.
- **Delivery of housing** – The London Plan and New Southwark Plan have ambitious plans to deliver housing as well as business space that would be undermined by permitted development rights.

Many thanks

Andy Ruck
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|------------------------------------|--------------------------------|--|--|
| Item No. 6. | Classification: Open | Date: 6 November 2018 | Meeting Name: Planning Committee |
| Report title: | | Article 4 Direction to withdraw the permitted development rights permitting the demolition of the Old Southern Railway Stables and the Forge, Caitlin Street within Old Kent Road Opportunity Area | |
| Ward(s) or groups affected: | | All | |
| From: | | Director of Planning | |

RECOMMENDATIONS

That the Planning Committee:

1. Authorises the confirmation of an immediate Article 4 Direction (Appendix A) to withdraw the permitted development right granted by Class B, Part 11, Schedule 2 of the the Town and Country Planning General Permitted Development Order 2015 (as amended) (GPDO) which would otherwise permit the demolition of the Old Southern Railway Stables and Forge buildings, Caitlin Street ('the Stables and the Forge') (site location identified at Appendix B) in the Old Kent Road Opportunity Area that has been identified as a heritage asset.
2. Notes the updated equalities analysis of the proposed Article 4 Direction (Appendix C).
3. Delegates to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 2015.

BACKGROUND INFORMATION

4. The council made an immediate Article 4 Direction to remove permitted development rights which would otherwise permit the demolition of the Stables and the Forge on 5 June 2018. The council must now decide whether to confirm the Direction before the expiry of 6 months from the date the Direction was first made, taking into account any representations received. These are detailed in the Consultation section on page 8 of this report.
5. The London Plan designated the Old Kent Road as an opportunity area and the council is preparing an Area Action Plan/Opportunity Area Planning Framework (AAP/OAPF) which proposes significant transformation of the area over the next 20 years. This transformation will include the extension of the Bakerloo Line with new stations along the Old Kent Road, 20,000 new homes and 10,000 new jobs. A further preferred option of the Old Kent Road AAP (Regulation 18) concluded consultation on 21 March 2018.
6. The vision of the draft AAP is to deliver this transformation, whilst retaining the best of the existing character of the area and encouraging existing businesses, arts and cultural communities to thrive. Although the Old Kent Road has a rich and varied history, much of the historic fabric relating to it has been lost through

Second World War bombing, post war slum clearance and estate building, railway and canal construction and subsequent decline, infrastructure such as the Bricklayers Arms junction and flyover and car-led development. Given their scarcity, those assets that do remain play a very important role in the townscape character of the area and the social and cultural fabric of the local community.

7. The Stables and the Forge have been identified in the draft AAP as buildings of architectural and historic interest and have also been identified on the Draft Local List (March 2018) given their heritage contribution to the area.
8. The General Permitted Development Order (GPDO) (2015) (as amended) consolidated permitted development rights for England and introduced new provisions. The GPDO allows for the demolition of buildings outside conservation areas without planning permission.
9. It is therefore considered appropriate to implement an immediate Article 4 Direction to remove the following permitted development rights from the Stables and the Forge:

General Permitted Development Order 2015 (as amended)

Schedule 2, Part 11

Class B: Demolition of buildings

Article 4 Direction

10. An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether but instead ensures that development requires planning permission. A planning application for the demolition would need to be submitted that would then be determined in accordance with the council's Development Plan.
11. The government's national planning practice guidance (NPPG entitled 'When is permission required?') sets out guidance on the use of Article 4 Directions. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address (paragraph 038).
12. Article 4 Directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. An immediate Direction can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 045). In the case of this report, the council has made an immediate Article 4 Direction for which the process is as follows:
 - Stage 1 – The council made an Article 4 Direction withdrawing permitted development rights with immediate effect;
 - Stage 2 – Publication /Consultation stage. The council:-
 - 1) published the notice of Direction in a local newspaper;

- 2) formally consulted with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of 21 days;
 - 3) and placed notices up on site for 6 weeks;
- Stage 3 – On the same day that notice is given under Stage 2 above, the council referred its decision to the Secretary of State who has wide powers to modify or cancel a Direction.
 - **Stage 4 – Confirmation Stage (current stage)** - The Direction came into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and 6 months to decide whether to go ahead and confirm the Direction, taking into account any representations which have been received. If this does not happen within 6 months, the Direction will lapse. The council needs to confirm the Article 4 Direction withdrawing permitted development rights before it lapses.

Compensation

13. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 Directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 Direction withdraws, if they:
 - Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
 - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.
14. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
15. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
16. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:
 - The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended).
 - The permitted development right is withdrawn in the prescribed manner.
 - Notice of withdrawal is given in the prescribed manner:

- Not less than 12 months before it takes effect.
- Not more than the prescribed period of two years.

Planning applications

17. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the Council's Development Plan unless material considerations indicate otherwise. The policy context is set out below.
18. It should be noted that prior to 17 January 2018, where submission of a planning application was required as a result of withdrawal of permitted development rights through an Article 4 Direction, the council could not charge a planning application fee. Under planning application fee amendments that came into effect on 17 January 2018, this is no longer the case. The text in regard to the fee exemption for Article 4 Directions (or previously imposed conditions) has been amended to warn users that the exemption is no longer valid for applications in England and should therefore not be used.

KEY ISSUES FOR CONSIDERATION

Demolition of heritage assets

19. Heritage assets are important to retain the history of the area. Over the years a number of buildings within the Old Kent Road area have been demolished through Permitted Development which could have been considered heritage assets, resulting in a heritage loss to the area.
20. Under the GPDO, buildings can be demolished without any consideration of their heritage value. However the introduction of an Article 4 will avoid this situation, since its demolition will now be assessed in the application process. Any subsequent planning application will need to consider how the heritage value of the Stables and the Forge can be retained or elements reintroduced on the site if redevelopment comes forward. This should encourage heritage led redevelopment of the site.

Contribution of the Stables and the Forge

21. The Stables and the Forge form part of the history and heritage of Caitlin Street and St James's Road. The Stables and the Forge were erected in the years before the First World War by the South Eastern & Chatham Railway as stabling for sick horses at the Bricklayers' Arms Goods Station. The Stables consist of two single storey ranges of 10 stables facing each other across a granite setted yard. Monopitch roofs slope inwards with extended eaves sheltering the horses' heads. Both the Stables and the Forge comprise of plain stock brick on the outer elevations with high level segmental arched windows with buff brick quoins and arch rings and metal casements. The horse hospital sits between the Stables and the Forge. Along Caitlin Street there is a brick boundary wall of the same age as the Stables and the Forge which unifies the composition and creates a unique setting in the local townscape.

Images of the Stables:



Images of the Forge:



22. The Stables and the Forge retain a tight knit and characterful development which is still used to house horses. This is a rare feature within London. A lot of the land in the surrounding area was historically occupied by rail sidings. The Stables, the Forge and boundary walls on St James's Road and Caitlin Road are a reminder of this history of the area.
23. The Stables and the Forge have been identified in the Old Kent Road Area Action Plan as buildings of architectural and historic interest and have also been identified on the Draft Local List given their heritage contribution to the area. The site allocation plan within the AAP (OKR12) recognises the importance of the heritage assets and proposed retaining the existing buildings with new buildings around them.

Policy context

24. The NPPF identified that heritage assets contribute to the social and environmental roles of sustainable development. These are at risk from demolition without planning permission or an assessment of their heritage value. In the instance of this Article 4 Direction, the requirement of removing permitted development rights at the Stables and the Forge seeks to comply with the social and environmental role of the NPPF.
25. **The social role:** Removing the permitted development rights for demolition of the Stables and the Forge will ensure that the contribution to the cultural well-being they provide to the community can be considered within a planning application and it is not lost without consideration through demolition without a forthcoming scheme.
26. **The environmental role:** the NPPF supports the conservation and enhancement of the historic environment, recognising that heritage assets are an irreplaceable resource. The Stables and the Forge contribute to the character and historic fabric of the area. The NPPF highlights that the council should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account the available evidence and necessary expertise. Removing the permitted development rights for demolition of the Stables and the Forge will allow the council to consider the significance of the heritage value through the planning application process.
27. The London Plan designates the Old Kent Road as an opportunity area which includes the Stables and the Forge site.

28. The London Plan (March 2016) states that London's heritage assets and historic environment should be identified, so that the desirability of sustaining and enhancing their significance of utilising their positive role in shaping can be taken into account (Policy 7.8). Heritage-led regeneration is encouraged, regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can stimulate environmental, economic and community regeneration (Policy 7.9).
29. The Draft London Plan (December 2017) states in Policy HC1 Heritage Conservation and Growth (C), development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. It also states proposals that affect heritage assets and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. However, it should be noted that since Draft London Plan has not yet gone through the examination process, it should only afford limited weight at this stage.
30. Saved Policy 3.15 – Conservation of the Historic Environment of the Local Plan requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural interest.
31. Core Strategy Strategic Policy 12 – Design and conservation sets out the development will be expected to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including locally listed buildings.
32. The council is also preparing the New Southwark Plan to replace the saved policies in the Southwark Plan and to set out the regeneration strategy for the borough. The council is also preparing the Old Kent Road Area Action Plan which sets out how the area will be developed, with an important consideration of delivering housing and jobs.
33. Public consultation on the Proposed Submission Version of the New Southwark Plan ran from December 2017 to February 2018 and the Further Preferred Option Old Kent Road Area Action Plan (AAP) ran from December 2017 to March 2018. Representations received are currently being considered.
34. Paragraph 216 of the NPPF states that weight can be afforded to relevant policies in emerging plans depending on the stage of preparation of the plan. The New Southwark Plan and AAP have been subject to extensive consultation however they have yet to be subject to an independent examination.
35. The New Southwark Plan requires development to enable the viable use of the heritage asset that is consistent with its on-going and long-term conservation (Policy P18). This policy should be afforded with some weight since there is no objection to the content of the policy itself. The introduction of this Article 4 will support the latest policy position by ensuring a planning application is required to allow the council's assessment of the viable retention of the Stables and the Forge.
36. The New Southwark Plan allocates the Stables and the Forge under site allocation NSP64: Former Southern Railway Stables. This sets out the site vision for the area for redevelopment to provide uses such as employment, public open

space, new homes, community uses. It identifies the Stables and the Forge as buildings of architectural and historic interest. It confirms that further details regarding development of the site will be provided through the AAP.

37. The vision of the AAP is to deliver this transformation, whilst retaining the best of the existing character of the area and encouraging existing businesses, arts and cultural communities to thrive.
38. The Stables and the Forge have been identified in the AAP within the Site Allocation OKR12: Former Southern Railway Stables as buildings of architectural and historic merit. The site allocation plan recognises the importance of the heritage assets through retaining the existing buildings, the forge, stables and former horse hospital which will change uses with new buildings around the retained buildings.

CONSULTATION

39. Consultation on the Article 4 Direction has complied with provisions set out in the GPDO. Notice of the Direction was made by:
 - Local advertisement in the press.
 - Site notices was placed outside the Stables and the Forge for 6 weeks; and
 - Written notifications were sent to every owner/occupier, specifying representation can be made for a period of 21 days.
 - Mail out to over 7,000 email addresses to the council's planning policy consultation notification mailing list
 - Online Consultation Hub Page which provided information on the Direction and a portal for submitting representations.
 - Notification to the Secretary of State.
40. This report recommends that after the consultation and within six months, due considerations have been given to the subject and the Direction should be confirmed.

Summary of representations received

41. During the consultation period, 35 representations were received of which:
 - There are two comments submitted that are identical, from the same organisation, one under the individual's name, one under the organisation's name. Within the representation summary, these are considered as one representation.
 - Of the 33 valid representations received, 32 comments are in support for the direction, one comment is against the direction.

Supporting representations summary

42. It is evident from the representations received that the support for the Article 4 Direction is overwhelming. Many individuals responded to the consultation as well as support received from local organisations including Stevenson Crescent Estate TRA (representing 261 households), the Walworth Society, Peckham Society and Historic England. The reasons given for supporting the Article 4 Directions include:

- The heritage value the Stables and the Forge contribute in enriching the local's social and cultural fabric. This is a highly recognised and acknowledged point in a lot of the comments received.
 - Another highly discussed point is the community value the Stables offers. Remarks are often made on the sound of the horses as a relaxing and unique feature in the otherwise busy build up urban area. Notwithstanding this, the Article 4 Direction protects the heritage of the building, rather than the existing use. Subject to the grant of planning permission, it may be possible for the use to be changed in the future.
43. The supportive comments also raise concerns and alternative ideas regarding the Stables and the Forge, some of which are not directly related to the Article 4 Direction:
- A lot of the comments consider the Article 4 Direction to withdraw the permitted development rights associated demolition of the Stables and the Forge to be long overdue. There are some concerns regarding the appropriateness for the Article 4 Direction, as they consider the Stables and the Forge to be an important piece of heritage and history to be protected, therefore it should at least be designated as a locally listed building.
 - The council concurs with the representations on the importance of the Stables and the Forge from a heritage and social perspective and is now confirming the Article 4 Direction to ensure that the stables cannot be demolished without a fair and thorough assessment through the planning application process. Regarding the status of the Stable and the Forge, they are on the council's draft local list and recognised in the New Southwark Plan and the Old Kent Road Area Action Plan as buildings of architectural and historic interest and seek their retention within any redevelopment of the site.
 - Some comments raise concern about the viability of the business use of the Stables and the Forge in future. Suggestions are made that the Stables and the Forge can be focused as a community space, e.g. a café, artist workshop etc.
 - The Stables and the Forge fall within the Action Plan Area of Old Kent Road, its future use must respond positively to the objectives of the AAP. The Plan requires redevelopment of the site to 'provide employment uses and public open space. It should also provide new homes, and may provide community uses.' Therefore the suggested community element of the Stables and the Forge is likely to be integrated into future redevelopment of the site, should the current use no longer be viable or required.

Objecting Representation Summary

44. The one objection to the confirmation of the Article 4 Direction is made on the grounds of affordable housing.

- The objector expressed concern regarding affordable housing for the local people. They consider the provision of affordable housing to be a more urgent priority than the protection of the Stables and the Forge and that it should be demolished to make room for affordable housing development.
- Housing affordability to the local residents is Southwark's utmost priority. This is reflected in our Fairer Future Commitment – A Place to call home. The council also has a legal duty to look after its heritage asset as set out clearly in the NPPF, as well as the London Plan. In this case, as the Stables and the Forge represent a key piece of local history and is a heritage asset, it warrants protection through an Article 4 Direction. In addressing the objector's concern regarding affordable housing, Old Kent Road AAP aims to deliver 7000 new homes that will be affordable during its plan period. Therefore the policy goals of heritage protection and affordable housing delivery are not in conflict with each other. From this regard, the introduction of an Article 4 Direction to protect the Stables and the Forge from the permitted development rights associated demolition does not compromise the council's ability in affordable housing delivery. Therefore the confirmation of this Article 4 Direction is well justified.

Methodology

45. The NPPF advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.
46. The council has undertaken an assessment of the heritage value of the Stables and the Forge as set out above. This Article 4 is necessary to require a fair assessment of the demolition of the Stables and the Forge through a planning application to ensure proper planning.

Areas affected

47. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. For the reasons outlined above it is considered the Article 4 Direction should relate to the Stables and the Forge (extent illustrated at Appendix B) due to the heritage significance as outlined above and it should be confirmed at this stage.

Conclusions

48. The consultation responses received have been fully considered in the recommendation to confirm the Article 4 Direction. It should be noted that the heritage/community functions of the Stables and the Forge are highly praised and acknowledged in the representations received from individuals, local residents and organisations and institutions. All except one comment are in support to confirm the Article 4 Direction. The only comment objecting to confirming the Article 4 Direction was made on an affordable housing ground, stating more land should be made available including the demolition of the Stables and the Forge. However, it should be noted that affordable housing

provision is considered in detail in the New Southwark Plan and the Old Kent Road AAP.

49. For the above reasons, the council considers that permitted development rights granted by the GPDO in relation to demolition of the Stables and the Forge are prejudicial to the proper planning of the borough. The use of an Article 4 Direction would not restrict development altogether, but instead ensure that demolition of the Stables and the Forge requires planning permission. Given the heritage significance of the Stables and the Forge as well as the consultation results, any demolition should be subject to a full planning application and assessment by the local authority.
50. This Article 4 Direction should be confirmed if the council is satisfied with the policy and consultation response that demolition should not be carried out unless planning permission is granted. After which the confirmation needs to be publicised, including the date it officially comes into force, and send a copy of the confirmed direction to the Secretary of State.

Community Impact Statement

51. Southwark Council is committed to achieving the best quality of life for its residents. This includes maintaining a strong local economy and revitalised neighbourhoods for the communities within Southwark. It is vital that a strong policy framework ensures the borough's heritage and community values continue to be protected for the benefit of local residents. The Article 4 Direction seeks to protect the demolition of the Stables and the Forge without a robust analysis through the planning process.
52. The equalities analysis (Appendix C) has concluded that the Article 4 Direction will have no impact on equalities as there is no change to the Stables and the Forge through confirming an Article 4 Direction and this will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

Financial Implications

53. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by the GPDO the council has a potential liability for compensation. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure. Therefore there is a risk that the proposed Direction will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims.
54. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the Planning division's budget. This position will be monitored and if the award cannot be contained within existing departmental revenue budgets will be reflected in the council's revenue budget monitoring arrangements for funding from council reserves.
55. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.

56. Staffing and any other costs connected with this recommendation will be contained within existing departmental revenue budgets.

Human rights and equalities

57. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering these Article 4 Direction, including under Article 1 of the First Protocol (Protection of property) and Article 8 (Right to respect for a private and family life). The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.
58. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Direction have been considered under the Human Rights Act 1998 and it has been determined that the Articles will not be triggered.
59. In consulting upon the introduction of the Article 4 Direction the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010.
60. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.
61. The council has given consideration to all the protected characteristics in the Equality Act 2010 to ensure that any potential impacts of the proposed immediate Article 4 Direction on these groups of people have been considered and where possible mitigated (Appendix C).

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

62. Planning Committee is being asked to confirm an immediate Article 4 Direction to withdraw the permitted development rights granted by Class B, Part 11, Schedule 2 of the GDPO to prevent the demolition of the Stables and the Forge; to note the equalities analysis of the proposed Article 4 Direction and to delegate to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements.
63. Part 3F of the council’s Constitution entitled “Matters reserved for decision by the Planning Committee” at paragraph 3 reserves to Planning Committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This confirms Planning Committee has authority to take the decisions being asked of it.

64. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not. This report notes no negative impact on equalities is anticipated.
65. In addition, the Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for homes); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). It is important to note that few rights are absolute in the sense that they cannot be interfered with under any circumstances. 'Qualified' rights, including Article 8 and the First Protocol, can be interfered with or limited in certain circumstances. The extent of legitimate interference is subject to the principle of proportionality whereby a balance must be struck between the legitimate aims to be achieved by a local planning authority in the policy making process against the potential interference with individual human rights. In this case the removal of the permitted development rights are considered necessary to achieve a legitimate planning aim.

Strategic Director of Finance and Governance

66. Planning Committee is being asked to confirm an immediate Article 4 Direction to withdraw the permitted development rights granted by Class B, Part 11, Schedule 2 of the GDPO to prevent the demolition of the Stables and the Forge; to note the equalities analysis of the proposed Article 4 Direction and to delegate to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements.
67. The strategic director of finance and governance notes that the proposed Directions may make the council liable for compensation claims but it is not possible to gauge the magnitude of such claims as circumstances vary. It is noted that any claim for compensation will be dealt through the council's official complaints procedure and sanctioned by the relevant cabinet member under the council's constitution as reflected in the report.
68. It is also noted that any agreed claims for compensation would be contained within the existing departmental revenue budgets where possible before funding from councils reserves are requested.
69. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|---------------------------------|
| Saved Southwark Plan 2007 | http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan | planningpolicy@southwark.gov.uk |
| The Core Strategy 2011 | http://www.southwark.gov.uk/info/200210/core_strategy | planningpolicy@southwark.gov.uk |
| New Southwark Plan Proposed Submission Version | http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan | planningpolicy@southwark.gov.uk |
| Old Kent Road Area Action Plan | http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/area-action-plans?chapter=2 | planningpolicy@southwark.gov.uk |
| General Permitted Development Order 2015 | http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf | planningpolicy@southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---|
| Appendix A | Draft Article 4 Direction to withdraw Permitted Development Rights granted by Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
| Appendix B | Article 4 Direction Boundary |
| Appendix C | Equalities analysis |

AUDIT TRAIL

| | | |
|---|--|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Emma-Lisa Shiells, Planning Policy Officer Liang Wu, Graduate Planner | |
| Version | Final | |
| Dated | 24 October 2018 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Director of Law and Democracy | Yes | Yes |
| Strategic Director of Finance and Governance | Yes | Yes |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | | 24 October 2018 |

Article 4 Direction: removal of permitted development rights for demolition the Old Southern Railway Stables and the Forge, Caitlin Street

| No. | Title |
|------------|---|
| Appendix A | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
| Appendix B | Article 4 Direction Boundary |
| Appendix C | Equalities analysis |

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

DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged red on the attached plan, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below:

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with paragraph 2 of Schedule 3, shall remain in force until 4 December 2018 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraphs 1(9) and (10) before the end of the six month period.

SCHEDULE

Development consisting of the demolition of a building as comprised within Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

1. Made under the Common Seal of the London Borough of Southwark this 5 day of June 2018

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

.....
Authorised Signatory

2. Confirmed under the Common Seal of the London Borough of Southwark this
.....day of.....2019

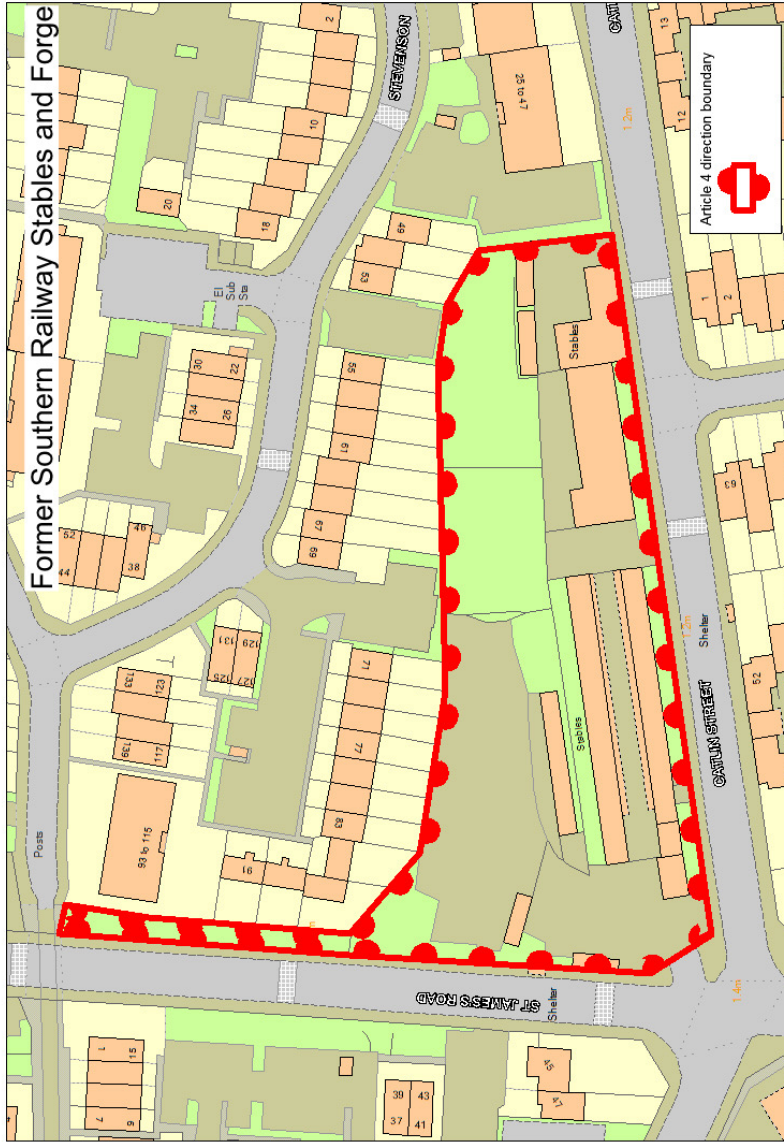
The Common Seal of the Mayor
and Burgesses of the London Borough
of Southwark was hereto
affixed in the presence of

.....
Authorised Signatory

Annex

Land at the Former Southwark Railway Stables and Forge

Article 4 Direction Boundary



Article 4 Direction: removal of permitted development rights for demolition the Old Southern Railway Stables and the Forge, Caitlin Street

| No. | Title |
|------------|---|
| Appendix A | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
| Appendix B | Article 4 Direction Boundary |
| Appendix C | Equalities analysis |

Initial Equalities Analysis Stage 2

November 2018

Section 1: Equality analysis details

| | |
|---|--|
| Proposed policy/decision/business plan to which this equality analysis relates | Article 4 Direction to withdraw the Permitted Development Rights granted by Schedule 2, Part 11, Class B, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) |
|---|--|

| | | | | | |
|---------------------------------------|------------------------------|-----------------|-----------------|-------------|----------|
| Equality analysis author | Liang Wu / Emma-Lisa Shiells | | | | |
| Strategic Director: | Simon Bevan | | | | |
| Department | Chief Executive | Division | Planning Policy | | |
| Period analysis undertaken | Oct 2018 | | | | |
| Date of review (if applicable) | TBC | | | | |
| Sign-off | Laura Hills | Position | Team Leader | Date | Oct 2018 |

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

1.1 Brief description of policy/decision/business plan

This equalities analysis report supports the committee report on 6 Nov 2018 to confirm the Article 4 Direction to remove permitted development rights for the Old Southern Railway Stables, Caitlin Street ('the Stables') granted by Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The Article 4 Direction was made on 5 June 2018 and it is now proposed to confirm it following a period of consultation.

Schedule 2, Part 11, Class B of the Order allows demolition of a building not in a Conservation Area without the need to apply for planning permission.

The permitted development rights to demolish buildings outside conservation areas without planning permission poses a risk to the rare remaining heritage assets in the opportunity area. The council considers that any proposed demolition should be assessed on an individual basis through the planning application process and that the council has existing and emerging planning policies to enable a robust assessment.

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

Article 4 Directions can either be immediate or non-immediate depending upon whether notice is given of the date on which they come into force. In the case of this report, the council has proposed to make an immediate Article 4 Direction to withdraw the permitted development rights for demolition of the Stables. It is now seeking to confirm this direction.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders

| | |
|--|--|
| <p>Key users of the department or service</p> | <p>Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.</p> |
| <p>Key stakeholders are involved in this decision</p> | <p>The key stakeholders involved in this proposal include: Cabinet Member for Regeneration and New Homes, Southwark Councillors, Development Management and Planning Policy officers and the Property division.</p> <p>The Development Management team will be responsible for</p> |

| | |
|--|---|
| | <p>monitoring the Article 4 Direction and to determine any subsequent planning applications submitted for demolition.</p> <p>The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.</p> |
|--|---|

Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of the proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act; which local authorities are obligated to consider and assess under the public sector equality duty (PSED). Its aims are to eliminate unlawful discrimination, harassment victimisation and other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who do not, as well as fostering good relations between people who share a protected characteristic and those who do not,

The protected characteristics are listed as follow:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The confirming of the Article 4 Direction does not have a direct impact on any groups with protected characteristics; as the confirmation of the direction leaves the existing area undisturbed. However, planning applications made as a result of the direction may have a potential impact on certain protected characteristics, which is not yet known at this stage This can be addressed separately as part of the application process should this becomes the case.

| |
|--|
| Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds). |
| Potential impacts (positive and negative) of proposed policy/decision/business plan |
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction. |
| Equality information on which above analysis is based |
| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction. |
| Mitigating actions to be taken |
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction. |

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|--|
| Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities. |
| Possible impacts (positive and negative) of proposed policy/decision/business plan |
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction. |
| Equality information on which above analysis is based |
| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction. |
| Mitigating actions to be taken |

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

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

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

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction.

Equality information on which above analysis is based.

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction.

Mitigating actions to be taken

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

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

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

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction.

Mitigating actions to be taken

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

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

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

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction.

Mitigating actions to be taken

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, therefore no mitigation actions are required.

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

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

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction.

Mitigating actions to be taken

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

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

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

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction.

Mitigating actions to be taken

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

Sex - A man or a woman.

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

| |
|---|
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction |
| Equality information on which above analysis is based |
| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction |
| Mitigating actions to be taken |
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction. |

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|--|
| Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes |
| Possible impacts (positive and negative) of proposed policy/decision/business plan |
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction, as there is no change to the Stables and Forge through confirming the Article 4 Direction. |
| Equality information on which above analysis is based |
| This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise, as well as consultation conducted as part of the confirmation for this Article 4 direction. |
| Mitigating actions to be taken |
| No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Direction. |

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

| |
|---|
| discrimination and the First Protocol |
| Possible impacts (positive and negative) of proposed policy/decision/business plan |
| The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Direction have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered. |
| Information on which above analysis is based |
| Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Directions, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate. |
| Mitigating actions to be taken |
| N/A |

Section 5: Further actions and objectives

| 5. Further actions | | | |
|--|--|---------------|------------------|
| Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions. | | | |
| Number | Description of Issue | Action | Timeframe |
| 1 | This equalities analysis assesses the impact of confirming the Article 4 Direction on protected characteristics. The decision to introduce the Direction was made in June 2018. No issues relating to equalities have been raised during consultation. | Tbc | Ongoing |

Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage.

| | | | |
|------------------------------------|--------------------------------|---------------------------------|--|
| Item No. 7. | Classification: Open | Date: 6 November 2018 | 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 director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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 | Virginia Wynn-Jones 020 7525 7055 |
| 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 the Planning Department 020 7525 5403 |

APPENDICES

| No. | Title |
|------|-------|
| None | |

AUDIT TRAIL

| | | | |
|---|--|--------------------------|-----------------|
| Lead Officer | Chidilim Agada, Head of Constitutional Services | | |
| Report Author | Everton Roberts, Principal Constitutional Officer Jon Gorst, Head of Regeneration and Development (Legal Services) | | |
| Version | Final | | |
| Dated | 29 October 2018 | | |
| 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 | | | 29 October 2018 |

ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Tuesday 06 November 2018

| | | | |
|-------------------|--|-----------------|------------------|
| Appl. Type | S.73 Vary/remove conds/minor alterations | Reg. No. | 17-AP-3885 |
| Site | AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 | TP No. | TP/H1059 |
| | | Ward | Faraday |
| | | Officer | Terence McLellan |

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA**Item 7/1****Proposal**

Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. The proposed amendments include:

Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station);
Revisions to unit and tenure mix;
Internal reconfiguration and elevational alterations;
Minor alterations to landscape layouts, amenity space and roof space.

| | | | |
|-------------------|---|-----------------|------------------|
| Appl. Type | S.73 Vary/remove conds/minor alterations | Reg. No. | 17-AP-3846 |
| Site | AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17 | TP No. | TP/H1059 |
| | | Ward | Faraday |
| | | Officer | Terence McLellan |

Recommendation GRANT PERMISSION**Item 7/2****Proposal**

Minor material amendment to planning permission 16/AP/2800 for 'Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking. The proposed amendments include:

Changes to the tenure mix;
Re-positioning of Block 3; and
Minor elevational alterations.

| | | | |
|-------------------|--|-----------------|---------------------|
| Appl. Type | Full Planning Application | Reg. No. | 17-AP-3757 |
| Site | 60A AND 62 HATCHAM ROAD AND 134-140 ILDERTON ROAD, LONDON SE15 1TW | TP No. | TP/2406-62 & 2327-G |
| | | Ward | Old Kent Road |
| | | Officer | Tom Buttrick |

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT**Item 7/3****Proposal**

Demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,185sqm (GIA) of commercial space (Use Class B1) at ground floor, 86 residential dwellings (30 x 1 bed, 39 x 2 bed and 17 x 3 bed) above with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location -strategic).

Revised description:

'Application for full planning permission for mixed use redevelopment comprising: demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,179 sqm (GIA) of commercial space (use class B1) at ground floor, 86 residential dwellings above (30 x 1 bed, 39 x 2 bed and 17 x 3 bed), with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.'



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Scale = 5000

25-Oct-2018

| | | | |
|------------------------------------|---|---------------------------------|--|
| Item No. 7.1 & 7.2 | Classification: Open | Date: 6 November 2018 | Meeting Name: Planning Committee |
| Report title: | <p>Development Management planning application 1: Application 17/AP/3885 for: S.73 Vary/remove conds/minor alterations</p> <p>Address: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 (KNOWN AS THE FIRST DEVELOPMENT SITE)</p> <p>Proposal: Minor material amendments to planning permission 14/AP/3843 to include: Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station); revisions to unit and tenure mix; internal reconfiguration and elevational alterations; minor alterations to landscape layouts, amenity space and roof space.</p> <p>Development Management planning application 2: Application 17/AP/3846 for: S.73 Vary/remove conds/minor alterations</p> <p>Address: AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17</p> <p>Proposal: Minor material amendment to planning permission 16/AP/2800 to include: Changes to the tenure mix; re-positioning of Block 3; and minor elevational alterations.</p> | | |
| Ward(s) or groups affected: | Faraday | | |
| From: | Director of Planning | | |
| Application Start Date | 26/10/2017 | Application Expiry Date | 25/01/2018 |
| Earliest Decision Date | 07/12/2017 | PPA date | 31/12/2018 |

RECOMMENDATION

1. With regard to application 1 reference 17/AP/3885 - That planning permission is GRANTED subject to conditions and the applicant entering into an appropriate Deed of Variation to the S106 Legal Agreement signed on 5th August 2015 as part of the parent application (reference 14/AP/3843), and subject to referral to the Mayor of London.

2. With regard to application 2 reference 17/AP/3846 - That planning permission is GRANTED subject to conditions.

EXECUTIVE SUMMARY

3. The applications being considered seek amendments to two previously approved schemes that form key components of the Aylesbury Regeneration. The physical amendments that are being sought are very minor in nature and would continue to secure a high quality of design across the two sites including the provision of more family sized homes and three new townhouses whilst ensuring that there would be no new amenity impacts. The most significant change relates to amending the tenure mix across the two sites which overall would result in a significant increase in affordable housing over the original approvals from 51% to 60% including uplift on social rented accommodation and shared ownership as well as the early delivery of a significant number of affordable homes.

BACKGROUND INFORMATION

4. In August 2015 the Council granted Outline Planning Permission (OPP) under application 14/AP/3844, for the comprehensive redevelopment of the Aylesbury Estate in line with the requirements of the development plan and the aspirations of the Aylesbury Area Action Plan (AAP). The Outline Planning Permission created the framework to transform the Aylesbury Estate through the demolition of the existing poor quality housing and redevelopment to provide high quality mixed tenure housing, public open spaces and new community/work spaces all clearly linked into the surrounding streets, helping to create a sustainable and inclusive neighbourhood.
5. The OPP was approved alongside a detailed planning application (reference 14/AP/3843) to redevelop the site bounded by Portland Street; Albany Road; Westmoreland Road; and Bradenham Close, known as the First Development Site (FDS). The FDS represents the first phase of the comprehensive regeneration of the Aylesbury Estate and as consented would provide 830 new homes including Extra Care housing and housing for individuals with learning difficulties and an Early Years Facility in buildings ranging in height from two to 20 storeys. Application 1 in this report requests minor changes to this permission,
6. A further application, planning reference 16/AP/2800, was approved on 21/12/2016 for the reserved matters in relation to Plot 18 (which would form Phase 2A of the wider development). This represented the first reserved matters application of the OPP and secured the provision of 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking. Application 2 in this report requests minor changes to this permission.
7. This report will present and review a series of minor material amendments that are sought to the planning consents for the FDS and Plot 18 under Section 73 of the Town and Country Planning Act (1990). Whilst two S.73 applications have been submitted and will be issued as two separate consents, they are being considered together due to their combined impact and the fact that they are linked under a single S106

Agreement which controls the entire comprehensive redevelopment of the Aylesbury estate.

Site location and description

First Development Site (FDS)

8. The FDS measures approximately 4.4 hectares (3.7 hectares net) and previously accommodated 566 homes and ancillary garage accommodation spread over eight predominantly residential blocks that ranged in height between four and 14 storeys. The site is bounded by Westmoreland Road to the north, Portland Street to the east, Albany Road to the south and Bradenham Close to the west. The buildings were generally long linear housing blocks with integrated garages, surrounding open space and on street car parking. All of the buildings on the FDS have been demolished with the exception of Chiltern House, 120-149 Chartridge House and Ellison House. The Council have applied for a Compulsory Purchase Order (CPO) in order to secure the vacant possession of the FDS. The CPO inquiry has now closed and a decision is expected before the end of the current year. The CPO relates to a single leaseholder as the remaining properties on the FDS have been vacated/decanted.

Plot 18

9. Plot 18 is located within the central northern section of the Aylesbury Estate and is bounded to the east by the wide tree lined Thurlow Street which is an important artery through the estate and a major public transport route. To the north the site is bounded by the 13 storey flatted residential block known as Taplow House. Inville Road marks the southern boundary where the existing energy centre boiler house is located. Dawes Street forms the western boundary of Plot 18 and also marks the transition from the Aylesbury Estate to the more traditional housing of the Liverpool Grove Conservation Area. All of the buildings on the Plot 18 site have been demolished with the exception of Northchurch which sits partly within the red line boundary to the north.

Proposed development

10. The proposed amendments in relation to each site is summarised below:

FDS

- A revised mix of residential units and tenures within subplot 01, 02, 05 and 06;
 - Alterations to external elevations of subplot 01, 02, 05 and 06;
 - Removal of the approved Gas Pressure Reduction Station;
 - Provision of twelve additional dwellings (three townhouses and nine apartments); and
 - Minor alterations to landscape layouts.
11. The three townhouses would be situated on the northern boundary of sub plot 6 in lieu of the Gas Pressure Reduction Station. The additional apartments would be achieved through some minor internal reconfiguration and infill of building gaps in sub plot 1 (four additional extra care apartments); sub plot 5 (one additional apartment); and sub plot 6 (four additional apartments).

Plot 18

12.

- A revised mix of tenures within Blocks 1 and 3 (of the North Block); and
- Alterations to external façade of Block 3 (of the North Block).

Planning history

13. The most significant planning history for both sites relates to the original applications which are set out below:

FDS Parent consent

14. 14/AP/3843 - Full planning application for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.
GRANTED with Legal Agreement on 05/08/2015.

Outline Masterplan parent consent

15. 14/AP/3844 – Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.
GRANTED with Legal Agreement on 05/08/2016.

Plot 18 Reserved Matters

16. 16/AP/2800 - Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.
GRANTED on 21/12/2016.

Other relevant planning history

Site 1A - OPEN LAND EAST OF RED LION ROW & NORTH OF BOYSON ROAD, 1-41 BRADENHAM, 1-12 RED LION CLOSE & THE AYLESBURY DAY CENTRE LONDON SE17 2ES

17. 05/CO/0161 - Demolition of existing garages and out buildings, erection of 45 new dwellings, 10 new garages and a new day centre north of Boyson Road. Demolition of the existing day centre and the erection of 75 new dwellings west of Bradenham Close and public realm improvement works along Bradenham Close and Boyson Road. (Siting Only) (Not implemented).
GRANTED – 18/01/2006.
18. 07/CO/0046 - Outline Planning Application for the demolition of 1-41 Bradenham, 1-12 Red Lion Close, the Aylesbury Day Centre, the elevated pedestrian link across Bradenham Close and the single storey garages on Red Lion Close, and the erection of a series of buildings ranging in height from 1 (c.4.5m) to 10 storeys (29.9m) in height comprising around 260 dwellings, 404m² of retail floorspace, a new day centre and provision of public open space and public realm improvement work. (Reserved matters later approved and now complete).
GRANTED – 11/06/2007.

Site 7 - 1-27 AND 28-59 WOLVERTON, SEDAN WAY, LONDON, SE17 2AA

19. 12/AP/2332 - Demolition of existing buildings and redevelopment of the site to provide 147 residential units including flats, maisonettes and houses (30 x 1 bed, 71 x 2 bed, 13 x 3 bed, 28 x 4 bed, 5 x 5 bed) of which 58% would be affordable housing. The proposed residential blocks range between 3 and 10 storeys in height (10 Storeys at Thurlow Street) with a basement car park together with new vehicle access, plant, landscaping, cycle storage and refuse/recycling facilities.
GRANTED – 19/02/2013.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

20. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
21. The planning issues relevant to the consented developments are set out in full in the previous Planning Committee reports on application 14/AP/3843 in relation to the FDS, and 16/AP/2800 in relation to Plot 18. The requested changes relate to internal reconfiguration, minor elevational amendments, the provision of 12 additional units and amendments to the overall unit mix and tenure mix. The overarching principles of the developments have already been agreed as part of these previous planning consents and as such it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters in relation to these two sites. As such the main issues to be considered in respect of this application are:
 - Affordable housing

- Housing mix;
- Housing type;
- Quality of accommodation;
- Amenity space and landscaping;
- Amenity impacts on neighbouring occupiers;
- Car parking and
- Design quality

Planning policy

22. The statutory development plan for the borough comprises The London Plan (March 2016); The Core Strategy (2011) and saved policies from the Southwark Plan (2007). The Aylesbury Area Action Plan was adopted in January 2010 and represents the primary policy document for determining planning applications within the Aylesbury Action Area. The policies in the Aylesbury Area Action Plan (the AAAP) should be afforded significant weight as they comprise part of the statutory development plan and deal directly with the redevelopment of the Aylesbury Estate. The National Planning Policy Framework 2018 provides the statement of the Government's national planning policy.
23. The sites are located within the:
- Air Quality Management Area;
 - Urban Density Zone;
 - Aylesbury Action Area Core
24. Both sites have a Public Transport Accessibility Level (PTAL) of 4 where 1 is the lowest level and 6b the highest, indicating good access to public transport..
25. Plot 18 sites adjacent to the Liverpool Grove Conservation Area. The Addington Square Conservation area lies to the south of the FDS across Burgess Park. The following listed buildings are within close proximity to the FDS;
- 1,1A and 3-11 Portland Street (Grade II);
 - 13-23 Portland Street (Grade II); and
 - Aycliffe House (Grade II).

The Aylesbury Area Action Plan (2010)

26. The Aylesbury Area Action Plan (AAAP) sits within the Council's Local Development Framework, and is the key material consideration in the determination of all applications in its area. It provides locally-specific policies and guidance. It is consistent with the policies in the Core Strategy and saved Southwark Plan, adjusting some of the overarching borough-wide policies to reflect the issues as they specifically affect the estate. Whilst the approved developments were assessed against all of the relevant AAAP policies, the specific AAAP policies that relate to the proposed amendments are

BH1 – Number of homes

BH2 – Density and distribution of homes

BH3 – Tenure mix
 BH4 – Size of homes
 BH5 – Type of homes
 PL6 – Children’s play spaces
 PL7 – Private amenity space
 TP3 – Parking standards: Residential

National Planning Policy Framework (the Framework)

27. The following NPPF policies are relevant to the proposed amendments:

Chapter 2 Achieving sustainable development
 Chapter 5 Delivering a sufficient supply of homes
 Chapter 9 Promoting sustainable transport
 Chapter 11 Making effective use of land
 Chapter 12 Achieving well-designed places
 Chapter 16 Conserving and enhancing the historic environment

The London Plan 2016

28. The following London Plan policies are relevant to the proposed amendments:

Policy 3.3 - Increasing housing supply
 Policy 3.4 - Optimising housing potential
 Policy 3.5 - Quality and design of housing developments
 Policy 3.6 - Children and young people’s play and informal recreation facilities
 Policy 3.7 - Large residential developments
 Policy 3.8 - Housing choice
 Policy 3.9 - Mixed and balanced communities
 Policy 3.10 - Definition of affordable housing
 Policy 3.11 - Affordable housing targets
 Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 - Affordable housing thresholds
 Policy 3.14 - Existing housing
 Policy 6.9 - Cycling
 Policy 6.13 - Parking
 Policy 7.8 - Heritage assets and archaeology
 Policy 8.2 - Planning obligations
 Policy 8.3 - Community Infrastructure Levy

Core Strategy 2011

29. Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards
 Strategic Policy 14 – Implementation and delivery

Southwark Plan 2007 (July) - saved policies

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

Policy 2.2 Provision of new community facilities
 Policy 2.5 Planning obligations
 Policy 3.2 Protection on amenity
 Policy 3.11 Efficient use of land
 Policy 3.12 Quality in design
 Policy 3.13 Urban design
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
 Policy 4.2 Quality of residential accommodation
 Policy 4.3 Mix of dwellings
 Policy 4.4 Affordable housing
 Policy 4.5 Wheelchair affordable housing
 Policy 4.6 Loss of residential accommodation
 Policy 5.2 Transport impacts
 Policy 5.3 Walking and cycling
 Policy 5.6 Car parking
 Policy 5.7 Parking standards for disabled and the mobility impaired
 Policy 5.8 Other parking

Regional Supplementary Planning Documents (SPDs) and guidance

31. Providing for Children and Young People's Play and Informal Recreation (2012)
 Sustainable Design and Construction (2006)
 The Mayor's Transport Strategy (2010)
 Housing (2012)
 Planning for Equality & Diversity in London (2007)
 Affordable Housing and Viability (2018)

Southwark Supplementary Planning Documents (SPDs)

32. Design and Access Statements (2007)
 Section 106 Planning Obligations (2015)
 Residential Design Standards (2011)
 Affordable Housing (2008)
 Draft Affordable Housing (2011)

Principle of development

33. As previously mentioned, whilst a S.73 application results in a new planning consent, the extent to which the principles of the development should be reconsidered will depend on the nature of the changes being proposed and the stage of construction

which has been reached. The policies relevant in this area have not materially changed since the original decisions were issued. Therefore the issues as set out in full in the report on applications 14/AP/3842 and 16/AP/2800 remain relevant and the developments were found to be acceptable. It is not considered necessary to carry out a comprehensive new assessment of all of the planning issues relevant to the overall development. Instead this report and assessment will focus solely on the impact and acceptability of the proposed amendments.

Environmental impact assessment

34. An Environmental Impact Assessment was prepared as part of the original 2014 FDS and Outline applications and the Environmental Impact Assessment formed one of the approved documents on both consents. The applicants have reviewed the original Environmental Statement (ES) and the only section relevant to the proposed minor material amendments is the chapter on Daylight and Sunlight and in this respect the only relevant considerations are the proposed daylight levels within the new dwellings on the FDS. All other chapters and assessments of the original ES remain valid and are not affected by the proposed changes to the development.

Affordable housing

35. One of the main objectives of the AAP is to provide a socially sustainable neighbourhood with a range of tenures providing greater housing choice and helping to create a mixed and balanced community whilst supporting the viability of the overall development.

AAP Policy BH3: 'Tenure mix' seeks a minimum of 50% affordable housing within the Action Area Core and goes further to specify a split of 41% private housing and 59% affordable housing within Phase 1 with a split of 75:25 between social rented and intermediate housing.

36. London Plan Policies 3.8 – 'Housing choice' and 3.9 – 'Mixed and balanced communities' aims to provide Londoners with a choice of homes they can afford within communities that have a mixed tenure and household income.
37. Policy 3.11 – 'Affordable housing targets' and 3.12 – 'Negotiating affordable housing on individual private residential and mixed use schemes' of the London Plan seek to maximise the provision of affordable housing whilst recognising the need to provide mixed and balanced communities.
38. London Plan Policy 3.14 'Existing Housing' resists the loss of housing, including affordable housing, without suitable equivalent replacement. This policy states that, at least, equivalent floorspace should be provided in housing developments. Guidance within the Mayor's Housing SPG makes clear that the re-provision of housing may be considered in terms of unit numbers and/or habitable rooms.

FDS

39. The current S.73 application for the FDS seeks to increase both the total amount of housing, and the amount of affordable housing on the site.

40. The schedule of accommodation for the FDS is set out below with the approved figures in italics and the proposed figures in bold:

| FDS Schedule of Accommodation | | | | |
|-------------------------------|--|--|---|----------------------------|
| Unit type | Social Rent | Intermediate | Private market | Totals |
| One-bedroom | <i>135</i> 161 | <i>37</i> 112 | <i>199</i> 103 | <i>371</i> 376 |
| Two-bedroom | <i>68</i> 79 | <i>48</i> 99 | <i>183</i> 122 | <i>299</i> 300 |
| Three-bedroom | <i>63</i> 70 | <i>15</i> 0 | <i>30</i> 40 | <i>108</i> 110 |
| Four-bedroom | <i>20</i> 20 | <i>2</i> 0 | <i>10</i> 16 | <i>32</i> 36 |
| Five-bedroom | <i>18</i> 18 | <i>0</i> 0 | <i>2</i> 2 | <i>20</i> 20 |
| Total Units | <i>304</i> 348 | <i>102</i> 211 | <i>424</i> 283 | <i>830</i> 842 |
| Total habitable rooms | <i>1068</i> <i>(39%)</i> 1191 (43%) | <i>326</i> <i>(12%)</i> 589 (21%) | <i>1327</i> <i>(49%)</i> 984 (36%) | <i>2721</i> 2764 |

41. The proposed amendments would increase the number of affordable units by 153, and increase the proportion of affordable housing being provided on the FDS from 51% to 64%. The tenure split would change from 77:23 social rent/intermediate to a split of 67:33. However, whilst this tenure split does deviate from that expected under the AAAP, the total number of social rented units (and the number of social rented habitable rooms,) would increase under these proposed changes. The proposed level of affordable housing on the FDS would greatly exceed the AAAP target of 50% and whilst the tenure split is slightly below the AAAP target of 77:25 there is an opportunity to realign the tenure split with the AAAP on future phases and this has been secured as part of the original S106 Legal Agreement.

Plot 18

42. The approved schedule of accommodation for Plot 18 is set out in the table below with the proposed figures in bold:

| Plot 18 Schedule of Accommodation | | | | |
|-----------------------------------|------------------------|----------------------|------------------------|------------------------|
| Unit Type | Social Rent | Intermediate | Private | Total |
| One Bedroom | <i>15</i> 0 | <i>7</i> 5 | <i>46</i> 63 | <i>68</i> 68 |
| Two Bedroom | <i>29</i> 17 | <i>3</i> 1 | <i>20</i> 34 | <i>48</i> 52 |
| Three | <i>2</i> 2 | <i>0</i> 0 | <i>0</i> 0 | <i>2</i> 2 |

| | | | | |
|-----------------|-----------------|---------------|------------------|------------|
| Bedroom | 0 | 0 | 2 | 2 |
| Total | 46 | 10 | 66 | 122 |
| Units | 17 | 6 | 99 | 122 |
| Habitable rooms | 155 (44.2%) | 25 (7.1%) | 171 (48.7%) | 351 |
| | 68 (19%) | 14(4%) | 269 (77%) | 351 |

43. As approved Plot 18 would provide 51% affordable housing and 49% private housing. The proposed amendments would reduce this to 23% affordable and 77% private. It is therefore relevant to look at both the FDS and Plot 18 together in order to get an accurate understanding of the impact of the proposed changes on the affordable housing provision across the two sites

Cumulative impact on affordable housing

44. The table below outlines the approved schedule of accommodation across the FDS and Plot 18 with the proposed figures in bold:

| FDS and Plot 18 Cumulative Schedule of Accommodation | | | | |
|--|-------------------------------|------------------------------|-------------------------------|-------------------|
| Unit Type | Social Rent | Intermediate | Private | Total |
| One Bedroom | 150 161 | 45 117 | 244 166 | 439 444 |
| Two Bedroom | 97 96 | 50 100 | 204 156 | 351 352 |
| Three Bedroom | 65 70 | 15 0 | 30 42 | 110 112 |
| Four Bedroom | 20 20 | 2 0 | 10 16 | 32 36 |
| Five Bedroom | 18 18 | 0 0 | 2 2 | 20 20 |
| Total Units | 350 365 | 112 217 | 490 382 | 952 964 |
| Habitable rooms | 1223 (40%) | 351 (11%) | 1498 (49%) | 3072 |
| | 1259 (40.4%) | 603 (19.4%) | 1253 (40.2%) | 3115 |

45. As approved, the FDS and Plot 18 taken together would provide 51% affordable housing and 49% private housing. As outlined above, the proposed changes and redistribution of tenures would allow early delivery of more affordable housing on the FDS. Whilst 33 affordable homes on Plot 18 would become private, 33 private homes on the FDS would become affordable, with in addition, a further 120 private homes on the FDS also becoming affordable. This means that compared to the 51% affordable provision across the two sites as approved under the parent consents, the S.73 amendments would result in an overall provision of 60% affordable housing and 40% private which significantly exceeds the 50% affordable housing requirement of the AAAP.
46. The cumulative tenure split of the FDS and Plot 18 as approved under the parent

applications would provide 78:22 between social rent and intermediate. The amendments set out in the two S.73 applications mean that this tenure split would become 68:32 between social rent and intermediate. This is not compliant with the AAAP requirement of a 75:25 split, but this should be considered in the context of the much higher total number of affordable units. The total number of social rented homes being delivered under these changes is higher than that provided under the original consent (365 rather than 350) so the impact on social rented housing delivery in the early phases is positive.

47. Both the FDS development and Plot 18 would continue to be bound by the s106 agreement linked to the outline permission. Under that agreement, the developer would be obliged to deliver 50% affordable housing on a 75:25 split across the entire masterplan, and to monitor progress in relation to that overall figure at each phase of delivery. The requirements of AAAP policy BH3 in terms of the tenure split can be met as adjustments are made on future Phase 2, 3 and 4 developments.
48. Officers are therefore satisfied that the proposed S.73 amendments would result in a significant increase in affordable housing over the original approvals and would secure the early delivery of affordable housing on the FDS, including an uplift in social rented homes. This is a benefit of the changes which should be given significant weight in making a decision on the applications.

GLA response

49. As part of the Stage I response, the GLA confirmed that the proposed revisions would secure an overall uplift in affordable housing, which is supported in the context of the extant permission for the estate. London Plan Policies 3.11 and 3.12 and draft London Plan Policies H5 and H6 seek to maximise the delivery of affordable housing, with the Mayor setting a clear strategic target of 50%. In accordance with draft London Plan Policy H6 a viability assessment has been submitted, following a request from the GLA at Stage I. Following submission and review of the viability assessment the GLA has acknowledged that the scheme significantly exceeds the AAAP target of 50% and accept that the current provision is the maximum that the scheme can support.

Housing mix and type

50. AAAP Policy BH4: 'Size of homes' and BH5: 'Type of homes' detail the mix and type of homes that will be required within the redeveloped Aylesbury Estate
51. London Plan Policy 3.8 – 'Housing choice', reiterates the need for new developments to provide a genuine range of homes of different sizes and types in the highest quality environments.
52. The AAAP sets out under Policy BH4 and BH5 the overall size and types of homes expected to be achieved as an outcome of the redevelopment of the estate. However, it also gives, at table A5.1, more detailed figures for the individual sites and phases within the masterplan area. This recognised that not all sites will contain the same form of development, and creating a range of character areas will mean some plots being more intensively developed than others. The figures given in Table A5.1 are stated as approximate, and in the case of the FDS (listed in the table as 1b and 1c) the figures are based on an assumed capacity of 880 units. No changes are proposed

to the approved housing mix and type on Plot 18.

53. In terms of housing mix and type the table below sets out the AAAP requirements, the approved unit mix and the proposed unit mix for the FDS. Housing mix and type for Plot 18 will remain as approved.

| Unit Mix | | |
|---------------------------|-----------------------|-----------------------|
| AAAP FDS Minimum Unit Mix | FDS approved unit mix | FDS proposed unit mix |
| Max 2% Studios | 0 | 0 |
| 64% two or more bedrooms | 459 (55.3%) | 466 (55.3%) |
| 17% three bedrooms | 108 (13%) | 110 (13%) |
| 4.3% four bedrooms | 32 (3.9%) | 36 (4.3%) |
| 1.6% five bedrooms | 20 (2.4%) | 20 (2.4%) |

| Housing Type | | |
|------------------------|-----------------|-----------------|
| AAAP FDS Requirement | FDS as approved | FDS as proposed |
| Flats 67% | 683 (82.3%) | 693 (82.3%) |
| Maisonettes/Duplex 27% | 100 (12.0%) | 99 (11.7%) |
| Houses 6% | 47 (5.7%) | 50 (6%) |
| Total | 830 | 842 |

54. In terms of unit mix and housing type the proposed amendments remains consistent with the original consent, other than by increasing the proportion of 4 bedroom units., which is welcomed. Given the constraints of the high density design of the FDS, it is considered that the proposed mix would lead to an improved housing choice as a result of the additional six larger family sized homes.
55. In terms of housing type the AAAP recognised that as one of the higher density sites, the FDS would have less opportunity to provide houses. It did however, have a very high requirement for maisonettes/duplex flats. The FDS as approved, had a higher number of flats than anticipated in the AAAP, and consequently a smaller proportion of both houses and maisonettes. The proposed housing type mix .remains largely as approved albeit with a minor reduction in the number of maisonettes (one less than the approved scheme which equates to 0.3%) and a more positive increase in the number of houses with an additional three houses which now means the FDS meets the 6% requirement as set out in the AAP. Whilst there continues to be a high number of flatted homes, the overall proportion of flats within the FDS remains as approved.
56. The FDS would continue to offer a good choice of homes and includes more houses, and more larger sized homes than originally approved. It also provides for two specialist forms of housing which have been identified as a priority need by the Council but which were not included when the AAAP was drawn up. This is a particular benefit of the scheme. Given the constraints of the site, the scheme is considered positive in offering a range of housing types across all tenures and is therefore considered to be in broad compliance with the AAAP as well as London Plan Policy 3.8 'Housing choice' and Core Strategy Strategic Policy 7 'Family homes'.

Housing quality

Unit size

57. In terms of unit sizes 100% of the units on the FDS and Plot 18 would either meet or exceed the relevant minimum requirements outlined in the Residential Design Standards SPD and AAAP. This is an improvement on the FDS parent consent whereby there were a total of seven units that had a slight shortfall in overall unit size (by 0.5sqm).

Dual aspect

58. The AAAP sets a target of at least 75% of units being dual aspect. As approved the FDS and Plot 18 would provide 70% and 66.4% respectively of units as dual aspect. The number of dual aspect units for Plot 18 would remain as approved at 66.4%, and there would be a slight improvement on the FDS whereby 71% of homes would now be dual aspect. This is considered acceptable and is a marginal improvement on the previous approvals.

Wheelchair housing

59. Current policy requires at least 10% of new homes to be suitable for wheelchair users. The FDS would provide 12% of units as wheelchair homes which is in line with the existing consent however Plot 18 would result in the net loss of one wheelchair unit giving a provision of 9.8% which is considered acceptable in this instance given the fact that it is only a 0.2 % shortfall and that there is an overprovision on the FDS.

Daylight and sunlight

60. Residential developments should maximise sunlight and daylight within the new dwellings. A lack of daylight can have negative impacts on health as well as making the development gloomy and uninviting. Maximising sunlight and daylight also helps to make a building energy efficient by reducing the need for electric light and meeting some of the heating requirements through solar gain. Single aspect north facing dwellings should always be avoided. Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991).
61. The physical amendments to Plot 18 are very minor in nature and do not result in any additional units and as such no further assessment on daylight and sunlight is required. In terms of the FDS, the proposed amendments include an additional 12 units as well as some internal reconfiguration. The overall level of compliance for daylight and sunlight on the parent consent was 80.8% and the compliance rate on the amended scheme would be 80.3% and this is considered acceptable given the highly urbanised environment and the high density form of development required by the AAAP. Achieving full compliance for Average Daylight Factor is a challenge and in order to have a fully compliant scheme it is likely that building heights and footprints would need to be much reduced which in turn would significantly reduce the level of housing that could be provided. The difference between the compliance rate of the approved scheme and the proposed scheme is considered to be negligible and officers are satisfied that the FDS would continue to provide high quality new homes.

Privacy and overlooking

62. Appendix 6 of the AAAP expects proposals to ensure that the privacy of occupants is

protected without compromising the ability to create a compact urban neighbourhood. Plot 18 will remain unchanged from the parent consent in this respect and is considered acceptable. The FDS would provide three new townhouses in lieu of the previously approved gas pressure reduction station which is no longer required. The three townhouses would meet the minimum separation distances required by the Residential Design Standards SPD and as such do not raise any concerns with regards to privacy or overlooking.

Private amenity space

63. Private amenity space provision on Plot 18 will remain as approved. On the FDS, the private amenity space will remain as approved with the exception of the four houses at the western end of sub plot 2 which face onto Westmoreland Park. The private rear garden for each of these four dwellings will remain as approved however the small first floor roof terraces have been removed as part of the proposed amendments. Whilst any reduction in amenity space is to be discouraged, the private rear gardens will remain as approved and the roof terraces represented a secondary amenity space and their removal does not compromise the quality of the accommodation. The small narrow strip of side garden at the southernmost of these dwellings is also being removed in order to provide a bin collection point and this is also considered acceptable on balance.

Child play space

64. Policy 3.6 of the London Plan requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme. Further detail is provided in the Mayor's Play and Informal Recreation SPG (2012). Southwark's Residential Design Standards SPD states that a minimum of 10 sqm of play space per child bed space should be provided. This requirement is echoed in AAAP Policy PL6: Children's play space.
65. Based on the methodology contained within the Mayor's Play and Informal Recreation SPD, the approved scheme on the FDS could support a child population of 422 generating a total play space requirement of 4,220sqm. The approved figures are shown in additional detail in the table below with the proposed figures in bold.

| Age Group | Play Space and Informal Recreation | | | |
|-----------|------------------------------------|-----------------------|----------------------------|---|
| | Child Yield | Requirement (sqm) | Proposed on-site provision | Identified Areas |
| Under 5's | 160 165 | 1,600 1,650 | 2,210 2,210 | Communal gardens, doorstep play areas and private gardens |
| 5-11 | 150 158 | 1,500 1,580 | 1,494 1,481 | Westmoreland Square and Portland Street Park |
| 12+ | 113 118 | 1,130 1,180 | Off-site | Burgess Park |
| Total | 422 441 | 4,230 4,405 | 3,704 3,691 | |

66. The proposed amendments have resulted in increased child play requirements across all age groups. Whilst the under 5's can continue to be accommodated on site and the 12+ group can continue to be accommodated off-site at Burgess Park, there is a shortfall in space for the 5-11 age group. This is further compounded by the fact that Portland Park will need to be reduced by approximately 150sqm in order to accommodate the recently constructed TfL Quietway cycle improvements at the junction of Albany Road and Portland Street. Overall, there is a shortfall in play space of 714sqm and this includes the 99sqm shortfall for the 5-11 age group and the 12+ age group. In line with the approach taken on the original consent, officers consider that this can be suitably mitigated with a financial contribution of £107,814 which is in line with the S106 and CIL SPD.

Impacts on the Amenity of neighbouring occupiers

67. The full impacts of the development have been set out in the Committee report for the parent planning consents reference 14/AP/3843 (FDS) and 16/AP/2800 (Plot 18). The proposed physical amendments to both schemes are minor and will not result in any impacts on neighbouring amenity beyond those established and accepted as part of the parent approvals. None of the previously identified impacts will be intensified as a result of the proposed minor material amendments.

Design issues

68. Various minor design amendments are being proposed for sub-plots 1, 2, 5 and 6 on the FDS. On Plot 18, only very minor amendments are taking place to Block 3. All amendments across both sites are set out below

FDS

Sub plot 1

69. The proposed amendments to sub plot 1 includes the following:
- Internal reconfiguration to provide an additional four extra care units including enclosing the roof space behind the brickwork crown;
 - Elevational amendments including the relocation of some windows and revised window design;
 - Provision of metal balustrades instead of brick upstands to balconies at 1st and 2nd floor level;
 - Increased depth of some balconies and reduced length of some secondary balconies;
 - Provision of inset balconies at upper levels;
70. The proposed amendments are considered to have a minor positive impact on the design and appearance of this block and are fully supported.

Sub plot 2

71. The proposed amendments to sub plot 2 include:
- Internal reconfiguration of the accommodation for adults with learning difficulties;

- Removal of first floor roof terraces from block 2B and change in roof design from valley roof to mono-pitch;
 - Minor elevational amendments including redesign and relocation of some windows;
 - Revised design of the parapet roofs to mono-pitch roofs;
72. Officers consider that the proposed amendments do not significantly alter the design or represent a material change in appearance compared to the approved scheme and as such are supported.

Sub plot 5

73. The proposed amendments to sub plot 5 includes the following:
- Provision of an additional unit at 6th floor level;
 - Minor internal layout changes;
 - Reduction in depth of some secondary balconies to reduce over sailing issues;
 - Amended detailed design of core entrances;
 - Minor elevational amendments including a change in some materials and some window design/location;
 - Projecting balconies provided at 9th floor level instead of recessed balconies;
 - Removal of green roof from block 5C and update to show roof plant equipment.
74. The elevational amendments are very minor in nature and the internal reconfiguration is not considered to be a substantial change. Whilst some external materials will change from the approved scheme, all materials are required to be agreed by condition and as such officers are satisfied that a high quality finish will be secured for all blocks within sub plot 5.

Sub plot 6

75. Further discussions with Southern Gas Networks following the issue of the planning permission has lead to an agreement that the Gas Pressure Reduction station will not be required to serve this development. The station was a substantial building which sat within a fenced enclose. The omission of this structure has created an opportunity to increase the number of houses on this plot, as well as improving the street scene. Three townhouses are provided in lieu of the gas pressure reduction station as well as four additional apartments achieved through internal reconfiguration and filling in gaps between buildings. Minor elevational alterations are proposed including a change to some of the previously approved materials as well as the re-design and repositioning of some windows. All of the proposed amendments would continue to exhibit a high quality of design, and materials will be secured by condition in order to secure contextually appropriate and high quality finishes.

Plot 18

76. The amendments to Plot 18 include the repositioning of some balconies on Block 3 as a result of some internal reconfiguration following the tenure swap and the fact that the western façade of Block 3 has been pulled back 410mm from the previous approval. The proposed amendments are considered acceptable in design terms and would not materially alter the appearance of the approved buildings.

Landscaping

77. Various minor amendments are sought to the landscaping layout, notably to the podium/courtyard gardens and the loss of some trees. The amendments to the podium/courtyard gardens are minor and cosmetic in nature, with no loss of overall amenity space.
78. In terms of the loss of trees, the proposed Quietway along Albany Road and Portland Street has resulted in the loss of seven new trees which is unavoidable in order to maintain minimum carriageway/pavement widths and provide the necessary visibility. The original FDS consent secured the provision of 215 new trees to be provided and as such the trees that cannot be planted as a result of the Quietway/services, will need to be planted elsewhere within the FDS and an appropriate condition will be added to any consent issued in order to secure this.

Transport

Car parking

79. The AAAP seeks a maximum of 0.4 parking spaces per unit across the whole of the action area core and this includes the FDS and Plot 18. No amendments are being sought to the parking arrangements on Plot 18 and as such this scheme will remain as approved. The FDS as approved would provide a total of 287 car parking spaces which equates to a provision of 0.35 spaces per unit and was therefore in accordance with the AAAP target. As proposed, the FDS would provide a total of 245 car parking spaces which would equate to a provision of 0.29 spaces per unit which is still in accordance with the AAAP target, being below the maximum 0.4 spaces per unit..

Cycle parking

80. The FDS as approved secured a total of 1,292 cycle parking spaces. As amended, the proposed FDS development increase cycle parking provision across the site to 1308 which is an improvement on the original approval. The details of cycle parking will continue to be secured by condition.

Planning obligations (S.106 undertaking or agreement)

81. Both the FDS and the Outline Masterplan applications were granted with a single S106 Legal Agreement which bound both developments. Plot 18, as a reserved matters application of the Outline Masterplan consent, is also bound by that legal agreement. The terms of the original agreement will continue to apply to both developments however the proposed amendments being considered in this report will require some minor amendments to the legal agreement by way of a Deed of Variation.
82. These amendments are required in order to update the schedule of accommodation to take into account the revised unit and tenure mix. This will also require amendments to sequencing and the following definitions:
 - Affordable Housing Units (FDS Development) definition;

- Extra Care Units (FDS Development) definition;
 - FDS Development definition;
 - Remaining units definition;
 - Shared Ownership Units (FDS Development) definition;
 - Social Rented Units (FDS Development) definition; and
 - Notting Hill Housing Low Cost Home Ownership for Aylesbury Leaseholders Terms definition to add Aylesbury Homebuy terms as set out below.
83. An additional definition for 'Aylesbury Homebuy Terms' will be required. This would form an additional type of shared ownership/intermediate housing where an Aylesbury Estate Leaseholder can acquire the lease of an Affordable Housing Unit on terms where the Registered Provider provides an interest free loan of the equity to assist in the acquisition. The loan is secured by a first or (at the discretion of the Registered Provider) second charge over the Affordable Housing Unit which provides for repayment of the loan by way of an equivalent percentage of the equity on disposal of the lease by the Aylesbury Estate Leaseholder.
84. Schedule 8 of the original agreement, titled Approved Affordable Housing Mix, will need to be amended in order to update the affordable housing mix to take into account the additional units and the increased number of affordable units.
85. The legal agreement would also need to be amended in order to secure the increased financial contribution towards play space which would increase from the £78,369 secured as part of the original agreement to £107,814 to take into account the shortfall in amenity space for both the 5-11 and the 12+ age group.
86. The proposed amendments to the legal agreement would have some minor but consequential impacts on parts of the legal agreement relating to the outline application, notably the affordable housing monitoring report within Schedule 8 in order to take into account the increased number of affordable homes on the FDS. As such the applicant has submitted a stand alone application to vary the legal agreement and one Deed of Variation will be completed on the terms set out above and this will apply to both applications.

Conclusion on planning issues

87. The proposed internal and external amendments are considered to enhance the approved FDS scheme and do not raise any amenity concerns. The design concept for all buildings across both the FDS and Plot 18 remains as approved and the composition and design quality of both schemes would be secured
88. Officers fully support the significant uplift in affordable housing on the FDS which would lead to a cumulative 10% increase in affordable housing across both the FDS and Plot 18. The additional affordable housing is welcomed as a significant benefit of the proposed amendments and would ensure the early delivery of affordable homes within the Aylesbury Estate redevelopment. Having regard to the relevant policies of the development plan and the AAAP it is recommended that:
89. For application 17/AP/3885 relating to the FDS - Planning consent be granted for the minor material amendments including the variation of the approved drawing numbers

and an amended development description subject to the original planning conditions, planning documents, remaining unaltered drawings and a deed of variation to the S106 Agreement.

90. For application 17/AP/3846 relating to Plot 18 - Planning consent be granted for the minor material amendments including the variation of the approved drawing numbers and subject to the original planning conditions, planning documents and remaining unaltered drawings.

Consultations

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

Consultation replies

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

Summary of consultation responses

93. Greater London Authority - As part of the Stage I response, the GLA confirmed that the proposed revisions would secure an overall uplift in affordable housing, which is supported in the context of the extant permission for the estate. The GLA required a viability assessment to be submitted in order to ensure that the maximum amount of additional affordable housing is provided. Following submission and review of the viability assessment the GLA has acknowledged that the scheme significantly exceed the AAAP target of 50% and accept that the current provision is the maximum that the scheme can support.
94. Following consultation, four objections have been received in relation to the FDS S.73 application and seven in relation to the Plot 18 S.73 proposals with one letter of support. Several objections have been received that make objections to the principle of the overall development and raise objections to the original schemes including:
- Method/scope of consultation;
 - Affordable housing;
 - Principle of development and impacts on leaseholders;
 - Demolition phasing;
 - Service provision;
 - Access routes and closure of footpaths;
 - Compliance with the AAAP
95. The original applications (14/AP/3843 and 16/AP/280) have been decided and these matters are considered to be settled. The points of objection that have been raised specifically with regards to the current applications that seek minor amendments to the approved schemes are summarised and addressed below.
96. Objection - These are not minor amendments that have been made to these

applications.

Response - The proposed amendments do not significantly alter the appearance of the buildings, their scale, massing, form or composition and in the context of the overall approved schemes, the proposed amendments are considered to be very minor in nature.

97. **Objection** - The increase in the amount of social housing is good, but this will affect the size of private and shared ownership flats by reducing their size and may change the external design which is a major deviation from the original planning applications.

Response - All units will continue to meet the minimum SPD and AAAP standards as set out in the report.

98. **Objection** - Design changes resulting from the tenure mix will also create smaller windows and the removal of some of the outside space e.g balconies.

Response - The only amenity spaces being removed are secondary amenity spaces such as roof terraces or smaller secondary balconies. The primary amenity spaces will remain as approved under the parent application.

99. **Objection** - In light of the Grenfell fire this year, there is a need for more than one exit point from tall buildings. On the proposed scheme nearly all the proposed units on the FDS have only one exit point being one staircase. This therefore creates danger, since there is need for two or more escape routes in the case of fire. Planning Committee should follow the post-Grenfell RIBA recommendation to the Hackett commission.

Response - The proposed cores and points of access/egress to the buildings remains as per the approved schemes which were subject to full consultation with the London Fire and Emergency Planning Authority and will be required to fully comply with the Building Regulations.

100. **Objection** - It is likely that Plot 18 will be built out sooner than the FDS and a possibility that the applicant's proposals for the FDS will not be built out at all. Therefore, if Planning Committee were to agree the requested changes to the location of the social rent housing it would be acting contrary to the public interest, and risk awarding the applicant an unrequited financial benefit.

Response - It is likely that both sites will be developed at the same time, with Plot 18 potentially completing sooner given its smaller size. Officers are satisfied that a suitable sequencing arrangement can be secured by either a condition or a clause within the Legal Agreement that can be negotiated as part of the Deed of Variation.

101. **Objection** - Unfortunately vital information was omitted from the plans full provisions shown for wheelchair access on the development.

Response - Officers are satisfied that all relevant drawings and documents have been made available to the public and consultees.

102. **Objection** - Insufficient consultation took place on the original 14/AP/3843 application such that not all leaseholders were consulted or able to make full representations to the development.

Response - This is not a material consideration on the current application. The parent application (14/AP/3843) has been determined and the consultation process was robust with at least two rounds of consultation taking place on the original application.

103. Objection - There was very little information regarding the reasons why the Gas Pressure Reduction System is no longer needed. More details should be submitted to prove that it is not the major works on the hot water and heating system that leaseholders in the area have already paid for that have allowed this change in plans.
Response - The need for a Gas Pressure Reduction Station is not a planning consideration. Southern Gas Networks have confirmed that it is no longer required.

104. **Community impact statement / Equalities Assessment**

The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:

- The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act;
 - The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low;
 - The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
105. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
106. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
107. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
108. The proposed development will provide improved accommodation for the elderly and adults with learning difficulties.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|--|--|
| Site history file: TP/H1059 Application file: 17/AP/3885 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 5365 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|--|
| Appendix 1 | Consultation undertaken – 17/AP/3885 |
| Appendix 2 | Consultation responses received – 17/AP/3885 |
| Appendix 3 | Consultation undertaken – 17/AP/3846 |
| Appendix 4 | Consultation responses received – 17/AP/3846 |
| Appendix 5 | Recommendation 17/AP/3885 |
| Appendix 6 | Recommendation 17/AP/3846 |

AUDIT TRAIL

| | | |
|---|-----------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Terence McLellan, Team Leader | |
| Version | Final | |
| Dated | 24 October 2018 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance & Governance | No | No |
| Strategic Director, Environment and Social Regeneration | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | 25 October 2018 | |

APPENDIX 1**Consultation undertaken – 17/AP/3885****Site notice date:** 09/11/2017**Press notice date:** 09/11/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 14/11/2017**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

Dept. for Communities & Local Government [Referrals under T&CP
(Consultation)(England) Direction 2009 -for London only- as per Annex B of Chief
Planner's letter 10 March 2011 - see details on Xdrive]
Greater London Authority
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

56 Gayhurst Hopwood Road SE17 2BL
57 Gayhurst Hopwood Road SE17 2BL
58 Gayhurst Hopwood Road SE17 2BL
53 Gayhurst Hopwood Road SE17 2BL
54 Gayhurst Hopwood Road SE17 2BL
55 Gayhurst Hopwood Road SE17 2BL
61 Gayhurst Hopwood Road SE17 2BL
7 Gayhurst Hopwood Road SE17 2BL
8 Gayhurst Hopwood Road SE17 2BL
59 Gayhurst Hopwood Road SE17 2BL
6 Gayhurst Hopwood Road SE17 2BL
60 Gayhurst Hopwood Road SE17 2BL
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48 Gayhurst Hopwood Road SE17 2BL
49 Gayhurst Hopwood Road SE17 2BL
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9 Gayhurst Hopwood Road SE17 2BL
160 Gayhurst Hopwood Road SE17 2BN
161 Gayhurst Hopwood Road SE17 2BN
162 Gayhurst Hopwood Road SE17 2BN
157 Gayhurst Hopwood Road SE17 2BN
158 Gayhurst Hopwood Road SE17 2BN

1 Camberwell Road London SE5 0EZ
5 Camberwell Road London SE5 0EZ
57-59 Camberwell Road London SE5 0EZ
Old Library 39 Wells Way SE5 0PX
83 Camberwell Road London SE5 0EZ
91 Camberwell Road London SE5 0EZ
117 Camberwell Road London SE5 0HB
51 Camberwell Road London SE5 0EZ
53 Camberwell Road London SE5 0EZ
55 Camberwell Road London SE5 0EZ
Flat 7 33 Westmoreland Road SE17 2BT
Flat 8 33 Westmoreland Road SE17 2BT
Flat 9 33 Westmoreland Road SE17 2BT
Flat 4 33 Westmoreland Road SE17 2BT
Flat 5 33 Westmoreland Road SE17 2BT
Flat 6 33 Westmoreland Road SE17 2BT
31b Westmoreland Road London SE17 2AX
Flat 1 2a Merrow Street SE17 2NJ
Flat 2 2a Merrow Street SE17 2NJ
Flat 1 31a Westmoreland Road SE17 2AX
Flat 2 31a Westmoreland Road SE17 2AX
Flat 10 1 Queens Row SE17 2QE
Flat 11 1 Queens Row SE17 2QE
Flat 12 1 Queens Row SE17 2QE
Flat 7 1 Queens Row SE17 2QE
Flat 8 1 Queens Row SE17 2QE
Flat 9 1 Queens Row SE17 2QE
Flat 1 33 Westmoreland Road SE17 2BT
Flat 2 33 Westmoreland Road SE17 2BT
Flat 3 33 Westmoreland Road SE17 2BT

159 Gayhurst Hopwood Road SE17 2BN
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 12 Gayhurst Hopwood Road SE17 2BL
 13 Gayhurst Hopwood Road SE17 2BL
 Flat F 42 Queens Row SE17 2PX
 1 Gayhurst Hopwood Road SE17 2BL
 10 Gayhurst Hopwood Road SE17 2BL
 17 Gayhurst Hopwood Road SE17 2BL
 18 Gayhurst Hopwood Road SE17 2BL
 19 Gayhurst Hopwood Road SE17 2BL
 14 Gayhurst Hopwood Road SE17 2BL
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 16 Gayhurst Hopwood Road SE17 2BL
 4 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 6 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 7 St Johns House Elizabeth Estate Lytham Street SE17 2PW
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 26 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 3 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 Flat C 42 Queens Row SE17 2PX
 Flat D 42 Queens Row SE17 2PX
 Flat E 42 Queens Row SE17 2PX
 9 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 Flat A 42 Queens Row SE17 2PX
 Flat B 42 Queens Row SE17 2PX
 2 Gayhurst Hopwood Road SE17 2BL
 34 Gayhurst Hopwood Road SE17 2BL
 35 Gayhurst Hopwood Road SE17 2BL
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 30 Gayhurst Hopwood Road SE17 2BL
 26 Gayhurst Hopwood Road SE17 2BL
 27 Gayhurst Hopwood Road SE17 2BL
 28 Gayhurst Hopwood Road SE17 2BL
 87 Gayhurst Hopwood Road SE17 2BW
 Flat 13 1 Queens Row SE17 2QE
 Flat 14 1 Queens Row SE17 2QE
 Flat 4 2a Merrow Street SE17 2NJ
 Flat 14 Totters Court SE17 2AY
 Flat 15 Totters Court SE17 2AY
 Flat 16 Totters Court SE17 2AY
 Flat 11 Totters Court SE17 2AY
 Flat 12 Totters Court SE17 2AY
 Flat 13 Totters Court SE17 2AY
 Flat 77 Roffo Court SE17 2FP
 Flat 78 Roffo Court SE17 2FP
 Flat 79 Roffo Court SE17 2FP
 Flat 17 Totters Court SE17 2AY
 Flat 18 Totters Court SE17 2AY
 Flat 2 Totters Court SE17 2AY
 Flat 3 Totters Court SE17 2AY
 Flat 4 Totters Court SE17 2AY
 Flat 5 2a Merrow Street SE17 2NJ
 Flat 1 Totters Court SE17 2AY
 Flat 8 Totters Court SE17 2AY
 Flat 9 Totters Court SE17 2AY
 Flat 10 Totters Court SE17 2AY
 Flat 5 Totters Court SE17 2AY
 Flat 6 Totters Court SE17 2AY
 Flat 7 Totters Court SE17 2AY
 Flat 39 Hitard Court SE17 2FH
 Flat 40 Hitard Court SE17 2FH
 Flat 41 Hitard Court SE17 2FH
 Flat 36 Hitard Court SE17 2FH
 Flat 37 Hitard Court SE17 2FH
 Flat 38 Hitard Court SE17 2FH
 Flat 45 Hitard Court SE17 2FH
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 Flat 26 Hitard Court SE17 2FH
 Flat 33 Hitard Court SE17 2FH
 Flat 34 Hitard Court SE17 2FH
 Flat 35 Hitard Court SE17 2FH
 Flat 30 Hitard Court SE17 2FH
 Flat 31 Hitard Court SE17 2FH
 Flat 32 Hitard Court SE17 2FH
 Flat 48 Hitard Court SE17 2FH
 Flat B 55 Camberwell Road SE5 0EZ
 Flat C 55 Camberwell Road SE5 0EZ
 Basement North Camberwell Public Baths SE5 0PX
 54 Addington Square London SE5 7LB
 Flat A 55 Camberwell Road SE5 0EZ
 Flat 4 1 Queens Row SE17 2QE
 Flat 5 1 Queens Row SE17 2QE
 Flat 6 1 Queens Row SE17 2QE
 Flat 1 1 Queens Row SE17 2QE
 Flat 2 1 Queens Row SE17 2QE
 Flat 3 1 Queens Row SE17 2QE
 Flat 52 Hitard Court SE17 2FH
 Flat 1 Hitard Court SE17 2FF
 Flat 49 Hitard Court SE17 2FH
 Flat 50 Hitard Court SE17 2FH
 Flat 51 Hitard Court SE17 2FH
 Third Floor Flat 2a Merrow Street SE17 2NJ
 Flat 2 Hitard Court SE17 2FF
 Flat 3 Hitard Court SE17 2FF
 Southwark Resource Centre 10 Bradenham Close SE17 2QB

75 Gayhurst Hopwood Road SE17 2BN
 76 Gayhurst Hopwood Road SE17 2BN
 112 Gayhurst Hopwood Road SE17 2BW
 128 Gayhurst Hopwood Road SE17 2BW
 129 Gayhurst Hopwood Road SE17 2BW
 130 Gayhurst Hopwood Road SE17 2BW
 125 Gayhurst Hopwood Road SE17 2BW
 126 Gayhurst Hopwood Road SE17 2BW
 127 Gayhurst Hopwood Road SE17 2BW
 134 Gayhurst Hopwood Road SE17 2BW
 135 Gayhurst Hopwood Road SE17 2BW
 136 Gayhurst Hopwood Road SE17 2BW
 131 Gayhurst Hopwood Road SE17 2BW
 132 Gayhurst Hopwood Road SE17 2BW
 133 Gayhurst Hopwood Road SE17 2BW
 116 Gayhurst Hopwood Road SE17 2BW
 117 Gayhurst Hopwood Road SE17 2BW
 118 Gayhurst Hopwood Road SE17 2BW
 113 Gayhurst Hopwood Road SE17 2BW
 114 Gayhurst Hopwood Road SE17 2BW
 115 Gayhurst Hopwood Road SE17 2BW
 122 Gayhurst Hopwood Road SE17 2BW
 123 Gayhurst Hopwood Road SE17 2BW
 124 Gayhurst Hopwood Road SE17 2BW
 119 Gayhurst Hopwood Road SE17 2BW
 120 Gayhurst Hopwood Road SE17 2BW
 121 Gayhurst Hopwood Road SE17 2BW
 Flat 15 Clarence House SE17 2HA
 Flat 2 Clarence House SE17 2HA
 Flat 3 Clarence House SE17 2HA
 Flat 12 Clarence House SE17 2HA
 Flat 13 Clarence House SE17 2HA
 Flat 14 Clarence House SE17 2HA
 Flat 7 Clarence House SE17 2HA
 Flat 8 Clarence House SE17 2HA
 Flat 9 Clarence House SE17 2HA
 Flat 4 Clarence House SE17 2HA
 Flat 5 Clarence House SE17 2HA
 Flat 6 Clarence House SE17 2HA
 Flat 4 Queens House SE17 2EZ
 Flat 5 Queens House SE17 2EZ
 Flat 6 Queens House SE17 2EZ
 Flat 12 Queens House SE17 2EZ
 Flat 2 Queens House SE17 2EZ
 Flat 3 Queens House SE17 2EZ
 Flat 1 Clarence House SE17 2HA
 Flat 10 Clarence House SE17 2HA

 Flat 11 Clarence House SE17 2HA
 Flat 7 Queens House SE17 2EZ
 Flat 8 Queens House SE17 2EZ
 Flat 9 Queens House SE17 2EZ

 Flat 1 Soane House Inville Estate SE17 2JF
 Flat 24 Soane House Inville Estate SE17 2JF
 Flat 25 Soane House Inville Estate SE17 2JF
 Flat 26 Soane House Inville Estate SE17 2JF
 Flat 21 Soane House Inville Estate SE17 2JF
 Flat 22 Soane House Inville Estate SE17 2JF
 Flat 23 Soane House Inville Estate SE17 2JF
 Flat 3 Soane House Inville Estate SE17 2JF
 Flat 30 Soane House Inville Estate SE17 2JF
 Flat 31 Soane House Inville Estate SE17 2JF
 Flat 27 Soane House Inville Estate SE17 2JF
 Flat 28 Soane House Inville Estate SE17 2JF
 Flat 29 Soane House Inville Estate SE17 2JF
 Flat 13 Soane House Inville Estate SE17 2JF
 Flat 14 Soane House Inville Estate SE17 2JF
 Flat 15 Soane House Inville Estate SE17 2JF
 Flat 10 Soane House Inville Estate SE17 2JF

 Flat 88 Roffo Court SE17 2FP
 Flat 104 Roffo Court SE17 2FP
 Flat 120 Roffo Court SE17 2FP
 Flat 121 Roffo Court SE17 2FP
 Flat 122 Roffo Court SE17 2FP
 Flat 117 Roffo Court SE17 2FP
 Flat 118 Roffo Court SE17 2FP
 Flat 119 Roffo Court SE17 2FP
 Flat 126 Roffo Court SE17 2FP
 Flat 127 Roffo Court SE17 2FP
 Flat 128 Roffo Court SE17 2FP
 Flat 123 Roffo Court SE17 2FP
 Flat 124 Roffo Court SE17 2FP
 Flat 125 Roffo Court SE17 2FP
 Flat 108 Roffo Court SE17 2FP
 Flat 109 Roffo Court SE17 2FP
 Flat 110 Roffo Court SE17 2FP
 Flat 105 Roffo Court SE17 2FP
 Flat 106 Roffo Court SE17 2FP
 Flat 107 Roffo Court SE17 2FP
 Flat 114 Roffo Court SE17 2FP
 Flat 115 Roffo Court SE17 2FP
 Flat 116 Roffo Court SE17 2FP
 Flat 111 Roffo Court SE17 2FP
 Flat 112 Roffo Court SE17 2FP
 Flat 113 Roffo Court SE17 2FP
 33 Silverthorne Lofts 400 Albany Road SE5 0DJ
 35 Silverthorne Lofts 400 Albany Road SE5 0DJ
 36 Silverthorne Lofts 400 Albany Road SE5 0DJ
 30 Silverthorne Lofts 400 Albany Road SE5 0DJ
 31 Silverthorne Lofts 400 Albany Road SE5 0DJ
 32 Silverthorne Lofts 400 Albany Road SE5 0DJ
 21 Silverthorne Lofts 400 Albany Road SE5 0DJ
 22 Silverthorne Lofts 400 Albany Road SE5 0DJ
 23 Silverthorne Lofts 400 Albany Road SE5 0DJ
 18 Silverthorne Lofts 400 Albany Road SE5 0DJ
 19 Silverthorne Lofts 400 Albany Road SE5 0DJ
 20 Silverthorne Lofts 400 Albany Road SE5 0DJ
 27 Silverthorne Lofts 400 Albany Road SE5 0DJ
 28 Silverthorne Lofts 400 Albany Road SE5 0DJ
 29 Silverthorne Lofts 400 Albany Road SE5 0DJ
 24 Silverthorne Lofts 400 Albany Road SE5 0DJ
 25 Silverthorne Lofts 400 Albany Road SE5 0DJ
 26 Silverthorne Lofts 400 Albany Road SE5 0DJ
 49 Camberwell Road London SE5 0EZ
 20 Boundary Lane London SE17 2BH
 First Floor And Second Floor Flat 21 Westmoreland Road SE17 2AX
 49a Camberwell Road London SE5 0EZ
 1 Balmoral Court 40 Merrow Street SE17 2NH
 Basement Flat 115 Camberwell Road SE5 0HB
 Ground Floor First Floor And Second Floor 115 Camberwell Road SE5 0HB
 First Floor Flat 21a Westmoreland Road SE17 2AX
 Second Floor Flat 89 Camberwell Road SE5 0EZ
 Third Floor Flat 89 Camberwell Road SE5 0EZ
 7-9 Westmoreland Road London SE17 2AX
 Flat 5 85 Camberwell Road SE5 0EZ
 Flat 6 85 Camberwell Road SE5 0EZ
 First Floor Flat 89 Camberwell Road SE5 0EZ
 11a Westmoreland Road London SE17 2AX
 6b Boundary Lane London SE17 2BH
 17b Westmoreland Road London SE17 2AX
 Flat 5 53 Camberwell Road SE5 0EZ
 Flat 6 53 Camberwell Road SE5 0EZ
 Flat 7 53 Camberwell Road SE5 0EZ
 5a Camberwell Road London SE5 0EZ
 Flat 4 53 Camberwell Road SE5 0EZ
 Flat 2 85 Camberwell Road SE5 0EZ
 Flat 3 85 Camberwell Road SE5 0EZ

Flat 11 Soane House Inville Estate SE17 2JF
 Flat 12 Soane House Inville Estate SE17 2JF
 Flat 19 Soane House Inville Estate SE17 2JF
 Flat 2 Soane House Inville Estate SE17 2JF
 Flat 20 Soane House Inville Estate SE17 2JF
 Flat 16 Soane House Inville Estate SE17 2JF
 Flat 17 Soane House Inville Estate SE17 2JF
 Flat 18 Soane House Inville Estate SE17 2JF
 9 Sondes Street London SE17 2PQ
 36 Queens Row London SE17 2PX
 37 Queens Row London SE17 2PX
 6 Sondes Street London SE17 2PQ
 7 Sondes Street London SE17 2PQ
 8 Sondes Street London SE17 2PQ
 2 Strathcona House Horsley Street SE17 2AS
 3 Strathcona House Horsley Street SE17 2AS
 4 Strathcona House Horsley Street SE17 2AS
 Flat 4 St Edmund House SE17 2AR
 Flat 5 St Edmund House SE17 2AR
 1 Strathcona House Horsley Street SE17 2AS
 18 Sondes Street London SE17 2PQ
 19 Sondes Street London SE17 2PQ
 2 Sondes Street London SE17 2PQ
 15 Sondes Street London SE17 2PQ
 16 Sondes Street London SE17 2PQ
 17 Sondes Street London SE17 2PQ
 3 Sondes Street London SE17 2PQ
 4 Sondes Street London SE17 2PQ
 5 Sondes Street London SE17 2PQ
 20 Sondes Street London SE17 2PQ
 22 Sondes Street London SE17 2PQ
 24 Sondes Street London SE17 2PQ
 1 Baillie House Horsley Street SE17 2AT
 27a Westmoreland Road London SE17 2AX
 2a Westmoreland Road London SE17 2AY
 12a Boundary Lane London SE17 2BH
 15a Westmoreland Road London SE17 2AX
 17a Westmoreland Road London SE17 2AX
 23a Westmoreland Road London SE17 2AX
 Flat 1 Queens House SE17 2EZ
 Flat 10 Queens House SE17 2EZ
 Flat 11 Queens House SE17 2EZ
 12c Boundary Lane London SE17 2BH
 Flat 1 Arnside House SE17 2EX
 Flat 1 Wellington House SE17 2EY
 1a Horsley Street London SE17 2AU
 1b Horsley Street London SE17 2AU
 1c Horsley Street London SE17 2AU
 2 Baillie House Horsley Street SE17 2AT
 3 Baillie House Horsley Street SE17 2AT
 4 Baillie House Horsley Street SE17 2AT
 Flat 1 403 Walworth Road SE17 2AW
 391a Walworth Road London SE17 2AW
 403a Walworth Road London SE17 2AW
 1d Horsley Street London SE17 2AU
 1e Horsley Street London SE17 2AU
 1f Horsley Street London SE17 2AU
 17 St Peters House Elizabeth Estate Queens Row SE17 2PT
 18 St Peters House Elizabeth Estate Queens Row SE17 2PT
 2 St Peters House Elizabeth Estate Queens Row SE17 2PT
 14 St Peters House Elizabeth Estate Queens Row SE17 2PT
 15 St Peters House Elizabeth Estate Queens Row SE17 2PT
 16 St Peters House Elizabeth Estate Queens Row SE17 2PT
 23 St Peters House Elizabeth Estate Queens Row SE17 2PT
 27 St Peters House Elizabeth Estate Queens Row SE17 2PT
 3 St Peters House Elizabeth Estate Queens Row SE17 2PT
 20 St Peters House Elizabeth Estate Queens Row SE17 2PT
 21 St Peters House Elizabeth Estate Queens Row SE17 2PT
 22 St Peters House Elizabeth Estate Queens Row SE17 2PT
 Flat 5 Lady Margaret House Elizabeth Estate SE17 2PS
 Flat 4 85 Camberwell Road SE5 0EZ
 Flat 8 53 Camberwell Road SE5 0EZ
 Flat 1 83 Camberwell Road SE5 0EZ
 Flat 1 85 Camberwell Road SE5 0EZ
 6a Boundary Lane London SE17 2BH
 9 Silverthorne Lofts 400 Albany Road SE5 0DJ
 10 Silverthorne Lofts 400 Albany Road SE5 0DJ
 11 Silverthorne Lofts 400 Albany Road SE5 0DJ
 6 Silverthorne Lofts 400 Albany Road SE5 0DJ
 7 Silverthorne Lofts 400 Albany Road SE5 0DJ
 8 Silverthorne Lofts 400 Albany Road SE5 0DJ
 15 Silverthorne Lofts 400 Albany Road SE5 0DJ
 16 Silverthorne Lofts 400 Albany Road SE5 0DJ
 17 Silverthorne Lofts 400 Albany Road SE5 0DJ
 12 Silverthorne Lofts 400 Albany Road SE5 0DJ
 13 Silverthorne Lofts 400 Albany Road SE5 0DJ
 14 Silverthorne Lofts 400 Albany Road SE5 0DJ
 397a Walworth Road London SE17 2AW
 397b Walworth Road London SE17 2AW
 397c Walworth Road London SE17 2AW
 Flat 2 403 Walworth Road SE17 2AW
 Flat 3 403 Walworth Road SE17 2AW
 3 Silverthorne Lofts 400 Albany Road SE5 0DJ
 4 Silverthorne Lofts 400 Albany Road SE5 0DJ
 5 Silverthorne Lofts 400 Albany Road SE5 0DJ
 2 Silverthorne Lofts 400 Albany Road SE5 0DJ
 1 Silverthorne Lofts 400 Albany Road SE5 0DJ
 Flat Above 29 Westmoreland Road SE17 2AX
 Living Accommodation T Bar SE5 0EZ
 Flat A 4 Boundary Lane SE17 2BH
 Flat B 4 Boundary Lane SE17 2BH
 Flat C 4 Boundary Lane SE17 2BH
 49b Camberwell Road London SE5 0EZ
 Living Accommodation Red Lion SE17 2AW
 17 Spectrum Place London SE17 2GP
 Flat 1 79 Camberwell Road SE5 0EZ
 Flat 2 79 Camberwell Road SE5 0EZ
 14 Spectrum Place London SE17 2GP
 15 Spectrum Place London SE17 2GP
 16 Spectrum Place London SE17 2GP
 Flat 2 129 Camberwell Road SE5 0HB
 Flat 3 129 Camberwell Road SE5 0HB
 Flat 4 129 Camberwell Road SE5 0HB
 Flat 3 79 Camberwell Road SE5 0EZ
 55 Addington Square London SE5 0HB
 Living Accommodation The Queen Elizabeth SE17 2NH
 Flat 16 Hitard Court SE17 2FG
 Flat 17 Hitard Court SE17 2FG
 Flat 18 Hitard Court SE17 2FG
 Flat 13 Hitard Court SE17 2FG
 Flat 14 Hitard Court SE17 2FG
 Flat 15 Hitard Court SE17 2FG
 Flat 22 Hitard Court SE17 2FG
 Flat 23 Hitard Court SE17 2FG
 Flat 24 Hitard Court SE17 2FG
 Flat 19 Hitard Court SE17 2FG
 Flat 20 Hitard Court SE17 2FG
 Flat 21 Hitard Court SE17 2FG
 Flat 4 Hitard Court SE17 2FG
 Flat 5 Hitard Court SE17 2FG
 Flat 6 Hitard Court SE17 2FG
 Adjacent To 58 Portland Street SE17 2PB
 Flat Above 53 Camberwell Road SE5 0EZ
 Flat 10 Hitard Court SE17 2FG
 Flat 11 Hitard Court SE17 2FG
 Flat 12 Hitard Court SE17 2FG
 Flat 7 Hitard Court SE17 2FG
 Flat 8 Hitard Court SE17 2FG
 Flat 9 Hitard Court SE17 2FG
 8 Spectrum Place London SE17 2GP

Flat 6 Lady Margaret House Elizabeth Estate SE17 2PS
 Flat 7 Lady Margaret House Elizabeth Estate SE17 2PS
 Flat 2 Lady Margaret House Elizabeth Estate SE17 2PS
 Flat 3 Lady Margaret House Elizabeth Estate SE17 2PS
 Flat 4 Lady Margaret House Elizabeth Estate SE17 2PS
 10 St Peters House Elizabeth Estate Queens Row SE17 2PT
 11 St Peters House Elizabeth Estate Queens Row SE17 2PT
 12 St Peters House Elizabeth Estate Queens Row SE17 2PT
 Flat 8 Lady Margaret House Elizabeth Estate SE17 2PS

 Flat 9 Lady Margaret House Elizabeth Estate SE17 2PS
 1 St Peters House Elizabeth Estate Queens Row SE17 2PT
 30 St Peters House Elizabeth Estate Queens Row SE17 2PT
 56 St Peters House Elizabeth Estate Queens Row SE17 2PU
 57 St Peters House Elizabeth Estate Queens Row SE17 2PU
 58 St Peters House Elizabeth Estate Queens Row SE17 2PU
 51 St Peters House Elizabeth Estate Queens Row SE17 2PU
 53 St Peters House Elizabeth Estate Queens Row SE17 2PU
 55 St Peters House Elizabeth Estate Queens Row SE17 2PU
 18 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 19 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 2 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 1 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 14 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 15 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 32 St Peters House Elizabeth Estate Queens Row SE17 2PU
 35 St Peters House Elizabeth Estate Queens Row SE17 2PU
 37 St Peters House Elizabeth Estate Queens Row SE17 2PU
 8 St Peters House Elizabeth Estate Queens Row SE17 2PT
 9 St Peters House Elizabeth Estate Queens Row SE17 2PT
 31 St Peters House Elizabeth Estate Queens Row SE17 2PU
 42 St Peters House Elizabeth Estate Queens Row SE17 2PU
 45 St Peters House Elizabeth Estate Queens Row SE17 2PU
 50 St Peters House Elizabeth Estate Queens Row SE17 2PU
 39 St Peters House Elizabeth Estate Queens Row SE17 2PU
 40 St Peters House Elizabeth Estate Queens Row SE17 2PU
 41 St Peters House Elizabeth Estate Queens Row SE17 2PU
 6 Aycliffe House Portland Street SE17 2PE
 1a Portland Street London SE17 2PF
 10 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 3 Aycliffe House Portland Street SE17 2PE
 4 Aycliffe House Portland Street SE17 2PE
 5 Aycliffe House Portland Street SE17 2PE
 16 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 17 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 18 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 11 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 12 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 14 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 Flat 35 Soane House Inville Estate SE17 2JF
 Flat 4 Soane House Inville Estate SE17 2JF
 Flat 5 Soane House Inville Estate SE17 2JF
 Flat 32 Soane House Inville Estate SE17 2JF
 Flat 33 Soane House Inville Estate SE17 2JF
 Flat 34 Soane House Inville Estate SE17 2JF
 Flat 9 Soane House Inville Estate SE17 2JF
 1 Aycliffe House Portland Street SE17 2PE
 2 Aycliffe House Portland Street SE17 2PE
 Flat 6 Soane House Inville Estate SE17 2JF
 Flat 7 Soane House Inville Estate SE17 2JF
 Flat 8 Soane House Inville Estate SE17 2JF
 19 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 2 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 21 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 22 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 16 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 17 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 19 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 7 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 9 St Stephens House Elizabeth Estate Phelp Street SE17 2PR

 Flat B 13 Camberwell Road SE5 0EZ
 5 Spectrum Place London SE17 2GP
 6 Spectrum Place London SE17 2GP
 7 Spectrum Place London SE17 2GP
 37 Silverthorne Lofts 400 Albany Road SE5 0DJ
 38 Silverthorne Lofts 400 Albany Road SE5 0DJ
 39 Silverthorne Lofts 400 Albany Road SE5 0DJ
 Garage 5 Camberwell Road SE5 0EZ
 Burgess Park Tennis Centre 44 Addington Square SE5 7LA
 St Peters Vicarage 12 Villa Street SE17 2EJ
 5 Balmoral Court 40 Merrow Street SE17 2NH
 2 Balmoral Court 40 Merrow Street SE17 2NH
 3 Balmoral Court 40 Merrow Street SE17 2NH
 4 Balmoral Court 40 Merrow Street SE17 2NH
 2 Spectrum Place London SE17 2GP
 3 Spectrum Place London SE17 2GP
 4 Spectrum Place London SE17 2GP
 34 Silverthorne Lofts 400 Albany Road SE5 0DJ
 1 Spectrum Place London SE17 2GP
 7 Balmoral Court 40 Merrow Street SE17 2NH
 8 Balmoral Court 40 Merrow Street SE17 2NH
 9 Balmoral Court 40 Merrow Street SE17 2NH
 Flat 13 402 Albany Road SE5 0DH
 41 Silverthorne Lofts 400 Albany Road SE5 0DJ
 6 Balmoral Court 40 Merrow Street SE17 2NH
 11 Spectrum Place London SE17 2GP
 12 Spectrum Place London SE17 2GP
 13 Spectrum Place London SE17 2GP
 10 Balmoral Court 40 Merrow Street SE17 2NH
 9 Spectrum Place London SE17 2GP
 10 Spectrum Place London SE17 2GP
 Flat 4 402 Albany Road SE5 0DH
 Flat 5 402 Albany Road SE5 0DH
 Flat 6 402 Albany Road SE5 0DH
 Flat 1 402 Albany Road SE5 0DH
 Flat 2 402 Albany Road SE5 0DH
 Flat 3 402 Albany Road SE5 0DH
 Flat 10 402 Albany Road SE5 0DH
 Flat 11 402 Albany Road SE5 0DH
 Flat 12 402 Albany Road SE5 0DH
 Flat 7 402 Albany Road SE5 0DH
 Flat 8 402 Albany Road SE5 0DH
 Flat 9 402 Albany Road SE5 0DH
 13 Portland Street London SE17 2PF
 15 Portland Street London SE17 2PF
 17 Portland Street London SE17 2PF
 80 Portland Street London SE17 2PB
 1 Portland Street London SE17 2PF
 11 Portland Street London SE17 2PF
 3 Portland Street London SE17 2PF
 5 Portland Street London SE17 2PF
 7 Portland Street London SE17 2PF
 19 Portland Street London SE17 2PF
 21 Portland Street London SE17 2PF
 23 Portland Street London SE17 2PF
 62 Portland Street London SE17 2PB
 64 Portland Street London SE17 2PB
 66 Portland Street London SE17 2PB
 234 Merrow Street London SE17 2NX
 58 Portland Street London SE17 2PB
 60 Portland Street London SE17 2PB
 74 Portland Street London SE17 2PB
 76 Portland Street London SE17 2PB
 78 Portland Street London SE17 2PB
 68 Portland Street London SE17 2PB
 70 Portland Street London SE17 2PB
 72 Portland Street London SE17 2PB
 9 Portland Street London SE17 2PF
 55 Portland Street London SE17 2GP

Flat 1 Lady Margaret House Elizabeth Estate SE17 2PS
 23 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 5 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 6 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 25 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 27 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 28 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 2 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 21 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 23 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 1 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 11 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 13 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 4 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 6 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 9 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 2 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 Flat 3 St Edmund House SE17 2AR
 3 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 1 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 1 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 Flat 2 St Edmund House SE17 2AR
 4 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 4 St Peters House Elizabeth Estate Queens Row SE17 2PT
 5 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 3 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 3 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 4 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 Flat 3 53 Camberwell Road SE5 0EZ
 Ground Floor Flat 117 Camberwell Road SE5 0HB
 Second Floor And Third Floor Flat 395 Walworth Road SE17 2AW
 Flat 2 91 Camberwell Road SE5 0EZ
 Flat 2 53 Camberwell Road SE5 0EZ
 Flat 3 91 Camberwell Road SE5 0EZ
 Flat A 13 Camberwell Road SE5 0EZ
 Third Floor Flat 51b Camberwell Road SE5 0EZ
 Flat 1 St Edmund House SE17 2AR
 127b Camberwell Road London SE5 0HB
 Second Floor Flat 51b Camberwell Road SE5 0EZ
 Second Floor Flat 117 Camberwell Road SE5 0HB
 5 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 10 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 10 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 10 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 8 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 8 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 9 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 12 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 12 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 13 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 11 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 11 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 12 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 6 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 6 St Peters House Elizabeth Estate Queens Row SE17 2PT
 Flat 7 St Edmund House SE17 2AR
 5 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 5 St Peters House Elizabeth Estate Queens Row SE17 2PT
 Flat 6 St Edmund House SE17 2AR
 Flat 8 St Edmund House SE17 2AR
 8 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 8 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 7 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 7 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 7 St Peters House Elizabeth Estate Queens Row SE17 2PT
 Flat B 36 Addington Square SE5 7LB
 Flat D 36 Addington Square SE5 7LB
 35a Addington Square London SE5 7LB
 Flat 3 37 Addington Square SE5 7LB
 Flat 4 37 Addington Square SE5 7LB
 57 Portland Street London SE17 2PG
 59 Portland Street London SE17 2PG
 49 Portland Street London SE17 2PG
 51 Portland Street London SE17 2PG
 53 Portland Street London SE17 2PG
 67 Portland Street London SE17 2PG
 69 Portland Street London SE17 2PG
 71 Portland Street London SE17 2PG
 61 Portland Street London SE17 2PG
 63 Portland Street London SE17 2PG
 65 Portland Street London SE17 2PG
 31 Portland Street London SE17 2PG
 33 Portland Street London SE17 2PG
 35 Portland Street London SE17 2PG
 25 Portland Street London SE17 2PG
 27 Portland Street London SE17 2PG
 29 Portland Street London SE17 2PG
 43 Portland Street London SE17 2PG
 45 Portland Street London SE17 2PG
 47 Portland Street London SE17 2PG
 37 Portland Street London SE17 2PG
 39 Portland Street London SE17 2PG
 41 Portland Street London SE17 2PG
 162 Merrow Street London SE17 2NP
 164 Merrow Street London SE17 2NP
 166 Merrow Street London SE17 2NP
 156 Merrow Street London SE17 2NP
 158 Merrow Street London SE17 2NP
 160 Merrow Street London SE17 2NP
 174 Merrow Street London SE17 2NP
 176 Merrow Street London SE17 2NP
 178 Merrow Street London SE17 2NP
 168 Merrow Street London SE17 2NP
 170 Merrow Street London SE17 2NP
 172 Merrow Street London SE17 2NP
 138 Merrow Street London SE17 2NP
 140 Merrow Street London SE17 2NP
 142 Merrow Street London SE17 2NP
 132 Merrow Street London SE17 2NP
 134 Merrow Street London SE17 2NP
 136 Merrow Street London SE17 2NP
 150 Merrow Street London SE17 2NP
 152 Merrow Street London SE17 2NP
 154 Merrow Street London SE17 2NP
 144 Merrow Street London SE17 2NP
 146 Merrow Street London SE17 2NP
 148 Merrow Street London SE17 2NP
 180 Merrow Street London SE17 2NP
 212 Merrow Street London SE17 2NX
 214 Merrow Street London SE17 2NX
 216 Merrow Street London SE17 2NX
 206 Merrow Street London SE17 2NX
 208 Merrow Street London SE17 2NX
 210 Merrow Street London SE17 2NX
 224 Merrow Street London SE17 2NX
 226 Merrow Street London SE17 2NX
 228 Merrow Street London SE17 2NX
 218 Merrow Street London SE17 2NX
 220 Merrow Street London SE17 2NX
 222 Merrow Street London SE17 2NX
 188 Merrow Street London SE17 2NP
 190 Merrow Street London SE17 2NP
 192 Merrow Street London SE17 2NP
 182 Merrow Street London SE17 2NP
 184 Merrow Street London SE17 2NP
 186 Merrow Street London SE17 2NP
 200 Merrow Street London SE17 2NP
 202 Merrow Street London SE17 2NP
 204 Merrow Street London SE17 2NX
 194 Merrow Street London SE17 2NP

Flat 5 37 Addington Square SE5 7LB
 87c Camberwell Road London SE5 0EZ
 57b Camberwell Road London SE5 0EZ
 57c Camberwell Road London SE5 0EZ
 10 Boundary Lane London SE17 2BH
 87a Camberwell Road London SE5 0EZ
 87b Camberwell Road London SE5 0EZ
 48 Addington Square London SE5 7LB
 18 Addington Square London SE5 7JZ
 53 Addington Square London SE5 7LB
 5a Addington Square London SE5 7JZ
 Flat C 36 Addington Square SE5 7LB
 5a Kitson Road London SE5 7LF
 3 Addington Square London SE5 7JZ
 21 Addington Square London SE5 7JZ
 Flat 2 37 Addington Square SE5 7LB
 Flat B 6 Addington Square SE5 7JZ
 Flat C 6 Addington Square SE5 7JZ
 5b Addington Square London SE5 7JZ
 59a Camberwell Road London SE5 0EZ
 First Floor And Second Floor Flat 2b Westmoreland Road SE17 2AY
 127a Camberwell Road London SE5 0HB
 First Floor Flat 35 Camberwell Road SE5 0EZ
 8 Rust Square London SE5 7LG
 Basement Flat 127 Camberwell Road SE5 0HB
 First Floor And Second Floor Flat 4 Addington Square SE5 7JZ
 401a Walworth Road London SE17 2AW
 Flat 1 91 Camberwell Road SE5 0EZ
 Flat 1 53 Camberwell Road SE5 0EZ
 First Floor Flat 51b Camberwell Road SE5 0EZ
 First Floor Flat 395 Walworth Road SE17 2AW
 First Floor Flat 117 Camberwell Road SE5 0HB
 65b Camberwell Road London SE5 0EZ
 67a Camberwell Road London SE5 0EZ
 65a Camberwell Road London SE5 0EZ
 59b Camberwell Road London SE5 0EZ
 61a Camberwell Road London SE5 0EZ
 63a Camberwell Road London SE5 0EZ
 39 Camberwell Road London SE5 0EZ
 William Iv 337-339 Albany Road SE5 0AH
 Kitson Villa Kitson Road SE5 7LF
 81 Camberwell Road London SE5 0EZ
 3a Kitson Road London SE5 7LF
 37 Addington Square London SE5 7LB
 61a Gayhurst Hopwood Road SE17 2BL
 Flint Hire And Supply Ltd Queens Row SE17 2PX
 Prince Littler Productions Ltd Queens Row SE17 2PX
 First Floor 13 Camberwell Road SE5 0EZ
 Under 32 Latimer SE17 2AY
 Ground Floor North Camberwell Public Baths SE5 0PX
 First Floor North Camberwell Public Baths SE5 0PX
 52 St Peters House Elizabeth Estate Queens Row SE17 2PU
 54 St Peters House Elizabeth Estate Queens Row SE17 2PU
 59 St Peters House Elizabeth Estate Queens Row SE17 2PU
 47 St Peters House Elizabeth Estate Queens Row SE17 2PU
 48 St Peters House Elizabeth Estate Queens Row SE17 2PU
 49 St Peters House Elizabeth Estate Queens Row SE17 2PU
 5-7 Boundary Lane London SE17 2BH
 7-13 Camberwell Road London SE5 0EZ
 60 St Peters House Elizabeth Estate Queens Row SE17 2PU
 Ground Floor And Part First Floor 47-48 Addington Square SE5 7LB
 6 Arnside Street London SE17 2AP
 19 St Peters House Elizabeth Estate Queens Row SE17 2PT
 20 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 20 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 18 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 18 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 19 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 196 Mellow Street London SE17 2NP
 198 Mellow Street London SE17 2NP
 25 Lytham Street London SE17 2PN
 26 Lytham Street London SE17 2PN
 27 Lytham Street London SE17 2PN
 22 Lytham Street London SE17 2PN
 23 Lytham Street London SE17 2PN
 24 Lytham Street London SE17 2PN
 30 Lytham Street London SE17 2PN
 31 Lytham Street London SE17 2PN
 32 Lytham Street London SE17 2PN
 28 Lytham Street London SE17 2PN
 29 Lytham Street London SE17 2PN
 3 Lytham Street London SE17 2PN
 14 Lytham Street London SE17 2PN
 15 Lytham Street London SE17 2PN
 16 Lytham Street London SE17 2PN
 11 Lytham Street London SE17 2PN
 12 Lytham Street London SE17 2PN
 13 Lytham Street London SE17 2PN
 2 Lytham Street London SE17 2PN
 20 Lytham Street London SE17 2PN
 21 Lytham Street London SE17 2PN
 17 Lytham Street London SE17 2PN
 18 Lytham Street London SE17 2PN
 19 Lytham Street London SE17 2PN
 33 Lytham Street London SE17 2PN
 7 Lytham Street London SE17 2PN
 8 Lytham Street London SE17 2PN
 9 Lytham Street London SE17 2PN
 51 Lytham Street London SE17 2PN
 53 Lytham Street London SE17 2PN
 6 Lytham Street London SE17 2PN
 12 Sondes Street London SE17 2PQ
 13 Sondes Street London SE17 2PQ
 14 Sondes Street London SE17 2PQ
 1 Sondes Street London SE17 2PQ
 10 Sondes Street London SE17 2PQ
 11 Sondes Street London SE17 2PQ
 37 Lytham Street London SE17 2PN
 39 Lytham Street London SE17 2PN
 4 Lytham Street London SE17 2PN
 34 Lytham Street London SE17 2PN
 35 Lytham Street London SE17 2PN
 36 Lytham Street London SE17 2PN
 47 Lytham Street London SE17 2PN
 49 Lytham Street London SE17 2PN
 5 Lytham Street London SE17 2PN
 41 Lytham Street London SE17 2PN
 43 Lytham Street London SE17 2PN
 45 Lytham Street London SE17 2PN
 20 Phelp Street London SE17 2PH
 22 Phelp Street London SE17 2PH
 24 Phelp Street London SE17 2PH
 16 Phelp Street London SE17 2PH
 18 Phelp Street London SE17 2PH
 2 Phelp Street London SE17 2PH
 30 Phelp Street London SE17 2PH
 32 Phelp Street London SE17 2PH
 34 Phelp Street London SE17 2PH
 26 Phelp Street London SE17 2PH
 28 Phelp Street London SE17 2PH
 3 Phelp Street London SE17 2PH
 79 Portland Street London SE17 2PG
 81 Portland Street London SE17 2PG
 83 Portland Street London SE17 2PG
 73 Portland Street London SE17 2PG
 75 Portland Street London SE17 2PG

21 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 22 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 22 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 20 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 20 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 21 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 14 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 14 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 15 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 13 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 13 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 13 St Peters House Elizabeth Estate Queens Row SE17 2PT
 16 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 17 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 17 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 15 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 15 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 16 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 22 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 29 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 29 St Peters House Elizabeth Estate Queens Row SE17 2PT
 33 St Peters House Elizabeth Estate Queens Row SE17 2PU
 26 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 26 St Peters House Elizabeth Estate Queens Row SE17 2PT
 28 St Peters House Elizabeth Estate Queens Row SE17 2PT
 43 St Peters House Elizabeth Estate Queens Row SE17 2PU
 44 St Peters House Elizabeth Estate Queens Row SE17 2PU
 46 St Peters House Elizabeth Estate Queens Row SE17 2PU
 34 St Peters House Elizabeth Estate Queens Row SE17 2PU
 36 St Peters House Elizabeth Estate Queens Row SE17 2PU
 38 St Peters House Elizabeth Estate Queens Row SE17 2PU
 24 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 24 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 24 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 23 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 23 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 24 St Johns House Elizabeth Estate Lytham Street SE17 2PW
 25 St Peters House Elizabeth Estate Queens Row SE17 2PT
 26 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 26 St Matthews House Elizabeth Estate Phelp Street SE17 2PJ
 24 St Peters House Elizabeth Estate Queens Row SE17 2PT
 25 St Marks House Elizabeth Estate Phelp Street SE17 2PP
 25 St Stephens House Elizabeth Estate Phelp Street SE17 2PR
 Flat 12 Arnside House SE17 2EX
 Flat 2 Wellington House SE17 2EY
 Flat 3 Wellington House SE17 2EY
 Flat 9 Arnside House SE17 2EX
 Flat 10 Arnside House SE17 2EX
 Flat 11 Arnside House SE17 2EX
 Flat 7 Wellington House SE17 2EY
 Flat 8 Wellington House SE17 2EY
 Flat 9 Wellington House SE17 2EY
 Flat 4 Wellington House SE17 2EY
 Flat 5 Wellington House SE17 2EY
 Flat 6 Wellington House SE17 2EY
 31 Westmoreland Road London SE17 2AX
 Flat Above 31 Westmoreland Road SE17 2AX
 Flat 2 Arnside House SE17 2EX
 8 Boundary Lane London SE17 2BH
 2 Horsley Street London SE17 2AU
 Michael Faraday Primary School Portland Street SE17 2HR
 Flat 6 Arnside House SE17 2EX
 Flat 7 Arnside House SE17 2EX
 Flat 8 Arnside House SE17 2EX
 Flat 3 Arnside House SE17 2EX
 Flat 4 Arnside House SE17 2EX
 Flat 5 Arnside House SE17 2EX
 401 Walworth Road London SE17 2AW
 Flat 1 13a Westmoreland Road SE17 2AX
 Flat 2 13a Westmoreland Road SE17 2AX
 77 Portland Street London SE17 2PG
 12 Phelp Street London SE17 2PH
 13 Phelp Street London SE17 2PH
 14 Phelp Street London SE17 2PH
 1 Phelp Street London SE17 2PH
 10 Phelp Street London SE17 2PH
 11 Phelp Street London SE17 2PH
 36 Phelp Street London SE17 2PH
 31 Phelp Street London SE17 2PL
 33 Phelp Street London SE17 2PL
 35 Phelp Street London SE17 2PL
 25 Phelp Street London SE17 2PL
 27 Phelp Street London SE17 2PL
 29 Phelp Street London SE17 2PL
 41 Phelp Street London SE17 2PL
 43 Phelp Street London SE17 2PL
 10 Lytham Street London SE17 2PN
 37 Phelp Street London SE17 2PL
 39 Phelp Street London SE17 2PL
 40 Phelp Street London SE17 2PL
 6 Phelp Street London SE17 2PH
 7 Phelp Street London SE17 2PH
 8 Phelp Street London SE17 2PH
 38 Phelp Street London SE17 2PH
 4 Phelp Street London SE17 2PH
 5 Phelp Street London SE17 2PH
 19 Phelp Street London SE17 2PL
 21 Phelp Street London SE17 2PL
 23 Phelp Street London SE17 2PL
 9 Phelp Street London SE17 2PH
 15 Phelp Street London SE17 2PL
 17 Phelp Street London SE17 2PL
 Flat 13 Arments Court SE5 0DF
 Flat 14 Arments Court SE5 0DF
 Flat 15 Arments Court SE5 0DF
 Flat 10 Arments Court SE5 0DF
 Flat 11 Arments Court SE5 0DF
 Flat 12 Arments Court SE5 0DF
 Flat 19 Arments Court SE5 0DF
 Flat 20 Arments Court SE5 0DF
 Flat 21 Arments Court SE5 0DF
 Flat 16 Arments Court SE5 0DF
 Flat 17 Arments Court SE5 0DF
 Flat 18 Arments Court SE5 0DF
 Flat 1 Arments Court SE5 0DF
 Flat 2 Arments Court SE5 0DF
 Flat 3 Arments Court SE5 0DF
 38 Boundary Lane London SE17 2BH
 390 Albany Road London SE5 0AA
 Flat 7 Arments Court SE5 0DF
 Flat 8 Arments Court SE5 0DF
 Flat 9 Arments Court SE5 0DF
 Flat 4 Arments Court SE5 0DF
 Flat 5 Arments Court SE5 0DF
 Flat 6 Arments Court SE5 0DF
 Flat 22 Arments Court SE5 0DF
 Flat 38 Arments Court SE5 0DF
 Flat 39 Arments Court SE5 0DF
 Flat 40 Arments Court SE5 0DF
 Flat 35 Arments Court SE5 0DF
 Flat 36 Arments Court SE5 0DF
 Flat 37 Arments Court SE5 0DF
 Flat 44 Arments Court SE5 0DF
 Flat 45 Arments Court SE5 0DF
 Flat 46 Arments Court SE5 0DF
 Flat 41 Arments Court SE5 0DF
 Flat 42 Arments Court SE5 0DF
 Flat 43 Arments Court SE5 0DF
 Flat 26 Arments Court SE5 0DF
 Flat 27 Arments Court SE5 0DF

2 Boundary Lane London SE17 2BH
 20a Boundary Lane London SE17 2BH
 16b Boundary Lane London SE17 2BH
 16c Boundary Lane London SE17 2BH
 1 Albany Mews London SE5 0DQ
 3 Albany Mews London SE5 0DQ
 5 Albany Mews London SE5 0DQ
 27 Camberwell Road London SE5 0EY
 59c Camberwell Road London SE5 0EZ
 61c Camberwell Road London SE5 0EZ
 2 Arnside Street London SE17 2AP
 3 Boundary Lane London SE17 2BH
 1 Lytham Street London SE17 2PN
 397 Walworth Road London SE17 2AW
 1 Westmoreland Road London SE17 2AX
 5a Westmoreland Road London SE17 2AX
 393 Walworth Road London SE17 2AW
 23 Westmoreland Road London SE17 2AX
 1 Queens Row London SE17 2PX
 403 Walworth Road London SE17 2AW
 21a Westmoreland Road London SE17 2AX
 42 Missenden Roland Way SE17 2HS
 43 Missenden Roland Way SE17 2HS
 5 Missenden Roland Way SE17 2HS
 4 Missenden Roland Way SE17 2HS
 40 Missenden Roland Way SE17 2HS
 41 Missenden Roland Way SE17 2HS
 9 Missenden Roland Way SE17 2HS
 12b Boundary Lane London SE17 2BH
 20b Boundary Lane London SE17 2BH
 6 Missenden Roland Way SE17 2HS
 7 Missenden Roland Way SE17 2HS
 8 Missenden Roland Way SE17 2HS
 31 Missenden Roland Way SE17 2HS
 32 Missenden Roland Way SE17 2HS
 33 Missenden Roland Way SE17 2HS
 29 Missenden Roland Way SE17 2HS
 3 Missenden Roland Way SE17 2HS

 30 Missenden Roland Way SE17 2HS
 37 Missenden Roland Way SE17 2HS
 38 Missenden Roland Way SE17 2HS
 39 Missenden Roland Way SE17 2HS
 34 Missenden Roland Way SE17 2HS
 35 Missenden Roland Way SE17 2HS
 36 Missenden Roland Way SE17 2HS
 1 Hambledon Villa Street SE17 2DF
 6 Hambledon Villa Street SE17 2DF
 7 Hambledon Villa Street SE17 2DF
 8 Hambledon Villa Street SE17 2DF
 3 Hambledon Villa Street SE17 2DF
 4 Hambledon Villa Street SE17 2DF
 5 Hambledon Villa Street SE17 2DF
 18 Boundary Lane London SE17 2BH
 9 Hambledon Villa Street SE17 2DF
 14 Boundary Lane London SE17 2BH
 16a Boundary Lane London SE17 2BH
 13 Hambledon Villa Street SE17 2DF
 14 Hambledon Villa Street SE17 2DF
 15 Hambledon Villa Street SE17 2DF
 10 Hambledon Villa Street SE17 2DF
 11 Hambledon Villa Street SE17 2DF
 12 Hambledon Villa Street SE17 2DF
 19 Hambledon Villa Street SE17 2DF
 2 Hambledon Villa Street SE17 2DF
 20 Hambledon Villa Street SE17 2DF
 16 Hambledon Villa Street SE17 2DF
 17 Hambledon Villa Street SE17 2DF
 18 Hambledon Villa Street SE17 2DF
 7 Addington Square London SE5 7JZ

 Flat 28 Arments Court SE5 0DF
 Flat 23 Arments Court SE5 0DF
 Flat 24 Arments Court SE5 0DF
 Flat 25 Arments Court SE5 0DF
 Flat 32 Arments Court SE5 0DF
 Flat 33 Arments Court SE5 0DF
 Flat 34 Arments Court SE5 0DF
 Flat 29 Arments Court SE5 0DF
 Flat 30 Arments Court SE5 0DF
 Flat 31 Arments Court SE5 0DF
 Flat 61 Roffo Court SE17 2FL
 Flat 62 Roffo Court SE17 2FL
 Flat 63 Roffo Court SE17 2FL
 Flat 58 Roffo Court SE17 2FL
 Flat 59 Roffo Court SE17 2FL
 Flat 60 Roffo Court SE17 2FL
 Flat 67 Roffo Court SE17 2FL
 Flat 68 Roffo Court SE17 2FL
 Flat 69 Roffo Court SE17 2FL
 Flat 64 Roffo Court SE17 2FL
 Flat 65 Roffo Court SE17 2FL
 Flat 66 Roffo Court SE17 2FL
 Flat 49 Roffo Court SE17 2FL
 Flat 50 Roffo Court SE17 2FL
 Flat 51 Roffo Court SE17 2FL
 Flat 46 Roffo Court SE17 2FL
 Flat 47 Roffo Court SE17 2FL
 Flat 48 Roffo Court SE17 2FL
 Flat 55 Roffo Court SE17 2FL
 Flat 56 Roffo Court SE17 2FL
 Flat 57 Roffo Court SE17 2FL
 Flat 52 Roffo Court SE17 2FL
 Flat 53 Roffo Court SE17 2FL
 Flat 54 Roffo Court SE17 2FL
 Flat 70 Roffo Court SE17 2FL
 Flat 3 31a Westmoreland Road SE17 2AX
 1 John Crane Street London SE17 2FQ
 Studio Ground Floor Rear Flat 31 Westmoreland Road SE17 2AX
 32 Boundary Lane London SE17 2BH
 34 Boundary Lane London SE17 2BH
 36 Boundary Lane London SE17 2BH
 2 John Crane Street London SE17 2FQ
 3 John Crane Street London SE17 2FQ
 4 John Crane Street London SE17 2FQ
 Flat 1 Roffo Court SE17 2FJ
 Flat 2 Roffo Court SE17 2FJ
 Flat 3 Roffo Court SE17 2FJ
 Flat 71 Roffo Court SE17 2FL
 Flat 72 Roffo Court SE17 2FL
 Flat D 13 Camberwell Road SE5 0EZ
 Site Huts 33 Westmoreland Road SE17 2BT
 Flat 4 Roffo Court SE17 2FJ
 Flat 5 Roffo Court SE17 2FJ
 Flat C 13 Camberwell Road SE5 0EZ
 19 Westmoreland Road London SE17 2AX
 21 Westmoreland Road London SE17 2AX
 25 Westmoreland Road London SE17 2AX
 13 Westmoreland Road London SE17 2AX
 15 Westmoreland Road London SE17 2AX
 17 Westmoreland Road London SE17 2AX
 5 Westmoreland Road London SE17 2AX
 35 Westmoreland Road London SE17 2BT
 37 Westmoreland Road London SE17 2BT
 27 Westmoreland Road London SE17 2AX
 29 Westmoreland Road London SE17 2AX
 3 Westmoreland Road London SE17 2AX
 24 Arnside Street London SE17 2AP
 26 Arnside Street London SE17 2AP
 4 Arnside Street London SE17 2AP

8 Addington Square London SE5 7JZ
 9 Addington Square London SE5 7JZ
 20 Addington Square London SE5 7JZ
 4 Addington Square London SE5 7JZ
 Flat A 6 Addington Square SE5 7JZ
 Flat A 36 Addington Square SE5 7LB
 Flat 1 37 Addington Square SE5 7LB
 38 Addington Square London SE5 7LB
 33 Addington Square London SE5 7LB
 34 Addington Square London SE5 7LB
 35 Addington Square London SE5 7LB
 119 Camberwell Road London SE5 0HB
 Cambridge House 1 Addington Square SE5 0HF
 10 Addington Square London SE5 7JZ
 285-287 Albany Road London SE5 0AH
 85a Camberwell Road London SE5 0EZ
 16 Addington Square London SE5 7JZ
 19 Addington Square London SE5 7JZ
 2 Addington Square London SE5 7JZ
 13 Addington Square London SE5 7JZ
 14 Addington Square London SE5 7JZ
 15 Addington Square London SE5 7JZ
 39 Addington Square London SE5 7LB
 6 Rust Square London SE5 7LG
 7 Rust Square London SE5 7LG
 Flat 1 17 Addington Square SE5 7JZ
 3 Rust Square London SE5 7LG
 4 Rust Square London SE5 7LG
 5 Rust Square London SE5 7LG
 11b Addington Square London SE5 7JZ
 11c Addington Square London SE5 7JZ
 11d Addington Square London SE5 7JZ
 Flat 2 17 Addington Square SE5 7JZ
 Flat 3 17 Addington Square SE5 7JZ
 11a Addington Square London SE5 7JZ
 49 Addington Square London SE5 7LB
 50 Addington Square London SE5 7LB
 51 Addington Square London SE5 7LB
 40 Addington Square London SE5 7LB
 41 Addington Square London SE5 7LB
 42 Addington Square London SE5 7LB
 5 Kitson Road London SE5 7LF
 1 Rust Square London SE5 7LG
 2 Rust Square London SE5 7LG
 52 Addington Square London SE5 7LB
 1 Kitson Road London SE5 7LF
 3 Kitson Road London SE5 7LF
 77 Camberwell Road London SE5 0EZ
 73-75 Camberwell Road London SE5 0EZ
 123 Camberwell Road London SE5 0HB
 61-67 Camberwell Road London SE5 0EZ
 79 Camberwell Road London SE5 0EZ
 23-25 Camberwell Road London SE5 0EZ
 33 Camberwell Road London SE5 0EZ
 85 Camberwell Road London SE5 0EZ
 87 Camberwell Road London SE5 0EZ
 416 Albany Road London SE5 0DH
 2 Albany Mews London SE5 0DQ
 4 Albany Mews London SE5 0DQ
 6 Albany Mews London SE5 0DQ
 7 Albany Mews London SE5 0DQ
 9 Albany Mews London SE5 0DQ
 11 Albany Mews London SE5 0DQ
 2a Albany Mews London SE5 0DQ
 4a Albany Mews London SE5 0DQ
 5a Albany Mews London SE5 0DQ
 8 Albany Mews London SE5 0DQ
 10 Albany Mews London SE5 0DQ
 1a Albany Mews London SE5 0DQ
 125 Camberwell Road London SE5 0HB
 18 Arnside Street London SE17 2AP
 20 Arnside Street London SE17 2AP
 22 Arnside Street London SE17 2AP
 405 Walworth Road London SE17 2AW
 Red Lion 407 Walworth Road SE17 2AW
 11 Westmoreland Road London SE17 2AX
 389 Walworth Road London SE17 2AW
 391 Walworth Road London SE17 2AW
 395 Walworth Road London SE17 2AW
 39 Westmoreland Road London SE17 2BT
 114 Merrow Street London SE17 2NP
 116 Merrow Street London SE17 2NP
 118 Merrow Street London SE17 2NP
 The Queen Elizabeth 42 Merrow Street SE17 2NH
 110 Merrow Street London SE17 2NP
 112 Merrow Street London SE17 2NP
 126 Merrow Street London SE17 2NP
 128 Merrow Street London SE17 2NP
 130 Merrow Street London SE17 2NP
 120 Merrow Street London SE17 2NP
 122 Merrow Street London SE17 2NP
 124 Merrow Street London SE17 2NP
 47 Westmoreland Road London SE17 2BT
 49 Westmoreland Road London SE17 2BT
 51 Westmoreland Road London SE17 2BT
 41 Westmoreland Road London SE17 2BT
 43 Westmoreland Road London SE17 2BT
 45 Westmoreland Road London SE17 2BT
 59 Westmoreland Road London SE17 2BT
 61 Westmoreland Road London SE17 2BT
 2 Boyson Road London SE17 2BU
 53 Westmoreland Road London SE17 2BT
 55 Westmoreland Road London SE17 2BT
 57 Westmoreland Road London SE17 2BT
 Flat 3 2a Boyson Road SE17 2BU
 Flat 4 2a Boyson Road SE17 2BU
 Flat 5 2a Boyson Road SE17 2BU
 35c Camberwell Road London SE5 0EZ
 Flat 1 2a Boyson Road SE17 2BU
 Flat 2 2a Boyson Road SE17 2BU
 Flat 2 41 Queens Row SE17 2PX
 Flat 3 41 Queens Row SE17 2PX
 Flat 4 41 Queens Row SE17 2PX
 Flat 6 2a Boyson Road SE17 2BU
 Flat 1 41 Queens Row SE17 2PX
 Flat 50 Arments Court SE5 0DF
 Flat A 5 Westmoreland Road SE17 2AX
 Flat B 5 Westmoreland Road SE17 2AX
 Flat 47 Arments Court SE5 0DF
 Flat 48 Arments Court SE5 0DF
 Flat 49 Arments Court SE5 0DF
 121 Camberwell Road London SE5 0HB
 23 Camberwell Road London SE5 8JA
 8-10 Arnside Street London SE17 2AP
 Flat C 5 Westmoreland Road SE17 2AX
 Flat D 5 Westmoreland Road SE17 2AX
 4 Red Lion Row London SE17 2FF
 Flat 5 41 Queens Row SE17 2PX
 Apartment 8 34 Queens Row SE17 2PX
 Apartment 9 34 Queens Row SE17 2PX
 Apartment 5 34 Queens Row SE17 2PX
 Apartment 6 34 Queens Row SE17 2PX
 Apartment 7 34 Queens Row SE17 2PX
 12 Arnside Street London SE17 2AP
 14 Arnside Street London SE17 2AP
 16 Arnside Street London SE17 2AP
 2b Westmoreland Road London SE17 2AY
 393a Walworth Road London SE17 2AW
 393b Walworth Road London SE17 2AW
 Flat B 1 Westmoreland Road SE17 2AX

Flat 3 Camgate Mansions SE5 0EX
Flat 4 Camgate Mansions SE5 0EX
Flat 5 Camgate Mansions SE5 0EX
Flat 1 Camgate Mansions SE5 0EX
Flat 2 Camgate Mansions SE5 0EX
35b Camberwell Road London SE5 0EZ
57a Camberwell Road London SE5 0EZ
61b Camberwell Road London SE5 0EZ
Flat 6 Camgate Mansions SE5 0EX

1a Camberwell Road London SE5 0EZ
1b Camberwell Road London SE5 0EZ
89 Camberwell Road London SE5 0EZ

Flat 6 41 Queens Row SE17 2PX
Flat 7 41 Queens Row SE17 2PX
Flat A 1 Westmoreland Road SE17 2AX
Apartment 2 34 Queens Row SE17 2PX
Apartment 3 34 Queens Row SE17 2PX
Apartment 4 34 Queens Row SE17 2PX
Flat 3 13a Westmoreland Road SE17 2AX
Apartment 1 34 Queens Row SE17 2PX
143 Chartridge, Gate 7 (End Of Westmoreland Road)
Westmoreland Road SE17 2DA
15 Aylesbury Road London SE17 2EQ
30 Berryfield Rd London se17 3qe
105 Chiltern House Portland Street SE17 2DD

Re-consultation: n/a

APPENDIX 2**Consultation responses received – 17/AP/3885****Internal services**

None

Statutory and non-statutory organisations

Greater London Authority

Neighbours and local groups

105 Chiltern House Portland Street SE17 2DD

143 Chartridge, Gate 7 (End Of Westmoreland Road) Westmoreland Road SE17 2DA

143 Chartridge, Gate 7 (End Of Westmoreland Road) Westmoreland Road SE17 2DA

143 Chartridge, Gate 7 (End Of Westmoreland Road) Westmoreland Road SE17 2DA

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

30 Berryfield Rd London se17 3qe

APPENDIX 3

Consultation undertaken**Site notice date:** 09/11/2017**Press notice date:** 09/11/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 06/11/2017**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

Greater London Authority

Neighbour and local groups consulted:

| | |
|--------------------------------------|--------------------------------------|
| Email | 181 Wolverton Alvey Street SE17 2AZ |
| Flat 3 63 Aylesbury Road SE17 2EQ | 182 Wolverton Alvey Street SE17 2AZ |
| 126 Missenden Inville Road SE17 2HU | 179 Wolverton Alvey Street SE17 2AZ |
| 123 Missenden Inville Road SE17 2HU | 176 Wolverton Alvey Street SE17 2AZ |
| 124 Missenden Inville Road SE17 2HU | 177 Wolverton Alvey Street SE17 2AZ |
| 125 Missenden Inville Road SE17 2HU | 178 Wolverton Alvey Street SE17 2AZ |
| 145 Missenden Inville Road SE17 2HU | 183 Wolverton Alvey Street SE17 2AZ |
| 165 Missenden Inville Road SE17 2HU | 7 Wendover Thurlow Street SE17 2UD |
| 76 Missenden Inville Road SE17 2HU | 73 Wendover Thurlow Street SE17 2UD |
| 77 Missenden Inville Road SE17 2HU | 74 Wendover Thurlow Street SE17 2UD |
| 164 Missenden Inville Road SE17 2HU | 79 Wendover Thurlow Street SE17 2UD |
| 161 Missenden Inville Road SE17 2HU | 83 Wendover Thurlow Street SE17 2UD |
| 162 Missenden Inville Road SE17 2HU | 84 Wendover Thurlow Street SE17 2UD |
| 163 Missenden Inville Road SE17 2HU | 85 Wendover Thurlow Street SE17 2UD |
| 78 Missenden Inville Road SE17 2HU | 82 Wendover Thurlow Street SE17 2UD |
| 83 Missenden Inville Road SE17 2HU | 8 Wendover Thurlow Street SE17 2UD |
| 84 Missenden Inville Road SE17 2HU | 80 Wendover Thurlow Street SE17 2UD |
| 85 Missenden Inville Road SE17 2HU | 81 Wendover Thurlow Street SE17 2UD |
| 82 Missenden Inville Road SE17 2HU | 174 Wendover Thurlow Street SE17 2UD |
| 79 Missenden Inville Road SE17 2HU | 175 Wendover Thurlow Street SE17 2UD |
| 80 Missenden Inville Road SE17 2HU | 176 Wendover Thurlow Street SE17 2UD |
| 81 Missenden Inville Road SE17 2HU | 173 Wendover Thurlow Street SE17 2UD |
| 150 Missenden Inville Road SE17 2HU | 170 Wendover Thurlow Street SE17 2UD |
| 151 Missenden Inville Road SE17 2HU | 171 Wendover Thurlow Street SE17 2UD |
| 152 Missenden Inville Road SE17 2HU | 172 Wendover Thurlow Street SE17 2UD |
| 149 Missenden Inville Road SE17 2HU | 177 Wendover Thurlow Street SE17 2UD |
| 146 Missenden Inville Road SE17 2HU | 4 Wendover Thurlow Street SE17 2UD |
| 147 Missenden Inville Road SE17 2HU | 5 Wendover Thurlow Street SE17 2UD |
| 148 Missenden Inville Road SE17 2HU | 6 Wendover Thurlow Street SE17 2UD |
| 153 Missenden Inville Road SE17 2HU | 3 Wendover Thurlow Street SE17 2UD |
| 158 Missenden Inville Road SE17 2HU | 178 Wendover Thurlow Street SE17 2UD |
| 159 Missenden Inville Road SE17 2HU | 18 Wendover Thurlow Street SE17 2UD |
| 160 Missenden Inville Road SE17 2HU | 2 Wendover Thurlow Street SE17 2UD |
| 157 Missenden Inville Road SE17 2HU | 86 Wendover Thurlow Street SE17 2UD |
| 154 Missenden Inville Road SE17 2HU | 110 Wendover Thurlow Street SE17 2UE |
| 155 Missenden Inville Road SE17 2HU | 111 Wendover Thurlow Street SE17 2UE |
| 156 Missenden Inville Road SE17 2HU | 112 Wendover Thurlow Street SE17 2UE |
| 203 Wendover Thurlow Street SE17 2UF | 109 Wendover Thurlow Street SE17 2UE |

37 Taplow Thurlow Street SE17 2UQ
 38 Taplow Thurlow Street SE17 2UQ
 39 Taplow Thurlow Street SE17 2UQ
 36 Taplow Thurlow Street SE17 2UQ
 33 Taplow Thurlow Street SE17 2UQ
 34 Taplow Thurlow Street SE17 2UQ
 35 Taplow Thurlow Street SE17 2UQ
 40 Taplow Thurlow Street SE17 2UQ
 45 Taplow Thurlow Street SE17 2UQ
 172 Trafalgar Street London SE17 2TP
 174 Trafalgar Street London SE17 2TP
 Flat 20 Marsh Court SE17 2FT
 Flat 21 Marsh Court SE17 2FT
 Flat 22 Marsh Court SE17 2FT
 Flat 19 Marsh Court SE17 2FT
 Flat 16 Marsh Court SE17 2FT
 Flat 17 Marsh Court SE17 2FT
 Flat 18 Marsh Court SE17 2FT
 Flat 23 Marsh Court SE17 2FT
 Flat 28 Marsh Court SE17 2FT
 Flat 29 Marsh Court SE17 2FT
 Flat 30 Marsh Court SE17 2FT
 Flat 27 Marsh Court SE17 2FT
 Flat 24 Marsh Court SE17 2FT
 Flat 25 Marsh Court SE17 2FT
 Flat 26 Marsh Court SE17 2FT
 144 Wolverton Sedan Way SE17 2AD
 147 Wolverton Sedan Way SE17 2AD
 Hall Under 241-471 Wendover SE17 2AE
 135 Wolverton Sedan Way SE17 2AD
 120 Dawes Street London SE17 2EG
 127 Wolverton Sedan Way SE17 2AD
 Aylesbury Childminding Centre Unit 1 Beaconsfield
 Road SE17 2EN
 Adjacent To 58 Portland Street SE17 2PB
 Aylesbury Access Centre Taplow SE17 2UN
 Unit 8 Taplow SE17 2UZ
 Living Accommodation 131 Beaconsfield Road SE17
 2BX
 Toy Library Taplow SE17 2UN
 96a Dawes Street London SE17 2EB
 96b Dawes Street London SE17 2EB
 Flat 2 137 Trafalgar Street SE17 2TP
 Flat 3 137 Trafalgar Street SE17 2TP
 Flat 4 137 Trafalgar Street SE17 2TP
 Flat 1 137 Trafalgar Street SE17 2TP
 Unit 6 Tykes Corner Taplow SE17 2UZ
 The Blue Hut Thurlow Street SE17 2UZ
 Unit 8 The Blue Hut SE17 2UZ
 Unit 7 Tykes Corner Taplow SE17 2UN
 St Peters Vicarage 12 Villa Street SE17 2EJ
 98b Dawes Street London SE17 2EB
 The Villa Street Medical Centre 47-47a Villa Street SE17
 2EL
 Missenden Play Area Beaconsfield Road SE17 2EW
 Flat 37 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 38 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 43 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 48 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 49 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 50 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 47 Michael Faraday House Aylesbury Estate SE17
 2TS
 Flat 44 Michael Faraday House Aylesbury Estate SE17
 106 Wendover Thurlow Street SE17 2UE
 107 Wendover Thurlow Street SE17 2UE
 108 Wendover Thurlow Street SE17 2UE
 113 Wendover Thurlow Street SE17 2UE
 180 Wendover Thurlow Street SE17 2UE
 181 Wendover Thurlow Street SE17 2UE
 182 Wendover Thurlow Street SE17 2UE
 179 Wendover Thurlow Street SE17 2UE
 114 Wendover Thurlow Street SE17 2UE
 115 Wendover Thurlow Street SE17 2UE
 116 Wendover Thurlow Street SE17 2UE
 90 Wendover Thurlow Street SE17 2UD
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 97 Taplow Thurlow Street SE17 2UH
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 100 Taplow Thurlow Street SE17 2UH
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 87 Taplow Thurlow Street SE17 2UH
 96 Portland Street London SE17 2NU
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 101 Merrow Street London SE17 2NX
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 103 Merrow Street London SE17 2NX
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 107 Merrow Street London SE17 2NX
 109 Merrow Street London SE17 2NX
 102 Portland Street London SE17 2NU
 188 Wolverton Alvey Street SE17 2AZ
 189 Wolverton Alvey Street SE17 2AZ

2TS
 Flat 45 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 46 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 66 Michael Faraday House Aylesbury Estate SE17 2TT
 46 Taplow Thurlow Street SE17 2UQ
 47 Taplow Thurlow Street SE17 2UQ
 44 Taplow Thurlow Street SE17 2UQ
 41 Taplow Thurlow Street SE17 2UQ
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 Flat 4 135 Trafalgar Street SE17 2TP
 Flat 5 135 Trafalgar Street SE17 2TP
 Flat 6 135 Trafalgar Street SE17 2TP
 Flat 3 135 Trafalgar Street SE17 2TP
 1 Taplow Thurlow Street SE17 2UQ
 Flat 1 135 Trafalgar Street SE17 2TP
 Flat 2 135 Trafalgar Street SE17 2TP
 Flat 7 135 Trafalgar Street SE17 2TP
 Flat 2 Old Queen Anne House SE17 2EQ
 Flat 3 Old Queen Anne House SE17 2EQ
 Flat 4 Old Queen Anne House SE17 2EQ
 Flat 1 Old Queen Anne House SE17 2EQ
 Flat 8 135 Trafalgar Street SE17 2TP
 Flat 2 66 Surrey Square SE17 2JX
 Flat 3 66 Surrey Square SE17 2JX
 Flat 1 27-31 Alvey Street SE17 2LN
 Flat 2 27-31 Alvey Street SE17 2LN
 Flat 3 27-31 Alvey Street SE17 2LN
 Unit 1 Northchurch SE17 2AQ
 49 Taplow Thurlow Street SE17 2UQ
 50 Taplow Thurlow Street SE17 2UQ
 Unit 4 Taplow SE17 2UQ
 Flat 4 27-31 Alvey Street SE17 2LN
 98a Dawes Street London SE17 2EB
 69d Wooler Street London SE17 2ED
 100a Dawes Street London SE17 2EB
 152a Wolverton Alvey Street SE17 2AH
 69c Wooler Street London SE17 2ED
 Sacred Heart Catholic Secondary School Trafalgar Street SE17 2TP
 Ground Floor Flat 106 Dawes Street SE17 2EG
 First Floor Flat 106 Dawes Street SE17 2EG
 124 Dawes Street London SE17 2EG
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 10 Aylesbury Road London SE17 2EH
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 101 Wendover Thurlow Street SE17 2UE
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36 Aylesbury Road London SE17 2EH
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 2 Aylesbury Road London SE17 2EH
 72 Wooler Street London SE17 2EF
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 1 Villa Street London SE17 2EJ
 3 Villa Street London SE17 2EJ
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 68 Aylesbury Road London SE17 2EH
 70 Aylesbury Road London SE17 2EH
 4 Taplow Thurlow Street SE17 2UQ
 135 Merrow Street London SE17 2NX
 Unit 2 Northchurch SE17 2AQ
 1 Northchurch Dawes Street SE17 2AQ
 Flat 5 27-31 Alvey Street SE17 2LN
 Flat 6 27-31 Alvey Street SE17 2LN
 98 Dawes Street London SE17 2EB
 189 Taplow Thurlow Street SE17 2UL
 190 Taplow Thurlow Street SE17 2UL
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 9 Taplow Thurlow Street SE17 2UQ
 6 Taplow Thurlow Street SE17 2UQ
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 56 Missenden Inville Road SE17 2HT
 53 Missenden Inville Road SE17 2HT
 54 Missenden Inville Road SE17 2HT
 55 Missenden Inville Road SE17 2HT
 4 Missenden Roland Way SE17 2HS
 40 Missenden Roland Way SE17 2HS
 41 Missenden Roland Way SE17 2HS
 39 Missenden Roland Way SE17 2HS
 36 Missenden Roland Way SE17 2HS
 37 Missenden Roland Way SE17 2HS
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 9 Missenden Roland Way SE17 2HS
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 43 Missenden Roland Way SE17 2HS
 5 Missenden Roland Way SE17 2HS
 6 Missenden Roland Way SE17 2HS
 60 Missenden Inville Road SE17 2HT
 104 Missenden Inville Road SE17 2HU
 104 Portland Street London SE17 2NU
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 10 Latimer Beaconsfield Road SE17 2EN
 15 Latimer Beaconsfield Road SE17 2EN
 2 Latimer Beaconsfield Road SE17 2EN

2 Taplow Thurlow Street SE17 2UQ
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 5 Taplow Thurlow Street SE17 2UQ
 72 Aylesbury Road London SE17 2EH
 31 Villa Street London SE17 2EJ
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 39 Villa Street London SE17 2EJ
 33 Villa Street London SE17 2EJ
 35 Villa Street London SE17 2EJ
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 173 Wolverton Alvey Street SE17 2AH
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 Flat 80 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 81 Michael Faraday House Aylesbury Estate SE17 2TU
 105 Missenden Inville Road SE17 2HU
 106 Missenden Inville Road SE17 2HU
 103 Missenden Inville Road SE17 2HU
 100 Missenden Inville Road SE17 2HU
 101 Missenden Inville Road SE17 2HU
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 62 Missenden Inville Road SE17 2HT
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 69 Missenden Inville Road SE17 2HT

210 Taplow Thurlow Street SE17 2UL
 211 Taplow Thurlow Street SE17 2UL
 60a Surrey Square London SE17 2JX
 Unit 5 Ground Floor Taplow SE17 2UN
 The Chaplin Centre Taplow SE17 2UN
 1a Wendover Thurlow Street SE17 2UD
 Cadcam Centre Wendover SE17 2UE
 Playroom Taplow SE17 2UN
 5-6 Taplow Thurlow Street SE17 2UN
 Aylesbury Health Centre Taplow SE17 2UN
 Day Centre Taplow SE17 2UN
 Flat 19 Tenterden House Kinglake Estate SE17 2LL
 Flat 2 Tenterden House Kinglake Estate SE17 2LL
 Flat 20 Tenterden House Kinglake Estate SE17 2LL
 Flat 18 Tenterden House Kinglake Estate SE17 2LL
 Flat 15 Tenterden House Kinglake Estate SE17 2LL
 Flat 16 Tenterden House Kinglake Estate SE17 2LL
 Flat 17 Tenterden House Kinglake Estate SE17 2LL
 Flat 3 Tenterden House Kinglake Estate SE17 2LL
 Flat 8 Tenterden House Kinglake Estate SE17 2LL
 Flat 9 Tenterden House Kinglake Estate SE17 2LL
 Flat 7 Tenterden House Kinglake Estate SE17 2LL
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 Flat 4 Tenterden House Kinglake Estate SE17 2LL
 Flat 5 Tenterden House Kinglake Estate SE17 2LL
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 61 Aylesbury Road London SE17 2EQ
 158 Portland Street London SE17 2NS
 160 Portland Street London SE17 2NS
 162 Portland Street London SE17 2NS
 148 Portland Street London SE17 2NS
 Flat 1 66 Surrey Square SE17 2JX
 138 Portland Street London SE17 2NS
 140 Portland Street London SE17 2NS
 164 Portland Street London SE17 2NS
 2 Burton Grove London SE17 2NT
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 51 Northchurch Dawes Street SE17 2AQ
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 61 Northchurch Dawes Street SE17 2AQ

Flat 6 Tenterden House Kinglake Estate SE17 2LL
 69a Wooler Street London SE17 2ED
 Flat 12 Tenterden House Kinglake Estate SE17 2LL
 Flat 13 Tenterden House Kinglake Estate SE17 2LL
 Flat 14 Tenterden House Kinglake Estate SE17 2LL
 Flat 11 Tenterden House Kinglake Estate SE17 2LL
 Flat 1 Tenterden House Kinglake Estate SE17 2LL
 Flat 10 Tenterden House Kinglake Estate SE17 2LL
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 Unit 6 Taplow SE17 2XE
 10 Burton Grove London SE17 2NT
 11 Burton Grove London SE17 2NT
 18 Burton Grove London SE17 2NT
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 21 Burton Grove London SE17 2NT

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 9 Burton Grove London SE17 2NT
 66 Surrey Square London SE17 2JX
 150 Portland Street London SE17 2NS
 8 Burton Grove London SE17 2NT
 293 Missenden Inville Road SE17 2HY
 294 Missenden Inville Road SE17 2HY
 295 Missenden Inville Road SE17 2HY
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 291 Missenden Inville Road SE17 2HY
 296 Missenden Inville Road SE17 2HY
 301 Missenden Inville Road SE17 2JA
 302 Missenden Inville Road SE17 2JA
 303 Missenden Inville Road SE17 2JA
 50 Burton Grove London SE17 2NT
 6 Burton Grove London SE17 2NT
 7 Burton Grove London SE17 2NT

 Club Room Michael Faraday House Aylesbury Estate SE17 2TR
 Barrow Store 2 Northchurch SE17 2AQ

 Flat C 130 Dawes Street SE17 2EG

 69b Wooler Street London SE17 2EB
 Flat A 130 Dawes Street SE17 2EG
 Flat B 130 Dawes Street SE17 2EG

 58 Wendover Thurlow Street SE17 2UG

 59 Northchurch Dawes Street SE17 2AQ
 6 Northchurch Dawes Street SE17 2AQ
 60 Northchurch Dawes Street SE17 2AQ
 4 Northchurch Dawes Street SE17 2AQ
 40 Northchurch Dawes Street SE17 2AQ
 41 Northchurch Dawes Street SE17 2AQ
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 36 Northchurch Dawes Street SE17 2AQ
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 44 Northchurch Dawes Street SE17 2AQ
 46 Northchurch Dawes Street SE17 2AQ
 47 Northchurch Dawes Street SE17 2AQ
 Flat 31 Soane House Inville Estate SE17 2JF
 Flat 32 Soane House Inville Estate SE17 2JF
 Flat 33 Soane House Inville Estate SE17 2JF
 Flat 30 Soane House Inville Estate SE17 2JF
 Flat 28 Soane House Inville Estate SE17 2JF
 Flat 29 Soane House Inville Estate SE17 2JF
 Flat 3 Soane House Inville Estate SE17 2JF
 Flat 34 Soane House Inville Estate SE17 2JF
 Flat 7 Soane House Inville Estate SE17 2JF
 Flat 8 Soane House Inville Estate SE17 2JF
 Flat 9 Soane House Inville Estate SE17 2JF
 Flat 6 Soane House Inville Estate SE17 2JF
 Flat 35 Soane House Inville Estate SE17 2JF
 Flat 4 Soane House Inville Estate SE17 2JF
 Flat 5 Soane House Inville Estate SE17 2JF
 Flat 18 Soane House Inville Estate SE17 2JF
 Flat 19 Soane House Inville Estate SE17 2JF
 Flat 82 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 79 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 105 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 77 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 78 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 83 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 88 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 89 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 90 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 87 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 84 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 85 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 86 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 71 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 72 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 73 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 70 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 67 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 68 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 69 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 74 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 102 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 103 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 104 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 101 Michael Faraday House Aylesbury Estate SE17 2TU
 Flat 75 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 76 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 100 Michael Faraday House Aylesbury Estate SE17 2TU
 148b Trafalgar Street London SE17 2TP

59 Wendover Thurlow Street SE17 2UG
 60 Wendover Thurlow Street SE17 2UG
 57 Wendover Thurlow Street SE17 2UG
 240 Wendover Thurlow Street SE17 2UG
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 236 Wendover Thurlow Street SE17 2UG
 233 Wendover Thurlow Street SE17 2UG
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 235 Wendover Thurlow Street SE17 2UG
 69 Wendover Thurlow Street SE17 2UG
 Flat D 6 Villa Street SE17 2EJ
 2a Villa Street London SE17 2EJ
 2b Villa Street London SE17 2EJ
 Flat D 10 Villa Street SE17 2EJ
 Flat C 4 Villa Street SE17 2EJ
 300 Missenden Inville Road SE17 2JA
 297 Missenden Inville Road SE17 2HY
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 299 Missenden Inville Road SE17 2HY
 278 Missenden Inville Road SE17 2HY
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 276 Missenden Inville Road SE17 2HY
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 286 Missenden Inville Road SE17 2HY
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 304 Missenden Inville Road SE17 2JA
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 158 Wendover Thurlow Street SE17 2UD
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 17 Wendover Thurlow Street SE17 2UD
 167 Wendover Thurlow Street SE17 2UD
 164 Wendover Thurlow Street SE17 2UD
 165 Wendover Thurlow Street SE17 2UD
 166 Wendover Thurlow Street SE17 2UD
 150a Trafalgar Street London SE17 2TP
 150b Trafalgar Street London SE17 2TP
 148a Trafalgar Street London SE17 2TP
 144a Trafalgar Street London SE17 2TP
 146a Trafalgar Street London SE17 2TP
 146b Trafalgar Street London SE17 2TP
 166a Trafalgar Street London SE17 2TP
 Flat 10 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 11 Michael Faraday House Aylesbury Estate SE17 2TR
 4 Latimer Beaconsfield Road SE17 2EN
 40 Latimer Beaconsfield Road SE17 2EN
 41 Latimer Beaconsfield Road SE17 2EN
 39 Latimer Beaconsfield Road SE17 2EN
 36 Latimer Beaconsfield Road SE17 2EN
 37 Latimer Beaconsfield Road SE17 2EN
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 47 Latimer Beaconsfield Road SE17 2EN
 48 Latimer Beaconsfield Road SE17 2EN
 49 Latimer Beaconsfield Road SE17 2EN
 46 Latimer Beaconsfield Road SE17 2EN
 43 Latimer Beaconsfield Road SE17 2EN
 44 Latimer Beaconsfield Road SE17 2EN
 45 Latimer Beaconsfield Road SE17 2EN
 8 Latimer Beaconsfield Road SE17 2EN
 26 Missenden Roland Way SE17 2HS
 27 Missenden Roland Way SE17 2HS
 28 Missenden Roland Way SE17 2HS
 25 Missenden Roland Way SE17 2HS
 22 Missenden Roland Way SE17 2HS
 23 Missenden Roland Way SE17 2HS
 24 Missenden Roland Way SE17 2HS
 29 Missenden Roland Way SE17 2HS
 33 Missenden Roland Way SE17 2HS
 34 Missenden Roland Way SE17 2HS
 35 Missenden Roland Way SE17 2HS
 32 Missenden Roland Way SE17 2HS
 3 Missenden Roland Way SE17 2HS
 30 Missenden Roland Way SE17 2HS
 31 Missenden Roland Way SE17 2HS
 12 Missenden Roland Way SE17 2HS
 13 Missenden Roland Way SE17 2HS
 14 Missenden Roland Way SE17 2HS
 11 Missenden Roland Way SE17 2HS
 9 Latimer Beaconsfield Road SE17 2EN
 1 Missenden Roland Way SE17 2HS
 10 Missenden Roland Way SE17 2HS
 15 Missenden Roland Way SE17 2HS
 2 Missenden Roland Way SE17 2HS
 20 Missenden Roland Way SE17 2HS
 21 Missenden Roland Way SE17 2HS
 19 Missenden Roland Way SE17 2HS
 16 Missenden Roland Way SE17 2HS
 17 Missenden Roland Way SE17 2HS
 12 Burton Grove London SE17 2NT
 55 Inville Road London SE17 2JB
 57 Inville Road London SE17 2JB
 59 Inville Road London SE17 2JB
 53 Inville Road London SE17 2JB
 7 Aylesbury Road London SE17 2EQ
 9 Aylesbury Road London SE17 2EQ
 51 Inville Road London SE17 2JB
 61 Inville Road London SE17 2JB
 60b Surrey Square London SE17 2JX
 62 Surrey Square London SE17 2JX
 64 Surrey Square London SE17 2JX
 58 Surrey Square London SE17 2JX
 63 Inville Road London SE17 2JB
 65 Inville Road London SE17 2JB
 67 Inville Road London SE17 2JB

311 Missenden Inville Road SE17 2JA
 312 Missenden Inville Road SE17 2JA
 313 Missenden Inville Road SE17 2JA
 310 Missenden Inville Road SE17 2JA
 306 Missenden Inville Road SE17 2JA
 308 Missenden Inville Road SE17 2JA
 309 Missenden Inville Road SE17 2JA
 School House Trafalgar Street SE17 2TP
 13 Wendover Thurlow Street SE17 2UD
 Flat C 6 Villa Street SE17 2EJ
 Flat C 8 Villa Street SE17 2EJ
 2c Villa Street London SE17 2EJ
 41a Northchurch Dawes Street SE17 2AQ
 42a Northchurch Dawes Street SE17 2AQ
 42b Northchurch Dawes Street SE17 2AQ
 Flat 8a Brockley House SE17 2LW
 131 Beaconsfield Road London SE17 2BX
 Taplow Housing Office The Chaplin Centre Taplow SE17 2UL
 Amersham Community Centre Inville Road SE17 2HY
 101 Taplow Thurlow Street SE17 2UJ
 151 Taplow Thurlow Street SE17 2UL
 Flat A 10 Villa Street SE17 2EJ
 51 Taplow Thurlow Street SE17 2UH
 70 Wendover Thurlow Street SE17 2UG
 71 Wendover Thurlow Street SE17 2UG
 72 Wendover Thurlow Street SE17 2UG
 Flat A 4 Villa Street SE17 2EJ
 Flat B 6 Villa Street SE17 2EJ
 Flat B 8 Villa Street SE17 2EJ
 Flat C 10 Villa Street SE17 2EJ
 Flat B 4 Villa Street SE17 2EJ
 Flat A 6 Villa Street SE17 2EJ
 Flat A 8 Villa Street SE17 2EJ
 Flat B 10 Villa Street SE17 2EJ
 41 Wendover Thurlow Street SE17 2UF
 42 Wendover Thurlow Street SE17 2UF
 43 Wendover Thurlow Street SE17 2UF
 40 Wendover Thurlow Street SE17 2UF
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 46 Wendover Thurlow Street SE17 2UF
 47 Wendover Thurlow Street SE17 2UF
 208 Wendover Thurlow Street SE17 2UF
 209 Wendover Thurlow Street SE17 2UF
 210 Wendover Thurlow Street SE17 2UF
 207 Wendover Thurlow Street SE17 2UF
 204 Wendover Thurlow Street SE17 2UF
 14 Wendover Thurlow Street SE17 2UD
 15 Wendover Thurlow Street SE17 2UD
 12 Wendover Thurlow Street SE17 2UD
 1 Wendover Thurlow Street SE17 2UD
 10 Wendover Thurlow Street SE17 2UD
 11 Wendover Thurlow Street SE17 2UD
 232 Missenden Inville Road SE17 2HX
 233 Missenden Inville Road SE17 2HX
 234 Missenden Inville Road SE17 2HX
 231 Missenden Inville Road SE17 2HX
 228 Missenden Inville Road SE17 2HX
 229 Missenden Inville Road SE17 2HX
 230 Missenden Inville Road SE17 2HX
 235 Missenden Inville Road SE17 2HX
 240 Missenden Inville Road SE17 2HX
 68 Portland Street London SE17 2PB
 70 Portland Street London SE17 2PB
 72 Portland Street London SE17 2PB
 66 Portland Street London SE17 2PB
 60 Portland Street London SE17 2PB
 62 Portland Street London SE17 2PB
 64 Portland Street London SE17 2PB
 74 Portland Street London SE17 2PB
 122 Trafalgar Street London SE17 2TP
 124 Trafalgar Street London SE17 2TP
 126 Trafalgar Street London SE17 2TP
 1 Surrey Grove London SE17 2RF
 76 Portland Street London SE17 2PB
 78 Portland Street London SE17 2PB
 80 Portland Street London SE17 2PB
 280 Mellow Street London SE17 2PA
 282 Mellow Street London SE17 2PA
 284 Mellow Street London SE17 2PA
 278 Mellow Street London SE17 2PA
 272 Mellow Street London SE17 2PA
 274 Mellow Street London SE17 2PA
 276 Mellow Street London SE17 2PA
 286 Mellow Street London SE17 2PA
 296 Mellow Street London SE17 2PA
 298 Mellow Street London SE17 2PA
 58 Portland Street London SE17 2PB
 294 Mellow Street London SE17 2PA
 288 Mellow Street London SE17 2PA
 290 Mellow Street London SE17 2PA
 Flat 2 Soane House Inville Estate SE17 2JF
 Flat 17 Soane House Inville Estate SE17 2JF
 Flat 14 Soane House Inville Estate SE17 2JF
 Flat 15 Soane House Inville Estate SE17 2JF
 Flat 16 Soane House Inville Estate SE17 2JF
 Flat 20 Soane House Inville Estate SE17 2JF
 Flat 25 Soane House Inville Estate SE17 2JF
 Flat 26 Soane House Inville Estate SE17 2JF
 Flat 27 Soane House Inville Estate SE17 2JF
 Flat 24 Soane House Inville Estate SE17 2JF
 Flat 21 Soane House Inville Estate SE17 2JF
 Flat 22 Soane House Inville Estate SE17 2JF
 Flat 23 Soane House Inville Estate SE17 2JF
 Flat 1 Brockley House SE17 2LW
 152a Portland Street London SE17 2NS
 152b Portland Street London SE17 2NS
 154a Portland Street London SE17 2NS
 146b Portland Street London SE17 2NS
 144a Portland Street London SE17 2NS
 144b Portland Street London SE17 2NS
 146a Portland Street London SE17 2NS
 154b Portland Street London SE17 2NS
 166c Portland Street London SE17 2NS
 166d Portland Street London SE17 2NS
 168a Portland Street London SE17 2NS
 166b Portland Street London SE17 2NS
 156a Portland Street London SE17 2NS
 156b Portland Street London SE17 2NS
 166a Portland Street London SE17 2NS
 Flat 14 Brockley House SE17 2LW
 Flat 2 Brockley House SE17 2LW
 Flat 3 Brockley House SE17 2LW
 Flat 13 Brockley House SE17 2LW
 Flat 10 Brockley House SE17 2LW
 Flat 11 Brockley House SE17 2LW
 Flat 12 Brockley House SE17 2LW
 Flat 4 Brockley House SE17 2LW
 Flat 9 Brockley House SE17 2LW
 142a Portland Street London SE17 2NS
 142b Portland Street London SE17 2NS

23 Wendover Thurlow Street SE17 2UE
 28 Wendover Thurlow Street SE17 2UE
 29 Wendover Thurlow Street SE17 2UE
 30 Wendover Thurlow Street SE17 2UE
 27 Wendover Thurlow Street SE17 2UE
 24 Wendover Thurlow Street SE17 2UE
 25 Wendover Thurlow Street SE17 2UE
 26 Wendover Thurlow Street SE17 2UE
 187 Wendover Thurlow Street SE17 2UE
 188 Wendover Thurlow Street SE17 2UE
 189 Wendover Thurlow Street SE17 2UE
 186 Wendover Thurlow Street SE17 2UE
 183 Wendover Thurlow Street SE17 2UE
 184 Wendover Thurlow Street SE17 2UE
 126 Taplow Thurlow Street SE17 2UJ
 123 Taplow Thurlow Street SE17 2UJ
 124 Taplow Thurlow Street SE17 2UJ
 125 Taplow Thurlow Street SE17 2UJ
 130 Taplow Thurlow Street SE17 2UJ
 135 Taplow Thurlow Street SE17 2UJ
 136 Taplow Thurlow Street SE17 2UJ
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 134 Taplow Thurlow Street SE17 2UJ
 131 Taplow Thurlow Street SE17 2UJ
 132 Taplow Thurlow Street SE17 2UJ
 133 Taplow Thurlow Street SE17 2UJ
 112 Taplow Thurlow Street SE17 2UJ
 113 Taplow Thurlow Street SE17 2UJ
 114 Taplow Thurlow Street SE17 2UJ
 111 Taplow Thurlow Street SE17 2UJ
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 109 Taplow Thurlow Street SE17 2UJ
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 121 Taplow Thurlow Street SE17 2UJ
 122 Taplow Thurlow Street SE17 2UJ
 119 Taplow Thurlow Street SE17 2UJ
 116 Taplow Thurlow Street SE17 2UJ
 117 Taplow Thurlow Street SE17 2UJ
 118 Taplow Thurlow Street SE17 2UJ
 138 Taplow Thurlow Street SE17 2UJ
 159 Taplow Thurlow Street SE17 2UL
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 169 Taplow Thurlow Street SE17 2UL
 166 Taplow Thurlow Street SE17 2UL
 163 Taplow Thurlow Street SE17 2UL
 164 Taplow Thurlow Street SE17 2UL
 165 Taplow Thurlow Street SE17 2UL
 143 Taplow Thurlow Street SE17 2UJ
 144 Taplow Thurlow Street SE17 2UJ
 166 Wolverton Alvey Street SE17 2AH
 167 Wolverton Alvey Street SE17 2AH
 168 Wolverton Alvey Street SE17 2AH
 147 Wolverton Alvey Street SE17 2AG
 148 Wolverton Alvey Street SE17 2AG
 149 Wolverton Alvey Street SE17 2AG
 146 Wolverton Alvey Street SE17 2AG
 143 Wolverton Alvey Street SE17 2AG
 144 Wolverton Alvey Street SE17 2AG
 145 Wolverton Alvey Street SE17 2AG
 150 Wolverton Alvey Street SE17 2AG
 120b Dawes Street London SE17 2EG
 Flat 1 Chadwell House Inville Estate SE17 2HZ
 Flat 2 Chadwell House Inville Estate SE17 2HZ
 120a Dawes Street London SE17 2EG
 78a Wooler Street London SE17 2EF
 118a Dawes Street London SE17 2EG
 118b Dawes Street London SE17 2EG
 1a Wooler Street London SE17 2ED
 11a Wooler Street London SE17 2ED
 3a Wooler Street London SE17 2ED
 94b Dawes Street London SE17 2EB
 92a Dawes Street London SE17 2EB
 92b Dawes Street London SE17 2EB
 94a Dawes Street London SE17 2EB
 37a Wooler Street London SE17 2ED
 56a Wooler Street London SE17 2EF
 58a Wooler Street London SE17 2EF
 60a Wooler Street London SE17 2EF
 9a Wooler Street London SE17 2ED
 39a Wooler Street London SE17 2ED
 5a Wooler Street London SE17 2ED
 7a Wooler Street London SE17 2ED
 Flat 3 Chadwell House Inville Estate SE17 2HZ
 Flat 4 Lees House Inville Estate SE17 2JE
 Flat 5 Lees House Inville Estate SE17 2JE
 Flat 6 Lees House Inville Estate SE17 2JE
 Flat 3 Lees House Inville Estate SE17 2JE
 Flat 11 Lees House Inville Estate SE17 2JE
 Flat 12 Lees House Inville Estate SE17 2JE
 Flat 2 Lees House Inville Estate SE17 2JE
 Flat 7 Lees House Inville Estate SE17 2JE
 Flat 11 Soane House Inville Estate SE17 2JF
 Flat 12 Soane House Inville Estate SE17 2JF
 Flat 13 Soane House Inville Estate SE17 2JF
 Flat 10 Soane House Inville Estate SE17 2JF
 Flat 14 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 15 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 16 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 20 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 25 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 26 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 27 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 24 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 21 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 22 Michael Faraday House Aylesbury Estate SE17 2TR
 Flat 23 Michael Faraday House Aylesbury Estate SE17 2TR
 206 Missenden Inville Road SE17 2HX
 207 Missenden Inville Road SE17 2HX
 208 Missenden Inville Road SE17 2HX
 187 Missenden Inville Road SE17 2HX
 188 Missenden Inville Road SE17 2HX
 189 Missenden Inville Road SE17 2HX
 186 Missenden Inville Road SE17 2HX
 183 Missenden Inville Road SE17 2HX
 184 Missenden Inville Road SE17 2HX
 185 Missenden Inville Road SE17 2HX
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 195 Missenden Inville Road SE17 2HX
 196 Missenden Inville Road SE17 2HX
 197 Missenden Inville Road SE17 2HX
 194 Missenden Inville Road SE17 2HX
 191 Missenden Inville Road SE17 2HX
 192 Missenden Inville Road SE17 2HX
 193 Missenden Inville Road SE17 2HX
 134 Missenden Inville Road SE17 2HU
 135 Missenden Inville Road SE17 2HU
 136 Missenden Inville Road SE17 2HU
 133 Missenden Inville Road SE17 2HU
 130 Missenden Inville Road SE17 2HU
 131 Missenden Inville Road SE17 2HU

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|---|-------------------------------------|
| 155 Wolverton Alvey Street SE17 2AH | 132 Missenden Inville Road SE17 2HU |
| 156 Wolverton Alvey Street SE17 2AH | 137 Missenden Inville Road SE17 2HU |
| 157 Wolverton Alvey Street SE17 2AH | 142 Missenden Inville Road SE17 2HU |
| 154 Wolverton Alvey Street SE17 2AH | 143 Missenden Inville Road SE17 2HU |
| 151 Wolverton Alvey Street SE17 2AG | 144 Missenden Inville Road SE17 2HU |
| 152 Wolverton Alvey Street SE17 2AH | 141 Missenden Inville Road SE17 2HU |
| 153 Wolverton Alvey Street SE17 2AH | 138 Missenden Inville Road SE17 2HU |
| 70 Wolverton Sedan Way SE17 2AD | 139 Missenden Inville Road SE17 2HU |
| 71 Wolverton Sedan Way SE17 2AD | 140 Missenden Inville Road SE17 2HU |
| 72 Wolverton Sedan Way SE17 2AD | 119 Missenden Inville Road SE17 2HU |
| 69 Wolverton Sedan Way SE17 2AD | 120 Missenden Inville Road SE17 2HU |
| 66 Wolverton Sedan Way SE17 2AD | 121 Missenden Inville Road SE17 2HU |
| 67 Wolverton Sedan Way SE17 2AD | 118 Missenden Inville Road SE17 2HU |
| 68 Wolverton Sedan Way SE17 2AD | 115 Missenden Inville Road SE17 2HU |
| 73 Wolverton Sedan Way SE17 2AD | 116 Missenden Inville Road SE17 2HU |
| 78 Wolverton Sedan Way SE17 2AD | 117 Missenden Inville Road SE17 2HU |
| 79 Wolverton Sedan Way SE17 2AD | 122 Missenden Inville Road SE17 2HU |
| 80 Wolverton Sedan Way SE17 2AD | 127 Missenden Inville Road SE17 2HU |
| 77 Wolverton Sedan Way SE17 2AD | 128 Missenden Inville Road SE17 2HU |
| 74 Wolverton Sedan Way SE17 2AD | 129 Missenden Inville Road SE17 2HU |
| 75 Wolverton Sedan Way SE17 2AD | 185 Mellow Street London SE17 2NY |
| 76 Wolverton Sedan Way SE17 2AD | 187 Mellow Street London SE17 2NY |
| Flat 95 Michael Faraday House Aylesbury Estate SE17 2TU | 189 Mellow Street London SE17 2NY |
| Flat 96 Michael Faraday House Aylesbury Estate SE17 2TU | 147 Mellow Street London SE17 2NY |
| Flat 97 Michael Faraday House Aylesbury Estate SE17 2TU | 149 Mellow Street London SE17 2NY |
| Flat 94 Michael Faraday House Aylesbury Estate SE17 2TU | 151 Mellow Street London SE17 2NY |
| Flat 91 Michael Faraday House Aylesbury Estate SE17 2TU | 145 Mellow Street London SE17 2NY |
| Flat 92 Michael Faraday House Aylesbury Estate SE17 2TU | 139 Mellow Street London SE17 2NY |
| Flat 93 Michael Faraday House Aylesbury Estate SE17 2TU | 141 Mellow Street London SE17 2NY |
| Flat 98 Michael Faraday House Aylesbury Estate SE17 2TU | 143 Mellow Street London SE17 2NY |
| 63 Wolverton Sedan Way SE17 2AD | 153 Mellow Street London SE17 2NY |
| 64 Wolverton Sedan Way SE17 2AD | 163 Mellow Street London SE17 2NY |
| 185 Wendover Thurlow Street SE17 2UE | 165 Mellow Street London SE17 2NY |
| 19 Wendover Thurlow Street SE17 2UE | 167 Mellow Street London SE17 2NY |
| 194 Wendover Thurlow Street SE17 2UE | 161 Mellow Street London SE17 2NY |
| 195 Wendover Thurlow Street SE17 2UE | 155 Mellow Street London SE17 2NY |
| 196 Wendover Thurlow Street SE17 2UE | 157 Mellow Street London SE17 2NY |
| 193 Wendover Thurlow Street SE17 2UE | 159 Mellow Street London SE17 2NY |
| 190 Wendover Thurlow Street SE17 2UE | 199 Mellow Street London SE17 2NY |
| 191 Wendover Thurlow Street SE17 2UE | 250 Mellow Street London SE17 2PA |
| 192 Wendover Thurlow Street SE17 2UE | 252 Mellow Street London SE17 2PA |
| 31 Wendover Thurlow Street SE17 2UE | 254 Mellow Street London SE17 2PA |
| 126 Wendover Thurlow Street SE17 2UF | 248 Mellow Street London SE17 2PA |
| 127 Wendover Thurlow Street SE17 2UF | 242 Mellow Street London SE17 2PA |
| 128 Wendover Thurlow Street SE17 2UF | 244 Mellow Street London SE17 2PA |
| 125 Wendover Thurlow Street SE17 2UF | 246 Mellow Street London SE17 2PA |
| 122 Wendover Thurlow Street SE17 2UF | 256 Mellow Street London SE17 2PA |
| 123 Wendover Thurlow Street SE17 2UF | 266 Mellow Street London SE17 2PA |
| 124 Wendover Thurlow Street SE17 2UF | 268 Mellow Street London SE17 2PA |
| 129 Wendover Thurlow Street SE17 2UF | 270 Mellow Street London SE17 2PA |
| 134 Wendover Thurlow Street SE17 2UF | 264 Mellow Street London SE17 2PA |
| 201 Wendover Thurlow Street SE17 2UF | 258 Mellow Street London SE17 2PA |
| 202 Wendover Thurlow Street SE17 2UF | 260 Mellow Street London SE17 2PA |
| 133 Wendover Thurlow Street SE17 2UF | 262 Mellow Street London SE17 2PA |
| 130 Wendover Thurlow Street SE17 2UF | 12 Brettell Street London SE17 2NZ |
| 131 Wendover Thurlow Street SE17 2UF | 2 Brettell Street London SE17 2NZ |
| 132 Wendover Thurlow Street SE17 2UF | 4 Brettell Street London SE17 2NZ |
| 36 Wendover Thurlow Street SE17 2UE | 11 Brettell Street London SE17 2NZ |
| 95 Wendover Thurlow Street SE17 2UE | 201 Mellow Street London SE17 2NY |
| 96 Wendover Thurlow Street SE17 2UE | 203 Mellow Street London SE17 2NY |
| 35 Wendover Thurlow Street SE17 2UE | 10 Brettell Street London SE17 2NZ |
| 32 Wendover Thurlow Street SE17 2UE | 5 Brettell Street London SE17 2NZ |

33 Wendover Thurlow Street SE17 2UE
 34 Wendover Thurlow Street SE17 2UE
 97 Wendover Thurlow Street SE17 2UE
 119 Wendover Thurlow Street SE17 2UF
 120 Wendover Thurlow Street SE17 2UF
 121 Wendover Thurlow Street SE17 2UF
 118 Wendover Thurlow Street SE17 2UF
 98 Wendover Thurlow Street SE17 2UE
 99 Wendover Thurlow Street SE17 2UE
 117 Wendover Thurlow Street SE17 2UF
 76 Wendover Thurlow Street SE17 2UD
 77 Wendover Thurlow Street SE17 2UD
 78 Wendover Thurlow Street SE17 2UD
 75 Wendover Thurlow Street SE17 2UD
 145 Taplow Thurlow Street SE17 2UJ
 142 Taplow Thurlow Street SE17 2UJ
 139 Taplow Thurlow Street SE17 2UJ
 140 Taplow Thurlow Street SE17 2UJ
 141 Taplow Thurlow Street SE17 2UJ
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 153 Taplow Thurlow Street SE17 2UL
 154 Taplow Thurlow Street SE17 2UL
 150 Taplow Thurlow Street SE17 2UJ
 147 Taplow Thurlow Street SE17 2UJ
 148 Taplow Thurlow Street SE17 2UJ
 149 Taplow Thurlow Street SE17 2UJ
 65 Taplow Thurlow Street SE17 2UH

 66 Taplow Thurlow Street SE17 2UH
 67 Taplow Thurlow Street SE17 2UH
 64 Taplow Thurlow Street SE17 2UH
 61 Taplow Thurlow Street SE17 2UH
 62 Taplow Thurlow Street SE17 2UH
 63 Taplow Thurlow Street SE17 2UH
 68 Taplow Thurlow Street SE17 2UH
 73 Taplow Thurlow Street SE17 2UH
 74 Taplow Thurlow Street SE17 2UH
 75 Taplow Thurlow Street SE17 2UH
 72 Taplow Thurlow Street SE17 2UH
 69 Taplow Thurlow Street SE17 2UH
 70 Taplow Thurlow Street SE17 2UH
 71 Taplow Thurlow Street SE17 2UH
 46a Northchurch Dawes Street SE17 2AQ
 137 Trafalgar Street London SE17 2TP
 52 Taplow Thurlow Street SE17 2UH
 44a Northchurch Dawes Street SE17 2AQ

 42c Northchurch Dawes Street SE17 2AQ
 42d Northchurch Dawes Street SE17 2AQ
 43a Northchurch Dawes Street SE17 2AQ
 53 Taplow Thurlow Street SE17 2UH
 58 Taplow Thurlow Street SE17 2UH
 59 Taplow Thurlow Street SE17 2UH
 60 Taplow Thurlow Street SE17 2UH
 57 Taplow Thurlow Street SE17 2UH
 54 Taplow Thurlow Street SE17 2UH
 55 Taplow Thurlow Street SE17 2UH
 56 Taplow Thurlow Street SE17 2UH
 76 Taplow Thurlow Street SE17 2UH
 96 Taplow Thurlow Street SE17 2UH
 65 Wolverton Sedan Way SE17 2AD
 62 Wolverton Sedan Way SE17 2AD
 Flat 99 Michael Faraday House Aylesbury Estate SE17 2TU
 60 Wolverton Sedan Way SE17 2AD
 61 Wolverton Sedan Way SE17 2AD
 81 Wolverton Sedan Way SE17 2AD
 96 Wolverton Alvey Street SE17 2AE
 97 Wolverton Alvey Street SE17 2AE

 236 Merrow Street London SE17 2PA
 238 Merrow Street London SE17 2PA
 240 Merrow Street London SE17 2PA
 9 Brettell Street London SE17 2NZ
 7 Brettell Street London SE17 2NZ
 6 Brettell Street London SE17 2NZ
 8 Brettell Street London SE17 2NZ
 Flat 4 Marsh Court SE17 2FT
 Flat 5 Marsh Court SE17 2FT
 Flat 6 Marsh Court SE17 2FT
 Flat 3 Marsh Court SE17 2FT
 Flat 1 Marsh Court SE17 2FT
 Flat 2 Marsh Court SE17 2FT
 Flat 7 Marsh Court SE17 2FT
 Flat 12 Marsh Court SE17 2FT
 Flat 13 Marsh Court SE17 2FT
 Flat 14 Marsh Court SE17 2FT
 Flat 11 Marsh Court SE17 2FT
 Flat 8 Marsh Court SE17 2FT
 Flat 9 Marsh Court SE17 2FT
 Flat 10 Marsh Court SE17 2FT
 6a Taplow Thurlow Street SE17 2UQ
 7a Taplow Thurlow Street SE17 2UQ
 8a Taplow Thurlow Street SE17 2UQ
 Flat 5 137 Trafalgar Street SE17 2TP
 Flat 6 137 Trafalgar Street SE17 2TP
 9a Taplow Thurlow Street SE17 2UQ
 University Academy Of Engineering South Bank Trafalgar Street SE17 2TP
 Flat A 1 Surrey Grove SE17 2RF
 Flat B 1 Surrey Grove SE17 2RF
 13a Taplow Thurlow Street SE17 2UQ
 10a Taplow Thurlow Street SE17 2UQ
 11a Taplow Thurlow Street SE17 2UQ
 12a Taplow Thurlow Street SE17 2UQ
 Flat 15 Marsh Court SE17 2FT
 Flat 35 Marsh Court SE17 2FT
 Flat 36 Marsh Court SE17 2FT
 Flat 37 Marsh Court SE17 2FT
 Flat 34 Marsh Court SE17 2FT
 Flat 31 Marsh Court SE17 2FT
 Flat 32 Marsh Court SE17 2FT
 Flat 33 Marsh Court SE17 2FT
 Flat 38 Marsh Court SE17 2FT
 Surrey Square Primary School Surrey Square SE17 2JY
 100 Dawes Street London SE17 2EB
 Artist Studio Company The Chaplin Centre Taplow SE17 2DG
 Flat 39 Marsh Court SE17 2FT
 Flat 8 Lees House Inville Estate SE17 2JE
 Flat 9 Lees House Inville Estate SE17 2JE
 Flat 1 Soane House Inville Estate SE17 2JF
 Flat 8 Chadwell House Inville Estate SE17 2HZ
 1 Darvell House Inville Estate Inville Road SE17 2JD
 2 Darvell House Inville Estate Inville Road SE17 2JD
 Flat 7 Chadwell House Inville Estate SE17 2HZ
 Flat 4 Chadwell House Inville Estate SE17 2HZ
 Flat 5 Chadwell House Inville Estate SE17 2HZ
 Flat 6 Chadwell House Inville Estate SE17 2HZ
 3 Darvell House Inville Estate Inville Road SE17 2JD
 8 Darvell House Inville Estate Inville Road SE17 2JD
 Flat 1 Lees House Inville Estate SE17 2JE
 Flat 10 Lees House Inville Estate SE17 2JE
 7 Darvell House Inville Estate Inville Road SE17 2JD

 4 Darvell House Inville Estate Inville Road SE17 2JD
 5 Darvell House Inville Estate Inville Road SE17 2JD
 6 Darvell House Inville Estate Inville Road SE17 2JD
 Flat 55 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 56 Michael Faraday House Aylesbury Estate SE17 2TS

98 Wolverton Alvey Street SE17 2AE
 95 Wolverton Alvey Street SE17 2AE
 92 Wolverton Alvey Street SE17 2AE
 93 Wolverton Alvey Street SE17 2AE
 94 Wolverton Alvey Street SE17 2AE
 99 Wolverton Alvey Street SE17 2AE
 109 Wolverton Alvey Street SE17 2AF
 110 Wolverton Alvey Street SE17 2AF
 111 Wolverton Alvey Street SE17 2AF
 108 Wolverton Alvey Street SE17 2AF
 105 Wolverton Alvey Street SE17 2AF
 106 Wolverton Alvey Street SE17 2AF
 107 Wolverton Alvey Street SE17 2AF
 101 Wolverton Alvey Street SE17 2AE
 102 Wolverton Alvey Street SE17 2AE
 103 Wolverton Alvey Street SE17 2AE
 100 Wolverton Alvey Street SE17 2AE
 82 Wolverton Sedan Way SE17 2AD
 83 Wolverton Sedan Way SE17 2AD
 84 Wolverton Sedan Way SE17 2AD
 104 Wolverton Alvey Street SE17 2AE
 89 Wolverton Alvey Street SE17 2AE
 90 Wolverton Alvey Street SE17 2AE
 91 Wolverton Alvey Street SE17 2AE
 88 Wolverton Alvey Street SE17 2AE
 85 Wolverton Alvey Street SE17 2AE
 86 Wolverton Alvey Street SE17 2AE
 87 Wolverton Alvey Street SE17 2AE

 180 Wolverton Alvey Street SE17 2AZ

Flat 57 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 54 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 51 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 52 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 53 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 58 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 63 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 64 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 65 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 62 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 59 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 60 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 61 Michael Faraday House Aylesbury Estate SE17 2TT
 Flat 40 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 41 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 42 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 39 Michael Faraday House Aylesbury Estate SE17 2TS
 Flat 9 Michael Faraday House Aylesbury Estate SE17 2TR
 258 Merrow Street London SE17 2PA
 171 Merrow Street London SE17 2NY
 94 Stanswood Gardens London SE5 7SR
 By Email
 276 Merrow St London SE17 2PA
 Email
 15 Aylesbury Road London SE17 2EQ
 9 Worth Grove SE17 2HN
 30 Berryfield Rd London se17 3qe
 143 Chartridge, Gate 7 (End Of Westmoreland Road)
 Westmoreland Road SE17 2DA
 Balfour Street London SE17 1PL

Re-consultation: n/a

APPENDIX 4**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

Greater London Authority

Neighbours and local groups

Balfour Street London SE17 1PL

131 Wolverton Alvey Street SE17 2AG

143 Chartridge, Gate 7 (End Of Westmoreland Road) Westmoreland Road SE17 2DA

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

15 Aylesbury Road London SE17 2EQ

240 Merrow Street London SE17 2PA

30 Berryfield Rd London se17 3qe

70 Northchurch Dawes Street SE17 2AQ

70 Northchurch Dawes Street SE17 2AQ

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 | Notting Hill Housing Trust | Reg. Number | 17/AP/3885 |
| Application Type | S.73 Vary/remove conds/minor alterations | Case | TP/H1059 |
| Recommendation | Grant subject to Legal Agreement and GLA | Number | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. The proposed amendments include:

Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station);
Revisions to unit and tenure mix;
Internal reconfiguration and elevational alterations;
Minor alterations to landscape layouts, amenity space and roof space.

At: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17

In accordance with application received on 07/10/2017

and Applicant's Drawing Nos.

Planning Drawings

Existing drawings

D01-001A; D01-002; D01-003A; D01-005.

Site wide

HTA-L-D01-X-XX-2900B; D01-004B; D01-100B; D01-101C; D01-102C; D1-106C; D01-130C; D01-131D; D01-132C; D01-133D; D01-134C; D01-135D; D01-136C; D01-137A; D01-138C; D01-139C.

Block 1

1305-07-100 D4; 1305-07-101 D2; 1305-07-102 D1; 1305-07-103 D1; 1305-07-104 D1; 1305-07-105 D2; 1305-07-106 D1; 1305-07-107 D1; 1305-07-108 D1; 1305-07-109 D1; 1305-07-110 D1; 1305-07-111 D1; 1305-07-300 D2; 1305-07-301 D1; 1305-07-302 D1; 1305-07-303 D1; 1305-07-304 D1; 1305-07-305 D1; 1305-07-306 D1; 1305-07-400 D2; 1305-07-401 D2; 1305-07-404 D3; 1305-07-464 D3.

Block 2

S02-101B; S02-102C; S02-103C; S02-130C; S02-131C; S02-132C; S02-140B; S02-141A; S02-300B.

Block 3

S03-101A, S03-102A, S03-103A, S03-104A, S03-130A, S03-131A, S03-132A, S03-140, S03-141A.

Block 4

NNH-AES-S04-100A; NNH-AES-S04-101A; NNH-AES-S04-102A; NNH-AES-S04-103A; NNH-AES-S04-104A; NNH-AES-S04-105A; NNH-AES-S04-106A; NNH-AES-S04-107A; NNH-AES-S04-108A; NNH-AES-S04-109A; NNH-AES-S04-110A; NNH-AES-S04-111A; NNH-AES-S04-112A; NNH-AES-S04-122A; NNH-AES-S04-130A; NNH-AES-S04-131A; NNH-AES-S04-132A; NNH-AES-S04-133A; NNH-AES-S04-134A; NNH-AES-S04-135A; NNH-AES-S04-136A; NNH-AES-S04-137A; NNH-AES-S04-138A; NNH-AES-S04-139A; NNH-AES-S04-140A; NNH-AES-S04-141A; NNH-AES-S04-150A; NNH-AES-S04-151; NNH-AES-S04-152; NNH-AES-S04-300A; NNH-AES-S04-301A; NNH-AES-S04-302A.

Block 5

S05-101B; S05-102B; S05-103C; S05-104C; S05-105C; S05-106C; S05-107C; S05-108C; S05-109C; S05-110C; S05-111B; S05-112B; S05-113B; S05-120B; S05-130B; S05-131B; S05-133C; S05-134B; S05-135C; S05-136B; S05-137B; S05-138D; S05-140B; S05-142B; S05-143B; S05-144B; S05-145B; S05-146A; S05-147A; S05-300A; S05-301A; S05-

302A.

Block 6

S06-101B; S06-102B; S06-103C; S06-104C; S06-105C; S06-106D; S06-107D; S06-108D; S06-109D; S06-110D; S06-111C; S06-112B; S06-130D; S06-131C; S06-132B; S06-133C; S06-134B; S06-135B; S06-136D; S06-137D; S06-138B; S06-140B; S06-141B; S06-142B; S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202B; HTA-L-D01-X-XX-2203A; HTA-L-D01-X-XX-2204B; HTA-L-D01-X-XX-2205A; HTA-L-D01-X-XX-2206; HTA-L-D01-X-XX-2207A; HTA-L-D01-X-XX-2208A; HTA-L-D01-X-XX-2902B; HTA-L-D01-X-XX-2903A; HTA-L-D01-X-XX-2904B; HTA-L-D01-X-XX-2905B; HTA-L-D01-X-XX-2906; HTA-L-D01-X-XX-2907A; HTA-L-D01-X-XX-2908A; HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B; 0304-ATR-004A; 0304-GA-007D; 0304-RP-001C; 0304-RP-002C.

Submitted Documents

Design Addendum; Internal Daylight and Sunlight Assessment; Planning Statement; WSP Supporting Statement

Previously approved documents

Design and Access Statement for the First Development Site V1 (and addendum V1), Landscape Strategy for the First Development Site V1 (and addendum V1), Arboricultural Impact Assessment September 2014, Tree Strategy V1 (and addendum V1), Environmental Statement Volumes 1-4 (and addendum February 2015), Townscape and Visual Impact Assessment Addendum, Affordable Housing Statement (February 2015), Planning Statement (February 2015), Energy Assessment and District Heating Study (February 2015), Statement of Community Involvement, Transport Assessment (and addendum January 2015), Site Wide Waste Management Strategy (and addendum February 2015), Flood Risk Assessment V1, Sustainability Statement V1.

Subject to the following forty-two conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before 5th August 2018.

Reason

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

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

Site wide

HTA-L-D01-X-XX-2900B; D01-004B; D01-100B; D01-101C; D01-102C; D1-106C; D01-130C; D01-131D; D01-132C; D01-133D; D01-134C; D01-135D; D01-136C; D01-137A; D01-138C; D01-139C.

Block 1

1305-07-100 D4; 1305-07-101 D2; 1305-07-102 D1; 1305-07-103 D1; 1305-07-104 D1; 1305-07-105 D2; 1305-07-106 D1; 1305-07-107 D1; 1305-07-108 D1; 1305-07-109 D1; 1305-07-110 D1; 1305-07-111 D1; 1305-07-300 D2; 1305-07-301 D1; 1305-07-302 D1; 1305-07-303 D1; 1305-07-304 D1; 1305-07-305 D1; 1305-07-306 D1; 1305-07-400 D2; 1305-07-401 D2; 1305-07-404 D3; 1305-07-464 D3.

Block 2

S02-101B; S02-102C; S02-103C; S02-130C; S02-131C; S02-132C; S02-140B; S02-141A; S02-300B.

Block 3

S03-101A, S03-102A, S03-103A, S03-104A, S03-130A, S03-131A, S03-132A, S03-140, S03-141A.

Block 4

NNH-AES-S04-100A; NNH-AES-S04-101A; NNH-AES-S04-102A; NNH-AES-S04-103A; NNH-AES-S04-104A; NNH-AES-S04-105A; NNH-AES-S04-106A; NNH-AES-S04-107A; NNH-AES-S04-108A; NNH-AES-S04-109A; NNH-AES-S04-110A; NNH-AES-S04-111A; NNH-AES-S04-112A; NNH-AES-S04-122A; NNH-AES-S04-130A; NNH-AES-S04-131A; NNH-AES-S04-132A; NNH-AES-S04-133A; NNH-AES-S04-134A; NNH-AES-S04-135A; NNH-AES-S04-136A; NNH-AES-S04-137A; NNH-AES-S04-138A; NNH-AES-S04-139A; NNH-AES-S04-140A; NNH-AES-S04-141A; NNH-AES-S04-150A; NNH-AES-S04-151; NNH-AES-S04-152; NNH-AES-S04-300A; NNH-AES-S04-301A; NNH-AES-S04-302A.

Block 5

S05-101B; S05-102B; S05-103C; S05-104C; S05-105C; S05-106C; S05-107C; S05-108C; S05-109C; S05-110C; S05-111B; S05-112B; S05-113B; S05-120B; S05-130B; S05-131B; S05-133C; S05-134B; S05-135C; S05-136B; S05-137B; S05-138D; S05-140B; S05-142B; S05-143B; S05-144B; S05-145B; S05-146A; S05-147A; S05-300A; S05-301A; S05-302A.

Block 6

S06-101B; S06-102B; S06-103C; S06-104C; S06-105C; S06-106D; S06-107D; S06-108D; S06-109D; S06-110D; S06-111C; S06-112B; S06-130D; S06-131C; S06-132B; S06-133C; S06-134B; S06-135B; S06-136D; S06-137D; S06-138B; S06-140B; S06-141B; S06-142B; S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202B; HTA-L-D01-X-XX-2203A; HTA-L-D01-X-XX-2204B; HTA-L-D01-X-XX-2205A; HTA-L-D01-X-XX-2206; HTA-L-D01-X-XX-2207A; HTA-L-D01-X-XX-2208A; HTA-L-D01-X-XX-2902B; HTA-L-D01-X-XX-2903A; HTA-L-D01-X-XX-2904B; HTA-L-D01-X-XX-2905B; HTA-L-D01-X-XX-2906; HTA-L-D01-X-XX-2907A; HTA-L-D01-X-XX-2908A; HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B; 0304-ATR-004A; 0304-GA-007D; 0304-RP-001C; 0304-RP-002C

Reason:

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

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

3 Tree Protection

Unless previously discharged, prior to any works, including demolition, commencing on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

An Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority for all trees on or in the vicinity of that block.

- i) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- ii) The Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- iii) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, 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.

4 Site Contamination

Unless previously discharged, prior to the commencement of any development (excluding demolition) on;

- a) Block 1

- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Part One - A site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

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

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

Part Two - 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.

Part Three - 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.

Part Four - 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 Part One - Part Three 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.

5 Demolition Environmental Management Plan (DEMP)

Unless previously discharged, no demolition works shall take place for

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a DEMP for each block has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Engineering measures to eliminate or mitigate specific environmental impacts
- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and arrangements for regular public access information meetings to discuss the progress of and issues with the demolition;
- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;
- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;

- Safe routing, holding and access for site traffic;
- Waste storage, separation and disposal;
- A demolition logistics plan (prepared to TfL CLP Standards and subject to approval by TfL);
- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

Reason

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

6 Ecological management plan

Unless previously discharged, prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) relating to that block, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements: Management of Biodiverse Green roofs, Nest boxes, Rain gardens, Native planting and hedges.

Reasons:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity. a requirement is to produce a Landscape and Habitat Management Plan.

7 Environment Agency - Groundwater contamination

Unless previously discharged, prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

The following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency:

- i) A site investigation scheme, based on submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
- ii) The results of the site investigation and detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iii) A verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is possible that the site may be affected by historic contamination.

8 Environment Agency - Further contamination

Unless previously discharged, if, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that development block until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

9 Thames Water - Drainage

Unless previously discharged, prior to commencement of any construction works, excluding demolition, on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A drainage strategy for that block, detailing any on and/or off site drainage works should be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

10 Thames Water - Impact piling

Unless previously discharged, for each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

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

Reason

The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

11 Thames Water - Water Supply

Unless previously discharged, development (excluding demolition) should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

12 Highways Infrastructure Plan

Unless previously discharged, notwithstanding drawing number 0304-GA-007D, an updated Highways Infrastructure Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (excluding demolition) in consultation with the Highways Authority in order to finalise details of street design and treatment, lighting, planting access and visibility. The development shall then be implemented in accordance with any consent given.

Reason

In the interest of amenity and to secure a high standard of street design.

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.

13 Landscaping

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the relevant block not covered by buildings (including cross sections, podium gardens, roof gardens, 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 submission should include details of native planting with a minimum of 30% of native plants of local provenance. 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.

14 Green/Brown Roofs

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

15 BREEAM

Before any fit out works to the community space in Block 1 hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Very Good' 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 community space in Block 1 is brought into use, 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.

16 Car Club Bays

Before any above grade work is carried out, including landscaping works, details of the positioning of the three car club bays 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. The car club bays shall remain for as long as the development is occupied.

Reason

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

17 Designing Out Crime

Before any above grade work hereby authorised begins on

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of security measures for that block shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

18 CHP Plant Pre approval

Before any above grade works take place on any part of the site, the developer will provide a report advising of the full particulars and details of the CHP plant including final location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted and approved in writing by the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment are cohesive, adequate and effective, to ensure the proposal minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

19 Construction Environmental Management Plan (CEMP)

No above grade works shall take place on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a CEMP for that block has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during construction. The CEMP will include the following:

- A detailed specification of construction works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- The specification shall include details of foundation piling
- Engineering measures to eliminate or mitigate specific environmental impacts
 - Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and/or construction and arrangements for regular public access information meetings to discuss the progress of and issues with the development;
- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;
- To follow all current best construction practice with regard to the management of outputs regarding noise and emission to air;
- Safe routing, holding and access for site traffic;
- Waste storage, separation and disposal;
- A Construction and Logistics Plan in line with TfL guidance (all construction access routes and access details also need to be approved by TfL);
- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All construction work shall then be undertaken in strict accordance with the approved CEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

Reason

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

20 Air Quality Assessment

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A site report detailing the proposed methods relevant to that block to minimise future occupiers exposure to air pollution 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 and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason

To ensure that end users of the development do not suffer a loss of amenity by reason of air pollution in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the NPPF 2012

21 Cycle Storage

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (1:50 scale drawings) of the facilities to be provided in that block for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall also show layout, location and type of any on-street cycle parking. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

22 Biodiversity roofs

For each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the biodiversity (green/brown) roofs for that block shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm);
- ii) laid out in accordance with the Roof plans for blocks 1,4,5,and 6 hereby approved; and
- iii) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used other than a biodiversity roof in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans which will then be implemented as approved. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2015, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

23 Bat Tubes and boxes

Prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3

- d) Block 4
- e) Block 5
- f) Block 6

Details of bat tubes/ bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 Tubes/ bricks, (with a minimum of 3 Tubes) for each block, shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting Tubes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans which will then be implemented as approved. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.11 and 7.19 of the London Plan 2015, Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

24 Swift boxes

Prior to any above grade works on:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of Swift nesting boxes / bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 8 nesting boxes / bricks shall be provided for blocks 4, 5, and 6 and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans which will then be implemented as approved. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.11 and 7.19 of the London Plan 2015, saved Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core strategy.

25 External Material Samples

For each of :

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Material sample panels of all external facing materials, including glazing, brickwork (bond and pointing) and decorative metal screening for the relevant block shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with each block is carried out. The development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

26 Design - Mock ups

Prior to any above grade works taking place on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

27 Design - detailed drawings

Prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Section detail-drawings at a scale of 1:20 through:

- principal features on the facades;
- parapets (which shall be in brick or masonry);
- roof edges;
- junctions with the existing building; and
- heads, sills and jambs of all openings.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 28 Prior to works commencing above grade, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for no less than 215 new trees and must include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in 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.

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.

29 Plant Noise
Prior to the occupation of;

- (a) Block 1
- (b) Block 2
- (c) Block 3
- (d) Block 4
- (e) Block 5
- (f) Block 6

The rated noise level from any plant including the proposed CHP scheme and energy centre, together with any associated ducting or fittings shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. A validation test shall be carried out prior to any plant being commissioned and the results shall be submitted to the Local Planning Authority for approval in writing prior to the occupation of any units within the relevant block.

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).

30 Electric Vehicle Charging Points
Before the first occupation of;

- a) Block 4
- b) Block 5

Details of the installation (including location and type) of electric vehicle charger points for that block shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

31 Service Management Plan
Prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A Service Management Plan for that block detailing how all elements of the site are to be serviced, including bin collection and deliveries, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with 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.

32 Ecological monitoring
Prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that block, shall be submitted to and approved by the Local Planning Authority. This shall include:

- Use of bird or bat nesting and roosting features, Success of the biodiversity roofs, hedges, parks and rain gardens to support wildlife.
- The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 10 years.

Reason: to measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of mitigation schemes to ensure effective measures are put into place in future developments.

33 Refuse Storage - Residential
Prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the arrangements for the storing of domestic refuse in that block 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 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

34 Refuse storage - Community space

Details of the arrangements for the storing of refuse for the community centre in Block 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the community centre being brought into use 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 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

35 Environment Agency - Remediation verification
Prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A verification report for the relevant block demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by

the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

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.

36 Residential Internal Noise Levels

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

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

Living rooms- 35dB 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 Swithark Plan (2007), and the National Planning Policy Framework 2012.

37 Residential Noise - Sound transmission between properties

The habitable rooms within the development sharing a party wall element (wall/ceiling/floor) with a separate residence shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is a minimum of 5dB improvement over the Building Regulations standard set out in Approved Document E.

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 adjacent premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Swithark Plan (2007) and the National Planning Policy Framework 2012.

38 Residential Noise - Sound transmission between community uses and residential properties

Any party ceiling/floor element between a domestic and commercial/community use premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20, due to noise from the commercial/community premises, is not exceeded.

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 commercial premises in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Swithark Plan (2007) and the National Planning Policy Framework 2012.

39 Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

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

- 40 CHP Management Plan Emissions standard
The CHP plant shall use natural gas and meet the relevant standard for its size stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 41 The use hereby permitted for D Class purposes shall not be carried on outside of the hours 7:00 to 23:00 on Monday to Saturday or 08:00 to 22:00 on Sundays and public holidays.

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.

- 42 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved as part of Blocks 2 and 3.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The Council engaged with the developer through a Planning Performance Agreement throughout the pre-application and application periods. This enabled revisions to be submitted to overcome officers and consultees concerns, and enabled a timely decision to be made.

—

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 | Notting Hill Housing Trust | Reg. Number | 17/AP/3846 |
| Application Type | S.73 Vary/remove conds/minor alterations | Case | TP/H1059 |
| Recommendation | Grant permission | Number | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Minor material amendment to planning permission 16/AP/2800 for 'Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking. The proposed amendments include:

Changes to the tenure mix;
Re-positioning of Block 3; and
Minor elevational alterations.

At: AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

In accordance with application received on 09/10/2017 08:03:14

and Applicant's Drawing Nos.Planning Drawings

Existing Drawings L01

Proposed Drawings - North Block

A01 REV D; A02 REV B; A03 REV B; A04 REV B; A05 REV B; A06 REV B; A07 REV B; A08 REV A; A09 REV A; A20; A21 REV A; A22 REV A; A23 REV A; A24; A40; A41 REV A; A60; A61; A200; A201; A202 REV A.

Proposed Drawings - South Block

B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.

Proposed Drawings - Site Wide

L02 REV A; L03; L04 REV D; L07 REV A; L08; L11 REV A; L12 REV A; L-2900 REV D; L-2901.

Proposed Drawings - Technical

9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV B.

Submitted Documents

Design and Access Statement; Planning Statement; S.73 Design Report; WSP Supporting Statement.

Previously approved documents

Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.

Subject to the following ten conditions:**Time limit for implementing this permission and the approved plans**

1 Approved Drawings/Documents

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

Submitted Documents: Design and Access Statement; Planning Statement; S.73 Design Report; WSP Supporting Statement.

Application Documents: Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.

Proposed Drawings - North Block

A01 REV D; A02 REV B; A03 REV B; A04 REV B; A05 REV B; A06 REV B; A07 REV B; A08 REV A; A09 REV A; A20; A21 REV A; A22 REV A; A23 REV A; A24; A40; A41 REV A; A60; A61; A200; A201; A202 REV A.

Proposed Drawings - South Block

B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.

Proposed Drawings - Site Wide

L02 REV A; L03; L04 REV D; L07 REV A; L08; L11 REV A; L12 REV A; L-2900 REV D; L-2901.

Proposed Drawings - Technical

9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV B.

Reason:

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

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

2 Tree Planting

Unless previously discharged. Prior to works commencing, full details of all proposed planting of 33 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in 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.

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.

3 Green Roofs

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

4 Lighting

Prior to any above grade work, details of all external lighting, including design of luminaries as well as their location, power and luminance levels shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity and to ensure a high quality public realm.

5 Design - Mock ups

Prior to any above grade works taking place a mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

6 Secured by Design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

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.

7 Electric Vehicle Charging

Before the first occupation of the buildings hereby approved, details of the installation (including location and type) of at least 20% active electric vehicle charger points and 20% passive electric vehicle charging points within the Plot 18 site shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects

and 5.2 Transport Impacts of the Southwark Plan 2007.

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.

8 Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

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

9 Hours of Use

The use hereby permitted for Class A1/A3/A4 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday or 09:00 to 22:30 on Sundays.

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.

- 10 The residential units within Block 2 of the North Block have been designated as Over 55's living accommodation. As such, these units must only be made available to persons aged 55 or over at the time of lease agreement/signing (in respect of the social rented units) or purchase (in the case of intermediate units).

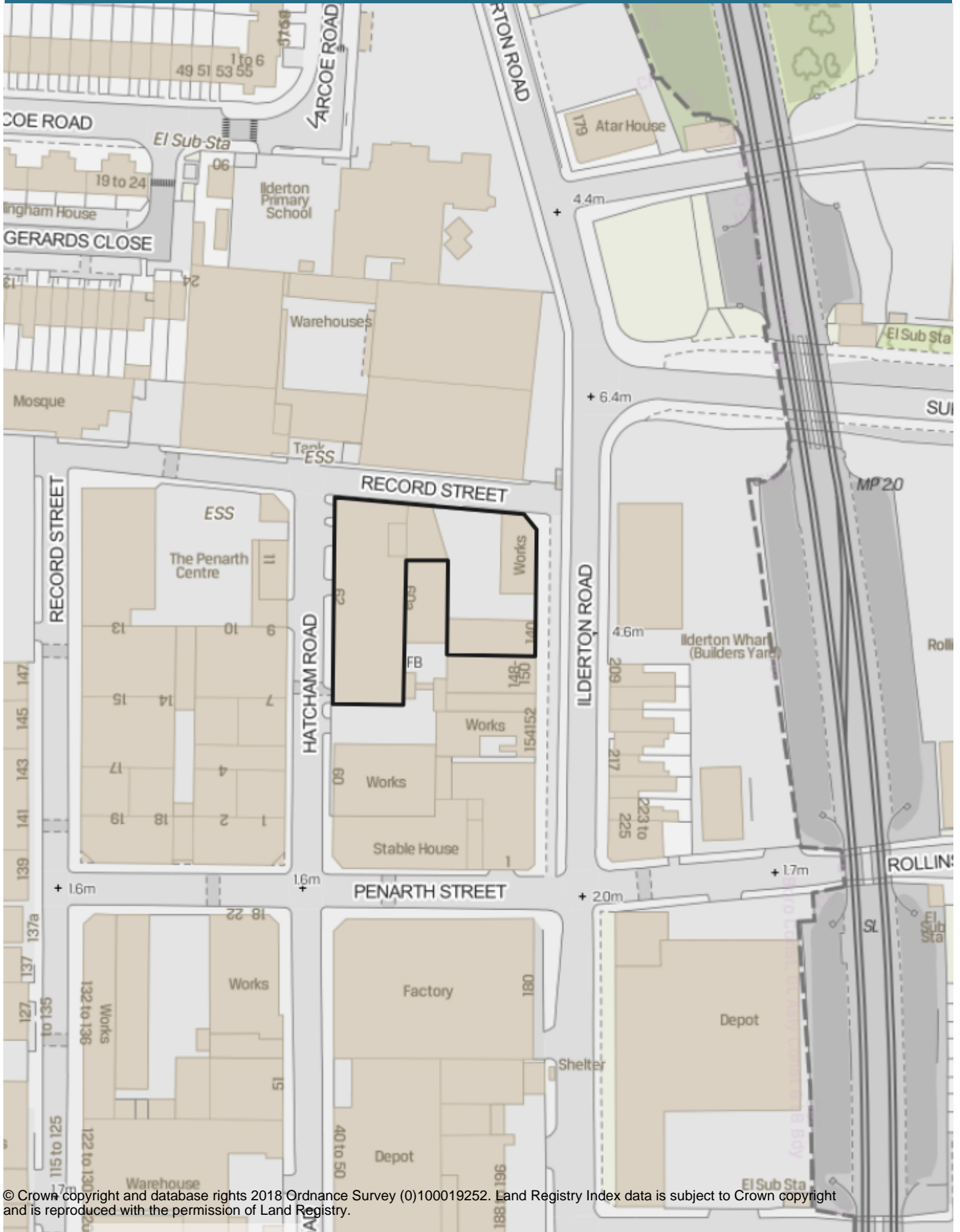
Reason

To retain effective planning control and to ensure the housing is made available to the designated user group which in this case is persons aged 55 or over.

Statement of positive and proactive action in dealing with the application

The Council have published detailed design guidance alongside the Development Plan policies against which applications are assessed. The applicant engaged in pre-application discussions with the Council and the application was decided in a timely manner.

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50 m

Scale = 1250

25-Oct-2018

| | | | |
|--|---|---|--|
| Item No. 7.3 | Classification: Open | Date: 6 November 2018 | Meeting Name: Planning Committee |
| Report title: | <p>Development Management planning application: Application 17/AP/3757 for: Full Planning Application</p> <p>Address: 60A AND 62 HATCHAM ROAD AND 134-140 ILDERTON ROAD, LONDON SE15 1TW</p> <p>Proposal: Application for full planning permission for mixed use redevelopment comprising: demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,179 sqm (GIA) of commercial space (use class B1) at ground floor, 86 residential dwellings above (30 x 1 bed, 39 x 2 bed and 17 x 3 bed), with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.</p> <p>(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location -strategic).</p> | | |
| Ward(s) or groups affected: | Old Kent Road | | |
| From: | Director of Planning | | |
| Application Start Date 30/10/2017 | | Application Expiry Date 20/02/2018 | |
| Earliest Decision Date 13/02/2018 | | | |

RECOMMENDATION

1. That planning permission be granted, subject to conditions and following the completion of a s106 agreement.
2. In the event that the s106 agreement is not completed by 2 April 2019 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 167 of this report.

BACKGROUND INFORMATION

Site location and description

3. The site is a rectangular shaped plot of land which is bounded by Hatcham Road to

the west and Record Street to the north and east of the site. Ilderton Road is located parallel to Record Street to the west. A substantial redbrick wall separates Ilderton Road and Record Street.

4. The site is comprised of three parcels of land. The first, 62 Hatcham Road, is a two storey brick building split into three light industrial units, Units 2, 3 and 4, that are currently vacant, or on short term leases. A fourth unit, Unit 1, is part of the same building is not part of the application site. 60a Hatcham Road is a yard space in the centre of the site that is currently vacant. It's most recent use was light industrial. The third element is 134-140 Ilderton Road which is a two storey industrial building and yard space currently occupied by a metal recycling company on a short term lease. Entrances and servicing to the site are from Record Street and Hatcham Road.



Figure 1: View of existing site at 134-140 Ilderton Road, Record Street (east side) and Ilderton Road



Figure 2: View of existing site at 134-140 Ilderton Road, Record Street (north side)

5. The surrounding area comprises a mix of commercial uses within a range of low rise industrial buildings and yards of a similar scale to the application site. Directly to the

south of the site are a number of industrial units of a similar size and scale comprising some light industrial use, garages, studios and workshops., and some residential units. To the north of the site is a further larger warehouse building at 236 Record Street. The two-storey Penarth Centre is located on the western side of Hatcham Road opposite the scheme, and is protected for Strategic Industrial Land uses.



Figure 3: View of existing site at 134-140 Ilderton Road, Record Street (north side) and 62 Hatcham Road



Figure 4: View of existing site at 62 Hatcham Road and street tree

6. The site is bounded by a narrow footway with a single street tree located adjacent to Unit 2 on Hatcham Road. The site is not located within a Conservation Area, nor is it within the setting of a Listed Building.

Details of proposal

7. The proposals involve demolition of all the existing commercial buildings and

structures to allow for a mixed use building with employment and residential uses.

8. The employment uses would be provided at ground floor in the form of four workspaces capable of use by small to medium sized enterprises, start up and creative type businesses within the B1 use class. Overall, there would be an increase in the employment re-provision when compared to the existing provision as detailed below

Table - employment provision

| | Existing | Proposed | Difference |
|-----------------------|----------|----------|------------|
| Class B1 and B8 (GIA) | 1,081sqm | 1,185sqm | +104sqm |

9. In terms of residential provision, 86 new residential units are proposed with 35% of these (measured by habitable room) being affordable units with 70% social rented and 30% intermediate. This would total 18 units at social rent, and 8 units intermediate/shared ownership.
10. The building would rise to a part of four and seven storeys on Hatcham Road, six storeys on the northern part of Record Street and part seven and nine stories on the eastern part of Record Street. A podium at first floor level would be provided.



Figure 5: CGI view of proposed scheme along Record Street (north side)



Figure 6: CGI view of proposed scheme from north east

11. Amenity space would be provided in the form of projecting private balconies, communal amenity space and children's play space.
12. The proposal would be car free apart from three accessible disabled parking spaces which would be introduced on a new service route of the site.
13. The one way commercial and residential service route from Hatcham Road to Record Street would be provided within the southern boundary of the site, and would be capable of providing future service access when the southern neighbouring sites come forward for redevelopment. Servicing for the residential units would be from two new loading bays on Record Street. A commercial servicing bay would be provided on Hatcham Road.
14. Enhancements to the public realm are proposed in the form of new tree planting and the widening existing pavements.
15. Additional supporting information was submitted during the course of the application in relation to affordable workspace and viability information was also submitted to support the delivery of 35% affordable housing.

Revisions to the scheme

16. Following discussions with officers, the proposed scheme was revised to optimise the use of site in relation to the site area, footprint and massing to enable the delivery of a more regular shaped development site, as well as being able to provide a central amenity deck. This was requested to protect against potential land compatibility

conflicts between the operation of the existing engineering business and the proposed residential accommodation within the scheme.

17. An agreement was reached between the landowners of 62 Hatcham Road and 134-140 Ilderton Road (the applicant) and 60A Hatcham Road (Courts Engineering Ltd) to swap parts of their site to create a regular shaped development site. Unit 1 of 62 Hatcham Road was transferred to Courts Engineering Ltd in exchange for the northern tail of their site, 60a Hatcham Road which was located between 62 Hatcham Road and 134-140 Ilderton Road.
18. To maintain scheme viability and deliver 35% affordable housing, the six units that were located above Unit 1, 62 Hatcham Road in the submitted scheme have been relocated to the north and north west parts of the site and increased in height from six to seven storeys. At the northern part of the site, the scheme remains at six storeys. The total number of residential units has remained the same at 86 units.
19. The amount of existing and proposed commercial space within the scheme reduced as a result of the land swap. The reduction in the amount of commercial space that was to be re-incorporated within the scheme meant that a basement was no longer necessary and was removed. The scheme still proposes an increase in commercial floorspace.
20. The scheme remains broadly consistent with the massing of the submitted scheme and within the five to eight storeys identified within the Further Preferred Option of the Old Kent Road Area Action Plan (AAP). The AAP also acknowledges the potential for additional height on the corner of Record Street.
21. The acquisition of the northern tail has now allowed the incorporation of an east-west servicing route within the application site. The provision of this servicing route in this location is one of the core principles within the AAP and will be a major benefit to the wider block as other land comes forward.
22. The commercial floor to ceiling heights increased from 3.825m to 4m, consistent with the requirements of the AAP. This has increased the overall height of the building by 0.175m which is imperceptible in the context of this proposal (29.975m).
23. A second stage of statutory consultation was undertaken on the revised scheme.

Planning history

24. 06/EN/0453 Enforcement type: Unauthorised change of use (UCU)
Possible unauthorised place of worship
Sign-off date 19/11/2010 Sign-off reason: Final closure - breach ceased (FCBC)
- 11/EN/0102 Enforcement type: Change of use (COU)
Change of use to D1 place of worship
Sign-off date 11/04/2011 Sign-off reason: Final closure - breach ceased (FCBC)
Appeal decision date: 06/12/2011 Appeal decision: Planning appeal dismissed (DIS)
- 10/EN/0451 Enforcement type: Change of use (COU)
Unauthorised change of use to a (D1) place of worship within a PIL
Sign-off date 20/06/2012 Sign-off reason: Final closure - breach ceased (FCBC)

Appeal decision date: 09/06/2011 Appeal decision: Planning appeal dismissed (DIS)

16/EQ/0288 Application type: Pre-Application Enquiry (ENQ)

Redevelopment of the existing site to provide no. 3 new tower blocks consisting of up to 10 floors (for Class use B1 & B2 on the lower floors and residential use above.)

Decision date 15/12/2016 Decision: Pre-application enquiry closed (EQC)

17/EQ/0089 Application type: Pre-Application Enquiry (ENQ)

Follow up pre application Redevelopment of the existing site to provide no. 3 new tower blocks consisting of up to 10 floors (for Class use B1 & B2 on the lower floors and residential use above.)

Decision date 11/08/2017 Decision: Pre-application enquiry closed (EQC)

Pre-application

25. A number of pre-application discussions were held on previous schemes and in relation to the current scheme now under consideration, the details of which are held electronically by the Local Planning Authority. The main matters discussed focused on the layout of the site, employment uses, affordable housing, building heights and massing, and servicing.

Planning history of adjoining sites

180 Ilderton Road

26. 17/AP/4546
Planning permission granted subject to legal agreement on 21/03/2018 for:

Demolition of existing building and erection of a part 5, 8 and 9 storey plus basement mixed-use development (max height 29.98m) comprising 2,351 sqm (gia) of flexible workspace (Use Class B1) and 84 residential apartments (Use Class C3) with associated amenity space and ancillary infrastructure.

152-154 Ilderton Road

27. 16/AP/1486
Prior Approval given on 16/06/2016 for:

Prior approval of a proposed change of use of a building from Use Class B1 (office) to a use falling within Use Class C3 (dwellinghouse), involving the creation of x4 residential units

KEY ISSUES FOR CONSIDERATION

Summary of main issues

28. The main issues to be considered in respect of this application are:
- Principle in terms of land use, including consideration of emerging policy for the Old Kent Road Opportunity Area;
 - Environmental impact assessment;
 - Affordable housing;

- Design issues, including height, scale and massing;
- Housing mix;
- Quality of accommodation;
- Impact upon the amenity of neighbouring residential and commercial occupiers and the surrounding area;
- Transport issues;
- Impact on trees;
- Planning obligations (Section 106 Undertaking or Agreement);
- Sustainable development implications;
- Other matters

Planning policy

29.

- Old Kent Road Preferred Industrial Location -Strategic
- Old Kent Road Action Area
- Urban density zone
- Archaeological priority zone
- Air quality management area

National Planning Policy Framework (the Framework)

30. National planning policy is set out in the revised National Planning Policy Framework ('the NPPF'), published on 24 July 2018. The NPPF focuses on a presumption in favour of sustainable development, of which there are three strands; economic, social and environmental. The core planning principles include, amongst others, the requirement to 'drive and support development'.
31. Paragraph 48 of the revised NPPF states that weight can be afforded to relevant policies in emerging plans depending on the stage of preparation of the plan. The council is preparing the New Southwark Plan (NSP) and OKR AAP which are emerging policy documents. The new London Plan is also in draft form. The weight that can be afforded to these emerging documents is discussed in greater detail in paragraphs 40 – 45 of this report.

Section 1 - Building a strong, competitive economy

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

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

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

National Planning Policy Guidance (2014)

The London Plan 2016

32. The London Plan is the regional planning framework and was adopted in 2016:

Policy 2.17 Strategic Industrial locations

Policy 3.3 Increasing housing supply

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 4.3 Mixed use development and offices
 Policy 4.4 Managing industrial land and premises
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.21 Contaminated land
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

33. The London Plan 2016 identifies the Old Kent Road as an Opportunity Area with “significant potential for residential – led development along the Old Kent Road corridor” and identified an indicative employment capacity of 1,000 and a minimum of 2,500 new homes. Opportunity areas are described in the London Plan 2016 as London’s major reservoirs of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.
34. Policy 2.13 in the London Plan 2016 sets out the strategic policy for the development and intensification of opportunity areas. Annex 1 includes an indicative capacity for Old Kent Road of 2,500 homes and 1,000 jobs and supports the development of a planning framework to realise the area’s full growth potential. It goes on to state that the employment and minimum homes figures should be explored further and refined in a planning framework for the area and through a review of the Strategic Industrial Location and capacity to accommodate a phased rationalisation of its functions in the opportunity area or a provision elsewhere.

Core Strategy 2011

35. 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 11 - Open spaces and wildlife
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards
 Strategic policy 14 - Implementation and delivery

Southwark Plan (2007) - Saved policies

36. The adopted local plan for Southwark includes the saved policies from the 2007 Southwark Plan in addition to the 2011 Core Strategy including its strategic policies.

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

1.1 - Access to employment opportunities
 1.2 - Strategic and local preferred industrial locations
 1.5 - Small businesses
 2.5 - Planning obligations
 3.2 - Protection of amenity
 3.3 - Sustainability assessment
 3.4 - Energy efficiency
 3.6 - Air quality
 3.7 - Waste reduction
 3.9 - Water
 3.11 - Efficient use of land
 3.12 - Quality in design
 3.13 - Urban design
 3.14 - Designing out crime
 3.19 - Archaeology
 3.28 - Biodiversity
 4.2 - Quality of residential accommodation
 4.3 - Mix of dwellings
 4.4 - Affordable housing
 4.5 - Wheelchair affordable housing
 5.2 - Transport impacts
 5.3 - Walking and cycling
 5.6 - Car parking
 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents

38. Sustainable design and construction SPD (2009)
 Sustainability assessments SPD (2009)
 Sustainable Transport SPD (2010)
 Affordable housing SPD (2008 - Adopted and 2011 - Draft)
 Residential Design Standards SPD (2011 and 2015)

Section 106 Planning Obligations and Community Infrastructure Levy (2015)
Development Viability SPD (2016)

Greater London Authority Supplementary Guidance

39. Housing SPG (2016)
London View Management Framework (2012)
London's World Heritage Sites SPG (2012)
Providing for Children and Young People's Play and Informal Recreation (2008)
Use of planning obligations in the funding of Crossrail (2010)
Affordable Housing and Viability SPG (2017)

Emerging Policy

Draft New London Plan

40. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. The document is expected to reach examination stage later this year however, given the stage of preparation it can only be attributed limited weight. The draft New London Plan identified the Old Kent Road as having a minimum capacity for housing of 12,000 and a jobs target of 5,000.

Old Kent Road Area Action Plan (OKR AAP)

41. The council is preparing an Area Action Plan/Opportunity Area Planning Framework for Old Kent Road (AAP/OAPF) which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. Consultation has been underway for 3 years, with a first draft published in 2016. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2017 and concluded consultation on 21st March 2018. As the document is still in draft form, it can only be attributed very limited weight.
42. Whilst acknowledging this very limited weight, members are advised that the draft OKR AAP places the application site within the proposed Action Area Core, and within proposal site OKR 16 which covers the Hatcham and Ilderton Road area. Requirements for this allocation site include replacement of existing employment floor space, provision of housing and on-site servicing.

New Southwark Plan

43. For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. It is anticipated that the plan will be adopted in 2019 following an Examination in Public (EIP). Similarly with the OKR AAP, as the NSP is not yet adopted policy, it can only be attributed limited weight.
44. Legal Advice received in relation to this issue highlights the following from the National Planning Policy Guidance "arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the

benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- (a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood planning; and
- (b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

45. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.”

Principle of development

46. The site is located in the Preferred Industrial Location-Strategic (SPIL) which is an industrial location of strategic importance as identified in the Core Strategy and the London Plan. Introducing housing here would therefore represent a departure from the adopted Southwark and London Plan. The proposal also involves the loss of 977sqm of existing commercial floorspace, which would be contrary to strategic policy 10 of the Core Strategy and saved policy 1.2 of the Southwark Plan. Saved policy 5 is also relevant which encourages provision and replacement of small business units.
47. Strategic policy 10 of the Core Strategy states that the SPIL will be protected for industrial and warehousing uses. The Core Strategy does, however, recognise that structural changes in the economy are resulting in a declining need for industrial land in London. The Core Strategy also recognises that diversifying the range of job opportunities in the industrial locations into new sectors would benefit local people. Further, it sets out the future direction of Old Kent Road as a growth and regeneration action area, subject to a future area action plan (AAP).
48. Saved Southwark Plan policy 1.2 states that the only developments that will be permitted in SPILs are B class uses and other sui generis uses which are inappropriate in residential areas.
49. London Plan policy 2.17 seeks to promote, manage and where appropriate, protect the Strategic Industrial Land as London’s main reservoir of industrial and related capacity, which includes general and light industrial uses. It states that developments on Strategic Industrial Land should be refused unless they provide for broad industrial type activities, are part of a strategically co-ordinated process of SIL consolidation through an opportunity area planning framework, meet the needs of small to medium sized enterprises or provide for small scale ‘walk to’ services for industrial occupiers such as workplace crèches or cafes.
50. The London Plan designates the Old Kent Road as an opportunity area, with an indicative capacity of 1,000 new jobs and a minimum of 2,500 new homes, which has been increased to a minimum of 12,000 in the merging London Plan. It identifies the

potential for residential-led development along the Old Kent Road corridor, with homes and jobs targets to be explored and further refined through the preparation of a planning framework and a review of the Old Kent Road Strategic Industrial Location.

The Old Kent Road Area Action Plan (OKR AAP)

51. The emerging OKR AAP sets targets of a total of 20,000 new homes and 10,000 new jobs as well as new infrastructure, including parks and schools. It proposes the release of a substantial part of the Preferred Industrial Location designation to allow for the creation of mixed use neighbourhoods, so that new and existing businesses are designed to co-exist with new homes.
52. The OKR AAP places the site within the proposed Action Area Core, and within proposal site OKR 16 which covers the Hatcham Road and Ilderton Road area.
53. Emerging policy AAP6 of the OKR AAP states that development must retain or increase the amount of B Class floorspace on site, accommodate existing businesses on site or in the wider Old Kent Road Opportunity Area or provide relocation options for businesses that would be displaced by redevelopment and result in an increase in the number of jobs provided. It also requires the workspace to be managed by a specialist provider and for an element of affordable workspace to be provided.
54. Paragraph 216 of the NPPF states that weight can be afforded to relevant policies in emerging plans depending on the stage of preparation of the plan. The New Southwark Plan and Old Kent Road Area Action Plan have been subject to extensive consultation however they have yet to be subject to independent examination and therefore the documents have limited weight. They do, however, provide an indication of the direction of travel for planning policy in the opportunity area.
55. In determining whether the principle of the proposed development would be acceptable in land use terms, specifically the introduction of housing in the SPIL, Members need to consider whether the wider regeneration benefits of the scheme would outweigh any harm caused, and whether those benefits would therefore justify a departure from the adopted planning policy.
56. Officers consider that the key benefits arising from the proposal would be as follows.

Increase in employment floorspace

57. The proposed scheme would deliver an increase of 104sqm of B1 employment floorspace within a more efficient site layout that optimises the use of land across the block. The increase raises the total provision from 1,081sqm to 1,185sqm.
58. The employment uses would be provided at ground floor in the form of four workspaces capable of use by small to medium sized enterprises, start up and creative type businesses.
59. The proposed commercial units fall within the B1 use class. To meet the policy requirements and to improve the likelihood of B1 (c) occupiers leasing the units while maintaining commercial flexibility, the internal fit out of the proposed commercial units would be secured through condition and a clause in the Section 106 Agreement.

Job creation

60. The existing FTE employment levels on the site come to around 10 full time employees. The number of jobs generated within the proposed development has been calculated by applying the average job / floorspace ratio to the amount of floorspace proposed. (1,185sqm). This implies that the development would be expected to create between 25 to 98 jobs direct jobs (FTE) allowing for a mix of a mix of B1a, b and c. uses. This figure is calculated by applying the 'Managed Workspace' range set out in the latest Employment Density Matrix published by the HCA.
61. Consequently, the scheme will generate a significant uplift in employment provision on site. The new workspaces would meet the needs of the SME and emerging creative sectors. This is a positive aspect of the proposal.
62. In addition to the direct operational employment, the retail, leisure and other expenditure of the residents of the proposed 86 dwelling units will support additional jobs in shops, restaurants and other services within the Old Kent Road area.

Business relocation and retention

63. In this case, a number of units and yards within the application site are vacant. The remaining businesses currently are on short term or rolling leases and therefore temporary in nature. Further details of the relocation and retention strategy will be secured by the legal agreement.

134-140 Ilderton Road

64. This site was acquired by the applicant with a tenant, Rhino Waste Services Ltd, in situ. Since then, Rhino Waste Services Ltd have relocated to Unit 11, Maypole Crescent, Darent Industrial Estate, Erith, DA8
65. The current tenant, Paramount Haulage Ltd, who recycle metal, are a short term tenant on a one month rolling lease with a mutual break within the lease and will relocate back to their site depot in New Cross at Royal Navy Place.

62 Hatcham Road

66. 62 Hatcham Road consists of four light industrial units.
67. Unit 1, currently in use as a Recording Studio, does not fall within the application site. The ownership of this site has been transferred to Courts Engineering Ltd at 60 Hatcham Road, as part of the land swap deal and will remain.
68. Unit 2 is currently let on a short term basis to Sava Films Ltd, a film set workshop.
69. There is a 1 month rolling mutual break within this lease.
70. Unit 3 is currently vacant.
71. Unit 4 is currently occupied by a studio workshop who has served notice to the applicant to vacate the unit in December 2018.

60a Hatcham Rd

72. This yard space is part of the land swap with Courts Engineering Ltd at 60 Hatcham Road who retain Unit 1, 62 Hatcham Rd. This yard space is now within the ownership of the applicant and is now vacant.

Affordable workspace

73. The applicant has agreed to provide an element of affordable workspace within the scheme comprising 10% of the commercial floorspace at rents of £12 per sq ft over a 15 year period. The rents would be subject to inflation over this time. The level of rent would make the space affordable to creative industries and businesses and ensure businesses who require low rents have the opportunity to lease space within the area.

Specialist workspace provider

74. The employment space has been designed to be flexible so that it could accommodate a range of different unit sizes and shared workspaces. The applicant has committed to managing the space themselves through their own established workspace management company. This can be secured through a section 106 planning obligation.

Provision of housing, including affordable housing

75. The scheme would provide 86 new residential units, including policy compliant affordable housing comprising social rented and intermediate units. There is a pressing need for housing in the borough. Policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015-2025. This is reinforced through Strategic Policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas. It would also be in accordance with emerging policy for the Old Kent Road Opportunity Area and the expectation of significant new housing provision.

Impact of the proposed residential use

76. Concern has been raised from an adjoining business that the introduction of housing here could restrict and prejudice the operation of existing businesses in the area. The type of businesses that operate in the Hatcham Road area is changing and many of the historical manufacturing businesses have moved out. The area today increasingly comprises start up businesses, artists and small scale makers. Given the changing nature of the uses now carried out, it is not felt that these businesses would be prejudiced and they could continue to operate and co-exist with the introduction of new residential uses.
77. In addition the developer will provide a new off street servicing route that should ensure that both this site and its neighbours can accommodate a wide range of commercial users in the future without harming residential amenity or prejudicing those commercial uses. This is a key requirement of the draft masterplan and its provision is welcomed. Conditions are recommended in relation to noise and sound

insulation within the building, and also in relation to servicing hours.

78. It is noted that four residential units are located within the wider block at 152-154 Ilderton Road, as approved under 16/AP/1486 for: *Prior approval of a proposed change of use of a building from Use Class B1 (office) to a use falling within Use Class C3 (dwellinghouse), involving the creation of x4 residential units.* As such, there is an existing residential element within the mixed use context.

Conclusion on land use

79. To conclude in relation to land uses, the proposed development would be contrary to strategic policy 10 of the Core Strategy owing to the introduction of residential into the SPIL would represent a departure from the adopted development plan.
80. This must therefore be weighed against the benefits of the scheme which include:
- an increase in employment floorspace,
 - dedicated off street servicing for the commercial space
 - job creation,
 - delivery of affordable workspace,
 - the provision of housing, of which 35% would be affordable, and
 - the provision of good quality, flexible commercial space that has been designed to include units of varying scale.
81. The design of the units and the flexibility they will offer is entirely consistent with the strategic and local policy objectives to provide workshops for small to medium sized enterprises, especially those in the cultural and creative industries.
82. Some limited weight can be attached to the NSP and OKR AAP at present, given that they have been subject of extensive consultation and the emerging policies would support the proposal. Given the changing character of the area, it is not felt that the introduction of housing would prejudice the operation of existing businesses in the area. In light of this officers consider that the principle of the proposed development in land use terms should be supported.

Environmental impact assessment

83. The applicant did not make a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed development due to the size and scale of the proposed scheme. The proposed development would not constitute EIA development and accordingly does not need to be supported by an Environmental Statement.

Affordable housing

84. Strategic Policy 6 of the Core Strategy 'Homes for People on Different Incomes' requires at least 35% of the residential units to be affordable. For developments of 15 or more units affordable housing is calculated as a percentage of the habitable rooms and further information on this can be found in the Council's draft Affordable Housing SPD (2011). All of the affordable units should be provided on site and a mix of housing types and sizes is required. In accordance with Saved Policy 4.5 of the Southwark Plan, for every affordable housing unit which complies with the wheelchair design

standards one less affordable habitable room will be required.

85. Saved Policy 4.4 of the Southwark Plan requires a tenure split of 70% social rented to 30% intermediate housing. This is reiterated in the draft OKR AAP.
86. In total, 245 habitable rooms would be provided in the development. The development would provide a total of 107 affordable habitable rooms which would equate to an overall provision of 36%. The level of provision is therefore acceptable and policy compliant. Viability information has been submitted which supports the delivery of the quantum of affordable housing proposed.
87. With regard to tenure split, out of the 107 affordable habitable rooms, 57 would be social rented (66%) and 30 would be intermediate shared ownership (34%). This is marginally out from the 70% social rented and 30% intermediate split that is required by policy, but is considered acceptable in this instance as a result of the higher number of larger social rented family sized units that are proposed in the social rent offer.

Table: Affordable housing

| Units | Social rent | Intermediate (shared ownership) | Total |
|--------------|--------------------|--|--------------|
| 1 bed | 6 | 0 | 6 |
| 2 bed | 3 | 2 | 5 |
| 3 bed | 9 | 6 | 15 |
| Total | 18 | 8 | 26 |

88. Overall, the proposal would provide a total of 26 affordable units in a mix of unit sizes, including a larger number social rented family sized units (9), which is a positive aspect of the scheme. A section 106 agreement is recommended to secure the delivery of these units, including a clause preventing more than 50% of the private units from being occupied until the affordable units have been completed.

Design issues, including height, scale and massing

89. Strategic Policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to "achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in". Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments which includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
90. The emerging policy in the AAP sets out a vision for the Old Kent Road that would see substantial change in the area over the next twenty years, whilst seeking design that responds well to its existing character and sense of place. There are no conservation areas or listed buildings in the vicinity of the application site. The draft AAP does however identify buildings of townscape merit and architectural or historic interest around the site. None would be harmed by these proposals. Given the height proposed, it is not considered that this proposal would result in any harm to

designated London wide or local protected views.

Height, Scale and Massing

91. The height, scale and massing proposed is in line with the emerging policy set out in the draft AAP. At its highest point, the development under consideration here would be 29.975m high, comprising of a part four and seven storeys on Hatcham Road, six storeys on the northern part of Record Street and part seven and nine stories on the eastern part of Record Street.
92. This massing proposal responds well to both the existing context, and potential future development around the site, as illustrated in the master-planning of the draft OKR AAP. It also allows for the podium level amenity space to be well naturally lit.



93. The footways around the building would be widened and six new street trees would be planted (following the removal of the one single existing street tree). This would create a comfortable setting for a building of this height, particularly where it is at its tallest, fronting onto Ilderton Road.

Design Quality

94. The design proposed is of a high quality that responds well to the character of the surrounding context. The architectural language is inspired by industrial warehouse buildings, resulting in an attractive, well proportioned simplicity driven by the structural grid of the building. The windows would be a mix of Crittall style and aluminium windows, well in keeping with the aesthetic proposed. Windows of this nature are common in buildings around the application site. The rational, repetitive rhythm of the

windows, and the depth of the window reveals further contribute to the industrial aesthetic

95. Within this simple articulation, the building would have a clear, but subtly differentiated hierarchy of 'base', 'middle' and 'top', with different elevation details to separate the blocks into distinctive massings. This proposed articulation ensures comfortable proportions and a clear articulation of the mix of uses proposed.
96. The 'base' of the building, y the ground floor of the building at the back edge of the footway is defined by a continuous horizontal banding that splits the change in function from commercial use to residential uses. The high floor to floor ceiling heights create a legible commercial frontage with distinctive architectural detail referencing warehouse windows.
97. The 'middle' would feature a clear rhythm of windows and balconies, with vertical bands of brickwork interlaced with horizontal and vertical bays of light grey glass reinforced concrete panels. Minimalistic corner balconies are proposed to reduce the mass of the building.
98. The 'top' would be expressed with solider brick courses with PV panels located on the roof.



Figure 7: CGI view of proposed scheme along Hatcham Road

Materials

99. A brick language is proposed for the building in response to the character of the surrounding area. This would consist predominantly of red and black brick elevations

to create a separation between the elements of the massing.

100. Recessed Glass Reinforced Concrete panels are proposed alongside aluminium windows for the residential window frames. C section metal lintels would be used for the commercial windows and canopy to provide a distinctive look for ground floor referencing industrial warehouses. The detailed design of all windows will be secured by condition through which we will require similar warehouse aesthetic styles for the residential windows on the upper floors. The recessed and protruding balconies would be enclosed by glass balustrades or steel balustrades to match metal rainwater pipes metal railings.
101. These materials, along with the details described above are considered an appropriate response to the existing character of the area and the emerging architectural language proposed in the draft OKR AAP. Detailed drawings and material samples should be required by condition in order to ensure that this quality of design is delivered.



Figure 8: CGI view of proposed scheme along Record Street (east side) and Ilderton Road

Conclusion on design

102. The building would be of an appropriate height and scale and accordingly considered acceptable. The design quality, and use of brick would ensure that a high quality of finish would be achieved. Conditions are recommended in relation to detailed design and material samples.

Housing mix

103. Strategic Policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 20% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for private housing. At least 10% of the units should be suitable for wheelchair users.

Table 2: Unit mix

| | Total number units (number) | Total Units (%) |
|--------------------|------------------------------------|------------------------|
| Studios | 0 | 0% |
| 1 bed | 30 | 35% |
| 2 bed | 39 | 45% |
| 3 bed | 17 | 20% |
| Total units | 84 | 100% |

104. 65% of units would have two or more bedrooms; this meets the 60% target and is therefore acceptable. 20% of the units would have three or more bedrooms, which is policy compliant. No studios are proposed. Nine wheelchair units (10%) would be provided. These wheelchair units would be provided in the private tenures in one and two bed units. This is considered broadly acceptable.
105. In summary the housing mix would be in accordance the relevant policy.

Density

106. Policy 3.4 Optimising Housing Potential of the London Plan states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to be taken into account. Strategic Policy 5 – Providing new homes of the Core Strategy sets out the density ranges that residential and mixed use developments would be expected to meet.
107. As the site is located within the Urban Zone, a density range of 200 to 700 habitable rooms per hectare would be sought. Appendix 2 of the Saved Southwark Plan sets out guidance for how density should be calculated. In order for a higher density to be acceptable, the development would need to meet the criteria for exceptional design as set out in section 2.2 of the Residential Design Standards SPD.
108. The development as a whole would have a density of 1,385 habitable rooms per hectare. Since the maximum upper limit of 700hrh would be significantly exceeded, the development would need to demonstrate that it would be excellent in relation to housing quality. If it can be demonstrated that an excellent standard of accommodation would be provided, and the response to context and impact on amenity to existing occupiers is acceptable, then it is considered that the high density in this Opportunity Area location would not raise any issues to warrant withholding permission. This is considered in the following paragraphs.

Quality of accommodation

109. Saved Policy 4.2 of the Southwark Plan advises that planning permission will be granted provided the proposal achieves good quality living conditions. The standards in relation to internal layout are set out in the adopted Residential Design Standards SPD 2011 and include guidance on overlooking standards as well as requiring the predominance of dual aspect accommodation.

Aspect

110. 58% of the proposed units would be dual aspect with no north facing units. The proposed single aspect units will be east and west facing. All of the three bed units would be a dual aspect.

Unit sizes

111. All of the proposed units would satisfy the minimum floor areas set out in Southwark's Residential Design Standards SPD and accordingly this aspect of the scheme is also policy compliant.

Internal daylight within the proposed dwellings

112. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers light to the proposed dwellings using the Average Daylight Factor (ADF).
113. ADF determines the natural internal light or daylit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living room/kitchens/dining.
114. As is common in many new urban residential developments, many of the kitchen areas within the development are located in the rear portion of combined living/kitchen/dining rooms. Being located in the area of the room furthest from the window, they will receive lower levels of daylight and will require supplementary electric lighting. As these kitchen areas will be artificially lit, the BRE ADF target value of 1.5% for a living room (which is also the principal use) is the appropriate target for these spaces.
115. Two scenarios were tested in the report. Scenario 1 accounted for the neighbouring sites in their existing condition while Scenario 2 assumed that all potential neighbouring future developments were implemented.
116. In Scenario 1, of the 256 rooms tested, 242 achieved the recommended ADF value for their particular room use, the majority very comfortably. The overall compliance rate is was 95% with BRE guidelines.
117. In Scenario 2, of the 256 rooms tested, 223 achieved the recommended ADF value for their particular room use, again the majority very comfortably. The overall compliance rate was 87% with BRE guidelines, should all the neighbouring sites also be developed.

118. The rooms that receive lower levels of daylight generally have their access to direct skylight restricted by recessed balconies. These balconies provide well-lit external amenity space, and are clearly an asset to the flat they serve. The lower levels of daylight must be balanced against the provision of this amenity space. The analysis demonstrated that overall, daylight amenity within the proposed accommodation will be good.
119. These figures are typical for a modern, residential development of this scale in an urban environment. Once developed the site and context will represent a high density urban area.

Overlooking

120. There would be some opportunities for overlooking between habitable windows of residential units within the scheme, however they would be separated by the podium amenity space which is 19.8m wide. This degree separation is considered to avoid any harmful overlooking. No direct overlooking to the converted residential properties at 152-154 Ilderton Road is anticipated due to the degree of separation between the sites.

Amenity and play space

121. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. Policy 3.6 of the London Plan requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10sqm per child bed space (covering a range of age groups). The emerging OKR AAP requires 5sqm of public open space per dwelling as per AAP 10.
122. The following amount of amenity space would need to be provided:
- For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD;
 - For units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal space;
 - 50sqm communal amenity space per block as required by the SPD;
 - 10sqm of children's play space for every child space in the development as required by the London Plan;
 - 5sqm of public open space per dwelling as required by the OKR AAP. If it is not feasible to deliver the open space on site, a financial contribution will be required.

Private amenity space

123. All flats, including the studio unit, have been provided with private amenity space in the form of balconies, which is a positive benefit of the scheme. The three bed flats would be provided with 10sqm or more.

Communal amenity space

124. Where the full recommended provision of 10sqm per residential unit has not been provided, the shortfall has been added to the communal requirement. In this case, a total of 238.8sqm of communal space would need to be found. Combined with the 50sqm required per block, a total of 288sqm of communal amenity space would be required. Combined, the roof terrace areas would achieve the 50sqm minimum as well as making up the shortfall in private amenity space with a total of 363.3sqm proposed. This aspect is therefore acceptable.

Children's amenity space

125. In line with the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG the development would be required to provide 329sqm of children's play space. An area of this play space has been provided on the roof as part of the communal area which goes part way to meet this requirement. However a shortfall of 203sqm is recognised, which would require a financial contribution of £30,758.70. This contribution will be secured by Section 106 agreement.
126. Further design details of the proposed play space within the scheme will be secured by condition.

Public open space

127. Policy AAP10 of the emerging OKR AAP requires the provision of 5sqm of public open space per dwelling. As it is not feasible to provide this on site then a financial contribution would be required.
128. Although this policy currently has limited weight, the applicant has agreed to make the contribution of £88,150 based on the 86 dwellings proposed (at a cost of £205 per sqm as set out in the section 106 SPD) which could go towards off site delivery, and can be secured by the legal agreement.

Noise

129. The site is located within the SPIL, and the proposed residential units would adjoin existing commercial units to the immediate south at Unit 1, 62 Hatcham Road (recording studio), 60 Hatcham Road (Lifting equipment engineers) and 140-150 Ilderton Road (Burhan Motors vehicle repairs garage). An environmental noise assessment has therefore been undertaken to assess whether the site would be suitable for residential development. The report has been reviewed by the Council's Environmental Protection Team (EPT) and a condition to secure appropriate internal noise levels is recommended, which should minimise the likelihood of noise complaints against the existing industrial occupiers. This should be capable of being achieved with robust glazing.

Conclusion on quality of accommodation

130. The proposed development would provide well lit and well ventilated homes that meet the space requirements of the Residential Design Standards. Sufficient private, shared communal and children's play space has been provided meeting the minimum requirements. The quality of accommodation is therefore considered to justify the high

density of the scheme. Section 106 payments have been secured for public open space which can go towards the delivery of open space elsewhere since it is not possible to provide this on site.

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

131. Strategic Policy 13 of the Core Strategy 'High Environmental Standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and Sunlight

132. The neighbouring residential units that have the potential to be impacted by daylight and sunlight are located at 209 Ilderton Road and 152-154 Ilderton Road. The other surrounding uses comprises of commercial occupiers only.

209 Ilderton Road

133. This residential property is located on the western side of Ilderton Road and is dual aspect to the west (looking toward the site) and east (facing away from the site).
134. Two assessments were undertaken in relation to this property. Firstly, the impact of developing 62 Hatcham Road & 134-140 Ilderton Road in isolation. Secondly, the impact of developing the wider block (i.e. the cumulative impact of developing 62 Hatcham Road and 134-140 Ilderton Road, Stable House/1 Penarth Street and the infill blocks between these two sites).
135. In Scenario 1, the assessment shows that should the proposal be implemented in isolation, then the first and second floor windows and rooms within this property would fully comply with default BRE daylight guidance. The ground floor window and room would experience proportional reductions marginally in excess of guidance, but the retained VSC value of 25.64% represents a very good level of daylight, and is only marginally less than the default BRE target of 27%.
136. In Scenario 2, should the entire wider block be developed, then while proportional reductions would be in excess of default BRE guidance, this reduction is inevitable given the relatively modest massing that currently occupies the existing sites.
137. The ground floor window serving the property would retain a VSC of around 15%, with the first and second floor windows retaining values in the region of 17% and 21% respectively. As discussed above, this is an acceptable level of daylight, particularly so given the evolving urban environment. Importantly when we take into account the unobstructed levels of daylight that will be received by the rear elevation of the building the property will, overall, continue to receive good levels of daylight.

152-154 Ilderton Road

138. The four residential units located within the converted warehouse building to the south of the applications site, approved under 16/AP/1486, have limited natural daylight. Two of the three ground-floor units to the rear of the site only have natural light via roof lights on dual pitched roofs. The third unit at ground floor also has windows in the front elevation to Record Street. The fourth unit at first floor level has windows to Record Street.
139. The proposed scheme would not unacceptably impact the ground floor units in terms of sunlight due to the location of the proposed scheme to the north of the units and the degree of separation between the two sites. The existing two storey building at 148-150 Ilderton is located between them. In terms of any potential impact the proposed scheme would have on the amount of daylight the ground floor units would receive through the roof lights located on the north facing pitched roof on the site, it is expected that any reduction would be minimal due to position and significant impact of the existing first floor boundary wall of 148-150 Ilderton Road that is located directly to the north of the pitched roof and roof lights.

Penarth Centre

140. There are no residential units located in the Penarth Centre. However these units and workspaces are used by creative industries. It is considered that the proposed scheme would unacceptably impact daylight and sunlight levels to Penarth Centre units as result of the scale of the development, the degree of separation across Hatcham Road and the location of the scheme immediately to the east of the Centre.
141. It is considered that the proposed scheme would not have a material impact on the daylight and sunlight levels of these residential units due to the location of the units to the south of the application site and the location of existing windows within the units.

Cumulative daylight and sunlight analysis

142. An assessment has been carried out considering the future redevelopment potential of neighbouring sites. Indicative massing proposals have been prepared to understand any potential daylight impacts to future residential units on these neighbouring sites within the wider area and whether they would have access to a reasonable standard of daylight and sunlight if the development under consideration here were to be fully built out.
143. Drawings P1395/32, 33 & 34 contained within Appendix C of the assessment show the distribution of daylight (as measured by VSC) reaching the facades of the potential neighbouring masterplan developments opposite the site assuming that the Proposed Scheme and the developments on the wider block are all implemented.
144. They show that VSC levels reaching the main site facing facades of each development at first floor level will be generally be upwards of 18%. This represents a very good level of daylight for an urban location, and is comfortably in excess of the set alternative target value of 15%.
145. It is therefore considered that each of the neighbouring developments will continue have the potential for good daylighting if the proposal is implemented. The form and

massing of the proposal is therefore considered acceptable and appropriate and would allow neighbouring sites to successfully deliver good quality accommodation. These issues can be considered more fully when pre-application proposals for the sites to the south come forward.

Overlooking

146. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. These distances are all met in terms of the impact of the proposal on adjacent buildings.
147. If the sites to the immediate south of the site at Unit 1, 62 Hatcham Road, 60 Hatcham Road and 148-150 Ilderton Road were to come forward for redevelopment, there could be a distance of around 9.8m and 14.6m between the habitable room windows of the units at upper levels (5th floor and above) and the boundary wall on these sites. This would fall well short of the required 21m. As mitigation, the main habitable room windows of living rooms proposed here have been orientated to face away from this side, with the other rooms comprising of bedrooms only. It is however considered appropriate to attach a condition requiring the south facing windows on the Hatcham Road and Record Street/Ilderton Road blocks (east and west blocks) to be obscure glazed and fixed shut to a height of 1.8m which would address any harmful overlooking that may arise.

Air quality

148. The site is located in an Air Quality Management Area and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development.
149. The Council's Environmental Protection Team (EPT) has reviewed the submission and advised that they will require the emissions during the construction phase to be controlled by measures contained with a Construction Management Plan. Such a plan should details of continuous monitoring for dust and noise. It is recommended that this plan be requested by condition.

Transport issues

150. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires that the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum parking standards.

Accessibility

151. The site has a PTAL (public transport accessibility level) of 2 (moderate) and is not located in a controlled parking zone (CPZ). It is within 440m south of South Bermondsey Railway Station. The site is close to Quietway 1 which provides a good quality cycle link to Tower Bridge Road, Bankside and Waterloo. There are two bus stops within the vicinity of the site with the nearest being situated 150m (2 minutes' walk) south along Ilderton Road and second being 650m (8 minutes' walk) further

south from the site.

152. The proposal includes convenient pedestrian access points around the whole development. Wider footways will encourage pedestrian movement.

Servicing

153. A new one-way servicing access would be provided from Hatcham Road to Record Street for the proposed commercial uses, access to cycle parking and bin stores, and for the disabled car parking provision (3 spaces). This would allow vehicles associated with the site to service onsite, including a 3.5 ton Transit type vehicle and a 12m lorry, to enter in and exit the route in a forward gear, thereby taking servicing off the public highway. This is welcomed and key aspiration set out in the indicative Old Kent Road Area Action Plan master-planning for this sub area.
154. There is potential for this service route to be widened and/or used by adjacent southern sites as they come forward for development. Access from these sites would be secured by condition and through the Section 106 agreement.
155. Further commercial and residential servicing is provided by three new loading bays on Hatcham Road and Record Street that are close to the entrances to the residential and commercial entrances.
156. The detailed design of these servicing facilities would be secured by condition and legal agreement.



Figure 9: Ground floor plan of proposed scheme

157. In order to ensure that on-street servicing and deliveries do not negatively impact on

the highway network, the council is currently working on proposals to recommend that applicants in the Old Kent Road Opportunity Area enter into Delivery Service Plan Bonds against their baseline figures for daily servicing and delivery trips. These bonds would be calculated at £100 per residential unit and £100 per 5000 sqm non-residential floorspace. If, post implementation, the trip generation of the development is above the estimate set out in the transport assessment, the applicant will lose the bond. The bond is not intended as a financial penalty, but as a means of mitigating any harmful impacts from the proposed development and ensuring a better quality of life for current and future residents.

Car parking

158. The residential aspect of the scheme will be car free with the exception of three disabled parking bays which would be provided within the service route on site. These three disabled spaces would adequately serve the nine wheelchair flats proposed and accordingly is acceptable. All new residents and commercial occupiers should be made exempt from obtaining parking permits and the relevant condition would be attached to any permission issued. Three year car club membership for all eligible residents has been secured under the terms of the legal agreement.

Cycle parking

159. The scheme proposes dedicated storage for 159 bicycles and is provided in line with London Plan and London Cycle Design Standards for both residential and commercial elements. To ensure delivery, a condition for detailed design is required. Residential and commercial cycle parking is accessed via the proposed service route through the site and further residential parking directly from Record Street,
160. The applicant has agreed to provide three years membership to all eligible residents to dockless cycle hire schemes which can be secured by the S106 legal agreement. A scheme of 'Brompton' lockers for 10 bikes is considered an acceptable alternative to the dockless cycle hire. This would also provide access to cycling without needing to own a bicycle.

Construction management

161. In order to ensure that increases in traffic, noise and dust associated with the construction phase of the development are minimised, a construction management plan is requested by condition.

Impact on trees

162. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals.
163. The proposal would involve the removal of a single existing street tree in order to facilitate the development. Six new trees would be planted which represents a net gain in tree cover which is welcomed and supported. The existing pavement would be widened to accommodate the new tree planting which can be secured by a S.278 Highways agreement.

Planning obligations (S.106 undertaking or agreement)

164. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

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

165. The application would be supported by the following s106 obligations:

| Planning Obligation | Mitigation | Applicant Position |
|--------------------------------------|------------------------|--------------------|
| Archaeology | £11,171 | Agreed |
| Affordable housing monitoring | £3,411 | Agreed |
| Carbon Offset – Green Fund | £102,618 | Agreed |
| Delivery and service bond | £8,800 | Agreed |
| Public open space | £88,150 | Agreed |
| Transport for London Buses | To be confirmed by TfL | To be agreed |
| Transport for London Legible signage | To be confirmed by TfL | To be agreed |
| Transport for London Healthy Streets | To be confirmed by TfL | To be agreed |
| Child play space shortfall | £ 30,758.70 | Agreed |
| Admin fee | 2% | Agreed |

166. In addition to the financial contributions set out above, the following other provisions would be secured:

- Affordable housing provisions
- Wheelchair housing provisions
- Appointment of workspace co-ordinator
- Affordable workspace – 10% of floorspace
- Terms for the affordable workspace – £12 per sq ft, over a 15 year period
- Retention of existing occupiers business plan
- Construction phase jobs
- Highway works – s278 for parking bays, highway works including disabled and loading bay provision and tree planting
- Delivery of service route
- Dockless cycle hire for 3 years or 10 x Brompton lockers
- Car club membership for 3 years

- Parking permits exclusion zone for future occupants
- Connection to a future district heating system

167. In the event that an agreement has not been completed by 2 April 2019, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to secure adequate provision of affordable housing and mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to 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 Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and Southwark Community Infrastructure Levy (CIL)

168. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark.
169. In this instance a Mayoral CIL payment of £367,816.48 and a Southwark CIL payment of £1,573,703.57 would be required. These are pre-social housing relief figures and accordingly would be reduced when the CIL Social Housing Relief claim is submitted after the grant of planning permission.

Sustainable development implications

170. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor’s energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. The residential aspect of the proposal would be expected to achieve zero carbon, and the commercial aspect a 35% reduction against part L of the Building Regulations (2013). An Energy statement and Sustainability Assessment based on the Mayor’s hierarchy have been submitted.

Be lean (use less energy)

171. Energy efficient measures included in the strategy are high efficiency glazing and energy efficient lighting using LED lamp technology and a reduced air permeability rate.

Be clean (supply energy efficiently)

172. A communal gas boiler would be provided to reduce the carbon dioxide savings further.

173. The building would be future-proofed for connection to a future district heating system which would be secured through the S106 agreement.

Be green (low or carbon zero energy)

174. A range of low or zero carbon technologies was considered and photo voltaic panels (PVs) were found to be most suitable for this scheme. The PVs proposed would reduce carbon emissions by 21%; this would exceed the 20% Core Strategy target for Strategic Policy 13 of the Core Strategy.
175. The 'be lean', 'be clean' and 'be green' measures would result in an overall reduction of 34% in carbon dioxide emissions when compared to a scheme compliant with the building regulations. For the residential element, a 41% carbon reduction would be achieved falling short of the zero carbon requirements as set out in policy 5.2 of the London Plan, amounting to a 52.89 tonne shortfall. For the commercial element, a 23.8% reduction in carbon emissions would be achieved, falling short of the 35% target against Part L of the Building Regulations (2013), amounting to a 4.12 tonne shortfall.
176. Recognising that both the residential and commercial aspects fall below the policy requirements in relation to carbon savings, a contribution towards the council's carbon offset fund would be required. Calculated on the basis of £1,800 per tonne, the residential component would generate a contribution of £95,202 and the commercial component a contribution of £7,416 (total £102,618). The applicant has agreed to make the contribution of £102,618 to the carbon off set fund which would therefore make this aspect of the scheme fully policy compliant.

BREEAM

177. Strategic policy 13 of the Core Strategy requires the commercial units to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that a "Very Good" standard can be achieved. This does not meet the required "Excellent" standard that is required for the commercial element. A pre-fit condition for the commercial workspace to secure an 'Excellent' standard is therefore recommended.

Ecology

178. The applicant has submitted a Preliminary Ecological Appraisal Building Inspection for Bats which has been reviewed by the council's Ecologist. The assessment indicates that there would be no adverse impact to bats. A condition is recommended to secure details of bird and bat boxes. A green roof is proposed on two areas of flat roof which would provide some biodiversity and sustainability benefits and accordingly is welcomed.

Other matters

Flood risk and water resources

179. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the Thames tidal defences. The Environment Agency has reviewed the applicant's Flood Risk Assessment and considers it to be acceptable

subject to the attachment of conditions being attached to any grant of planning permission.

Archaeology

180. The site is within the 'Bermondsey Lake' Archaeological Priority Zone (APZ) designed to protect the palaeoecological environment and prehistoric archaeology recovered from the shoreline and relict fills of the large late glacial Bermondsey Lake and the associated riverine geology and topology.
181. An archaeological desk-based assessment has been submitted with the application, which has been reviewed by the council's archaeologist. As the proposal includes a basement in its design, a series of archaeological conditions are recommended in relation to securing a programme of archaeological evaluation, mitigation and reporting.

Conclusion on planning issues

182. The proposed development would result in an increase in B class floorspace, although the introduction of residential uses in to the SPIL would represent a departure from the adopted development plan. The draft New Southwark Plan and Old Kent Road Area Action Plan do, however, provide an indication of the direction of travel for planning policy in the area specifically involving the site to be released from its SPIL designation and the expectation of mixed use neighbourhoods and significant levels of new housing. The proposed development would increase the numbers of jobs on the site and deliver new housing, including a policy compliant level of affordable housing. Affordable workspace has been proposed and there are further benefits in terms of business retention which can be secured by the legal agreement. Recognising the changing character and uses carried out in the immediate area, it is not felt that any harm to existing businesses would arise by the introduction of housing. In light of this it is considered that the principle of the proposed development should be supported in this instance.
183. The proposal would deliver a good standard of accommodation and would comply with the standards as set out in the residential design standards adopted by the council in relation to unit mix, unit size, dual aspect and wheelchair housing. The provision of affordable housing, measured at 35% of habitable rooms would be fully policy compliant and a positive aspect of the proposals.
184. The height and massing of the building would respond successfully to the existing character and surrounding context and the architectural language, inspired by nearby warehouse buildings would result in an attractive building. An analysis has been carried out to consider the future redevelopment potential of neighbouring sites and it is felt that these sites could successfully come forward if this scheme were to be fully built out.
185. It is therefore recommended that planning permission be granted subject to conditions and the completion of a legal agreement under the terms as set out above.

Community impact statement

186. Details of consultation undertaken by the applicant on the proposed development prior

to submission of the planning application have been provided. Flyers were sent to local businesses detailing the proposals with contact details and an offer to meet with residents and businesses to discuss the scheme.

187. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:

a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connect to that characteristic;
- Take steps to meets the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

188. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

189. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

190. The Council has given due regard to the above needs and rights where relevant throughout the course of determining this application and consider that the proposals would not give rise to any equalities issues.

Consultations

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

Consultation replies

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

Summary of consultation responses

193. Following neighbour consultation, two objections and one comment in support have been received, the main points of which have been summarised and addressed below.

194. Objection: Proposed height taller than existing context and will therefore
Officer response: The Hatcham and Ilderton Road area will see an increase in building heights as detailed in the draft Old Kent Road Action Plan which recognises

that this area will change in the future with the introduction of new homes and reprovision of workspace. The increase in building heights is required to deliver these outcomes.

195. Objection: Proposed building will block views for existing residents.
Officer response: The proposal will change the skyline within the area, however the proposal is considered acceptable in terms of impact on outlook and does not impact any protected views.
196. Objection: Existing low buildings will be overshadowed and overlooked by the proposed building
Officer response: The proposal will have some impact in terms of overshadowing to existing neighbours, however the level of overshadowing is considered not harmful to warrant refusal of the application and would be consistent with an urban environment. In terms of overlooking, the proposed scheme and properties on Ilderton Road are separated to an acceptable level (18m).
197. Objection: The proposal would restrict and block natural lights to existing properties
Officer response: The daylight and sunlight impacts have been assessed and are considered acceptable for this context.
198. Objection: Impact on adjoining industrial land uses
Officer response: The scheme has been revised following a land swap so the industrial use is no longer impacted.
199. Support: Proposal provides much needed residential accommodation and will make the area safer and more pleasant to live in and live near to.
Officer response: Noted.

Summary of responses from external and statutory consultees

Metropolitan Police

200. Recommend a secured by design condition be attached to any grant of planning permission.

London Underground

201. No comment.

Thames Water

202. No objection, informative suggested.

Environment Agency

203. No objection subject to conditions.

Natural England

204. No comment.

Historic England

205. No comment.

Transport for London

206. A response is forthcoming from TfL and will be included in an addendum.

Human rights implications

207. 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.

208. This application has the legitimate aim of providing a new building with employment and residential uses. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|--|--|
| Site history file: TP/2327-190 Application file: 17/AP/4546 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 5513 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 | Tom Butterick, Team Leader | |
| Version | Final | |
| Dated | 22 October 2018 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES /CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance & Governance | No | No |
| Strategic Director, Environment and Social Regeneration | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | 25 October 2018 | |

APPENDIX 1**Consultation undertaken****Site notice date:** 03/11/2017**Press notice date:** 09/11/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 01/11/2017**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
 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:

| | |
|----------------------------------|---|
| 13 Gerards Close London SE16 3DF | 14-38 Hatcham Road London SE15 1TW |
| 12 Gerards Close London SE16 3DF | Flat A 209 Ilderton Road SE15 1NS |
| 15 Gerards Close London SE16 3DF | Second Floor Flat 209 Ilderton Road SE15 1NS |
| 14 Gerards Close London SE16 3DF | Unit 30 The Penarth Centre SE15 1TR |
| 11 Gerards Close London SE16 3DF | Unit 29 The Penarth Centre SE15 1TR |
| 8 Gerards Close London SE16 3DF | First Floor Flat 209 Ilderton Road SE15 1NS |
| 7 Gerards Close London SE16 3DF | Flat 2 211 Ilderton Road SE15 1NS |
| 10 Gerards Close London SE16 3DF | Flat 1 213 Ilderton Road SE15 1NS |
| 9 Gerards Close London SE16 3DF | Flat 3 211 Ilderton Road SE15 1NS |
| 22 Gerards Close London SE16 3DF | Flat 2 213 Ilderton Road SE15 1NS |
| 21 Gerards Close London SE16 3DF | First Floor Rear 180 Ilderton Road SE15 1NT |
| 24 Gerards Close London SE16 3DF | Unit A 152 Ilderton Road SE15 1NT |
| 23 Gerards Close London SE16 3DF | Part First Floor Front 180 Ilderton Road SE15 1NT |
| 20 Gerards Close London SE16 3DF | 21 Hatcham Road London SE15 1TW |
| 17 Gerards Close London SE16 3DF | 25 Hatcham Road London SE15 1TW |
| 16 Gerards Close London SE16 3DF | Ground Floor 180 Ilderton Road SE15 1NT |
| 19 Gerards Close London SE16 3DF | Flat A 219 Ilderton Road SE15 1NS |

18 Gerards Close London SE16 3DF
 International Secretariat 215 Ilderton Road SE15 1NS
 132-136 Ormside Street London SE15 1TF
 202 Ilderton Road London SE15 1NT
 221 Ilderton Road London SE15 1NS
 18 Manor Grove London SE15 1SX
 152-154 Ilderton Road London SE15 1NT
 4 Gerards Close London SE16 3DF
 3 Gerards Close London SE16 3DF
 6 Gerards Close London SE16 3DF
 5 Gerards Close London SE16 3DF
 2 Gerards Close London SE16 3DF
 110-116 Ormside Street London SE15 1TF
 212 Ilderton Road London SE15 1NT
 1 Gerards Close London SE16 3DF
 2 Eagle Close London SE16 3DJ
 Penarth Works Penarth Street SE15 1TR
 Unit 34 The Penarth Centre SE15 1TR
 Unit 12 The Penarth Centre SE15 1TR
 Unit 11 The Penarth Centre SE15 1TR
 Unit 23 The Penarth Centre SE15 1TR
 Unit 3 The Penarth Centre SE15 1TR
 118-120 Ormside Street London SE15 1TF
 Unit 8 The Penarth Centre SE15 1TR
 Units 5 And 6 The Penarth Centre SE15 1TR
 5 Record Street London SE15 1TL
 Unit 31 The Penarth Centre SE15 1TR
 Unit 25 And 26 The Penarth Centre SE15 1TR
 Unit 14 And 15 The Penarth Centre SE15 1TR
 Unit 13 The Penarth Centre SE15 1TR
 Unit 24 The Penarth Centre SE15 1TR
 Units 18 And 33 The Penarth Centre SE15 1TR
 Flat 4 4 Eagle Close SE16 3DJ
 Flat 3 4 Eagle Close SE16 3DJ
 Flat 6 4 Eagle Close SE16 3DJ
 Flat 5 4 Eagle Close SE16 3DJ
 Flat 2 4 Eagle Close SE16 3DJ
 5 Eagle Close London SE16 3DJ
 3 Eagle Close London SE16 3DJ
 Flat 1 4 Eagle Close SE16 3DJ
 6 Eagle Close London SE16 3DJ
 Iberia House Manor Grove SE15 1EQ
 Unit 3 62 Hatcham Road SE15 1TW
 Part First Floor 78-94 Ormside Street SE15 1TF
 Ground Floor 78-94 Ormside Street SE15 1TF
 Unit 2 62 Hatcham Road SE15 1TW
 Flat B 219 Ilderton Road SE15 1NS
 Flat 1 221 Ilderton Road SE15 1NS
 Unit 1 62 Hatcham Road SE15 1TW
 8 Manor Grove London SE15 1SX
 Unit 4 62 Hatcham Road SE15 1TW
 12 Manor Grove London SE15 1SX
 236 Record Street London SE15 1TL
 235 Record Street London SE15 1TL
 10 Manor Grove London SE15 1SX
 Units 1 And 2 237 Record Street SE15 1TL
 First Floor 78-94 Ormside Street SE15 1TF
 Units 16 And 17 The Penarth Centre SE15 1TR
 Flat 1 211 Ilderton Road SE15 1NS
 Unit 1 2 And 4 The Penarth Centre SE15 1TR
 Units 9 And 10 The Penarth Centre SE15 1TR
 Unit 7 The Penarth Centre SE15 1TR
 Unit B 152 Ilderton Road SE15 1NT
 217 Ilderton Road London SE15 1NS
 180 Ilderton Road London SE15 1NT
 140 Ilderton Road London SE15 1NT
 Flat B 152-154 Ilderton Road SE15 1NT
 Flat A 152-154 Ilderton Road SE15 1NT
 18-22 Penarth Street London SE15 1TX
 Flat C 152-154 Ilderton Road SE15 1NT
 206-210 Ilderton Road London SE15 1NT
 182-196 Ilderton Road London SE15 1NT
 223-225 Ilderton Road London SE15 1NS
 148-150 Ilderton Road London SE15 1NT
 24 Manor Grove London SE15 1SX
 214 Ilderton Road London SE15 1NT
 60 Hatcham Road London SE15 1TW
 River Of Life Pentecostal Church 12-38 Hatcham Road SE15 1TW
 Flat 2 221 Ilderton Road SE15 1NS
 Unit 22 The Penarth Centre SE15 1TR
 Unit 1 And 2 96-108 Ormside Street SE15 1TF
 Flat Above 217 Ilderton Road SE15 1NS
 First Floor 96-108 Ormside Street SE15 1TF
 Unit B 154 Ilderton Road SE15 1NT
 Unit A 154 Ilderton Road SE15 1NT
 24b Manor Grove London SE15 1SX
 24a Manor Grove London SE15 1SX
 Unit 28a The Penarth Centre SE15 1TR
 Unit 28b The Penarth Centre SE15 1TR
 Unit 21b The Penarth Centre SE15 1TR
 Unit 19 The Penarth Centre SE15 1TR
 Unit 21a The Penarth Centre SE15 1TR
 Unit 20 Left The Penarth Centre SE15 1TR
 Unit 3 And 4 96-108 Ormside Street SE15 1TF
 Units 32 And 32a The Penarth Centre SE15 1TR
 Unit 20 Right The Penarth Centre SE15 1TR
 C/O Ruffer Llp 80 Victoria Street SW1E 5JL
 211b Ilderton Road London SE15 1NS

Re-consultation: 15/05/2018

Consultation responses received**Internal services**

Economic Development Team

Statutory and non-statutory organisations

Environment Agency

London Underground Limited

Metropolitan Police Service (Designing out Crime)

Natural England - London Region & South East Region

Thames Water - Development Planning

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

Neighbours and local groups

C/O Ruffer Llp 80 Victoria Street SW1E 5JL

211b Ilderton Road London SE15 1NS

211b Ilderton Road London SE15 1NS

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 Jon Murch Hatcham Road Ltd & 134-140 Ilderton Road LLP | Reg. Number | 17/AP/3757 |
| Application Type | Full Planning Application | Case Number | TP/2406-62 & 2327-G |
| Recommendation | Grant subject to Legal Agreement | | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,185sqm (GIA) of commercial space (Use Class B1) at ground floor, 86 residential dwellings (30 x 1 bed, 39 x 2 bed and 17 x 3 bed) above with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location -strategic).

Revised description:

'Application for full planning permission for mixed use redevelopment comprising: demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,179 sqm (GIA) of commercial space (use class B1) at ground floor, 86 residential dwellings above (30 x 1 bed, 39 x 2 bed and 17 x 3 bed), with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.'

At: 60A AND 62 HATCHAM ROAD AND 134-140 ILDERTON ROAD, LONDON SE15 1TW

In accordance with application received on 29/09/2017

and Applicant's Drawing Nos. Plans

2488_GA-P-L00-P11
 2488_GA-P-L01-P9
 2488_GA-P-L02-L03-P9
 2488_GA-P-L04-L05-P9
 2488_GA-P-L06 -P9
 2488_GA-P-L07-L08-P9
 2488_GA-P-R09 Roof Plan-P9
 2488_GA-SP-L00-P9
 2488_GA-SP-L01-P9
 2488_GA-SP-L02-L03-P9
 2488_GA-SP-L04-L05-P9
 2488_GA-SP-L06-P9
 2488_GA-SP-L07-L08-P9
 2488_GA-SP-R09-P9

Elevations

2488_GA-E-01-P7
 2488_GA-E-02-P7
 2488_GA-E-03-P7
 2488_GA-E-04-P7
 2488_GA-E-05-P7
 2488_GA-E-06-P7

Sections

2488_GA-S-AA-P7
 2488_GA-S-BB-P7
 2488_GA-S-CC-P7

Proposed Flat Layout

2488_GA-P-FT-01-P7
 2488_GA-P-FT-02-P7
 2488_GA-P-FT-03-P7
 2488_GA-P-FT-04-P7
 2488_GA-P-FT-05-P7
 2488_GA-P-FT-06-P7
 2488_GA-P-FT-07-P7
 2488_GA-P-FT-08-P8
 2488_GA-P-FT-09-P8
 2488_GA-P-FT-10-P7
 2488_GA-P-FT-11-P7
 2488_GA-P-FT-12-P7
 2488_GA-P-FT-13-P7
 2488_GA-P-FT-14-P7
 2488_GA-P-FT-15-P7
 2488_GA-P-FT-16 F-P7
 2488_GA-P-FT-17 F-P8
 2488_GA-P-FT-18-P7
 2488_GA-P-FT-19-P7

17.373-P-200 REV D - GROUND FLOOR LANDSCAPE MASTERPLAN

17.373-P-201 REV D - ROOF LANDSCAPE MASTERPLAN

2488_DAS Design and Access Statement

2488_SC-AS-P8 - Schedule of Areas/Tenure/GIA

2488_SC-RR Refuse Report

2488_SC-DS-P11 - Detailed Schedule

Existing

2488_EX-OS -P2 - Site Plan

2488_EX-P -P2

2488_EX-E-01-P2

2488_EX-E-02-P2

2488_EX-E-03-P2

2488_EX-E-04-P2

Air Quality Assessment, Archaeological Assessment (amended), Bat Surveys, CIL form (Updated), Daylight and Sunlight Assessment (amended), Design and Access Statement and Addendum, Statement of Community Involvement, Ventilation Statement, Refuse and Recycling Review, SBD Meeting notes, Delivery and Servicing Management Plan, Construction Traffic Management Plan, Employment Strategy, Utilities and Servicing Statement, Geo-Environmental Desk Study, Breeam 2014 Pre-Assessment Report, Arboricultural Impact Assessment, Structural Engineers Stage 2 Report, Energy Statement, Flood Risk Assessment and Amendment, Noise Impact Assessment, Planning Statement, Transport Statement and Amendment, Viability Report and Addendum, Viability Report Executive Summary

Subject to the following thirty-five conditions:**Time limit for implementing this permission and the approved plans**

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

Reason

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

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

Plans:

2488_GA-P-L00 -P11

2488_GA-P-L01 -P9

2488_GA-P-L02-L03 -P9

2488_GA-P-L04-L05 -P9

2488_GA-P-L06 -P9

2488_GA-P-L07-L08 -P9

2488_GA-P-R09 Roof Plan-P9
 2488_GA-SP-L00 -P9
 2488_GA-SP-L01 -P9
 2488_GA-SP-L02-L03 -P9
 2488_GA-SP-L04-L05 -P9
 2488_GA-SP-L06 -P9
 2488_GA-SP-L07-L08 -P9
 2488_GA-SP-R09 -P9

Elevations:

2488_GA-E-01 -P7
 2488_GA-E-02 -P7
 2488_GA-E-03 -P7
 2488_GA-E-04 -P7
 2488_GA-E-05 -P7
 2488_GA-E-06 -P7

Sections:

2488_GA-S-AA -P7
 2488_GA-S-BB -P7
 2488_GA-S-CC -P7

Proposed Flat Layout:

2488_GA-P-FT-01 -P7
 2488_GA-P-FT-02 -P7
 2488_GA-P-FT-03 -P7
 2488_GA-P-FT-04 -P7
 2488_GA-P-FT-05 -P7
 2488_GA-P-FT-06 -P7
 2488_GA-P-FT-07 -P7
 2488_GA-P-FT-08 -P8
 2488_GA-P-FT-09 -P8
 2488_GA-P-FT-10 -P7
 2488_GA-P-FT-11 -P7
 2488_GA-P-FT-12 -P7
 2488_GA-P-FT-13 -P7
 2488_GA-P-FT-14 -P7
 2488_GA-P-FT-15 -P7
 2488_GA-P-FT-16 F-P7
 2488_GA-P-FT-17 F -P8
 2488_GA-P-FT-18 -P7
 2488_GA-P-FT-19 -P7

2488_SC-AS -P8
 2488_SC-DS -P11

17.373-P-200 REV D - GROUND FLOOR LANDSCAPE MASTERPLAN
 17.373-P-201 REV D - ROOF LANDSCAPE MASTERPLAN

2488_EX-OS - Site Plan

Reason:

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

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

- 3 Before demolition to ground level slab, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of

archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority and shall not be carried out other than in accordance with any such approval given.

Reason

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

- 6 Before demolition to ground level slab, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 7 No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for the site has been devised based on the principles set out in the CONSTRUCTION TRAFFIC MANAGEMENT PLAN prepared by Ardent Consultant Engineers dated September 2017 and submitted with the application. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- " A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - " Compliance with the GLA guidance on Non-Road Mobile Machinery;
 - " Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc., together with air and noise monitoring to demonstrate that potential impacts are being successfully controlled;
 - " Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
 - " A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
 - " Details of the routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc;
- and
- " Details of accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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 No works excluding demolition shall commence until details of a detailed water drainage strategy for the site, based on the principles set out in the approved Flood Risk Assessment prepared by Ardent Consulting Engineers (dated April 2018) has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA.

The detailed drainage strategy will incorporate an attenuation tank in the design that will attenuate flows to the sewer network for the 100 year critical duration storm with a 40% allocation for climate change. In addition to this it has also been agreed that SuDS in line with SuDS principals, will be added into the design to provide a further improvement on attenuation of surface water flows. The scheme shall subsequently be implemented in accordance with the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 9 Prior to works commencing, full details of all proposed tree planting of six street trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in 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.

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.

- 10 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 11 Section detail-drawings at a scale of 1:5 through:
the facades and balconies;
parapets and roof edges; and
heads, cills and jambs of all openings
to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced (excluding demolition); the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 12 Before any above grade work hereby authorised begins (excluding demolition) (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 13 Bay studies at a scale of 1:20 of facades from parapet to ground showing revised window design, to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any above grade work (excluding demolition) in connection with this permission is commenced. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 14 Samples of all external facing materials to be used in the carrying out of this permission shall be presented to the Local Planning Authority and approved in writing before any above grade works, in connection with this permission is commenced. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied 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 Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 15 Before any above grade work hereby authorised begins (excluding demolition), detailed drawings of a hard and soft landscaping scheme for the whole site 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), 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.

Any 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 within 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.

- 16 Before any above grade work hereby authorised begins (excluding demolition) details of the green/brown roof shall be submitted to and approved in writing by the Local Planning Authority. The green/brown roof shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with the agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green/brown roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green/brown shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 17 Before any work above grade hereby approved begins, full particulars and details of a scheme for the fit out of the premises to an appropriate level for B1 (c) use 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. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, and the provision of kitchen and toilet facilities.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

- 18 Play

i) Before any above grade work hereby authorised begins within the public realm (excluding demolition), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) Before any above grade work (excluding demolition) hereby authorised begins on any of phase of development (excluding public realm, as detailed in part i), the applicant shall submit details of all the play spaces proposed within that phase, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

iii) No later than 6 months prior to occupation of each phase of development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

- 19 Before any above grade work hereby authorised begins (excluding demolition), 1:20 drawings of a scheme that facilitates servicing access from the neighbouring properties at 60 Hatcham Road, Unit 1 at 62 Hatcham Road and 148-150 Ilderton Road to the service route (from Hatcham Road to Record Street hereby approved) through the southern boundary wall, 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

To ensure an efficient use of land and future access to the service route in compliance with Saved Policies 3.11 Efficient use of land, 3.12 Quality in design, 3.13 Urban design and 5.2 Transport impacts of the Southwark Plan 2007.

- 20 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 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 21 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), 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.

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.

- 22 The residential accommodation hereby approved shall not be occupied until the ground floor commercial units have been fitted out in accordance with the approved B1(c) fit out details, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring residential properties do not suffer a loss of amenity by reason of noise nuisance from fit out works after residential accommodation has been occupied, in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 23 Before the first occupation of the building hereby permitted, a detailed Delivery and Servicing Management Plan (DSMP) detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The detailed DSMP shall be based on the principles set out in the DELIVERY & SERVICING MANAGEMENT PLAN prepared by Ardent Consulting Engineers dated September 2017 and submitted with the application. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with 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.

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

- 24 The windows on the southern elevations of the seventh and eighth floors of the building fronting the eastern part of Record Street and the fourth, fifth and sixth floor of the building fronting the Hatcham Road, shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at [INSERT DETAILS] from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 25 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 as a predicted LAeq noise level. A written report including noise level predictions shall be submitted to and approved by the LPA prior any above grade works taking place. Prior to occupation of any homes or commencement of the commercial use, details of the proposed ceiling/floor construction, including likely sound insulation performance shall be submitted to the LPA for approval in writing. The development shall be carried out in accordance with the approval given and shall be permanently maintained thereafter.

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.

- 26 The rating level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level at this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014. This shall apply to future uses made of the developed site as well as plant used in connection with the residential use.

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).

- 27 Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays.

Reason:

To safeguard the amenity 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.

- 28 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_Δ, 30 dB LAeq T*, typical noise levels of 45dB LAFmax T *

Living rooms- 35dB LAeq T_Δ

Dining room - 40 dB LAeq T_Δ

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

Δ - 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.

- 29 The development hereby permitted shall be constructed to include the energy efficiency measures, photovoltaic panels and CHP plant as stated in the Energy Statement by JAW Sustainability dated 7 September 2017 and submitted with the application. All measures and technologies shall remain for as long as the development is occupied.

Reason: To ensure the development complies with the National Planning Policy Framework 2012, Strategic

Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2015.

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

Reason

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

- 31 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the Class B1 use hereby permitted shall only be for Class B1(a), (b) or (c) uses.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

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).

- 32 Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 33 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason

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

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

Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 35 If, during development (excluding demolition), contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Secondary Aquifer).

Statement of positive and proactive action in dealing with the application

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

Informatives

- 1 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

- 2 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Workingnear-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- 3 On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

**OPEN
COMMITTEE:**

PLANNING COMMITTEE

MUNICIPAL YEAR 2018-19

NOTE:

Original held in Constitutional Team; all amendments/queries to Virginia Wynn-Jones/Everton Roberts, Constitutional Team, Tel: 020 7525 7055

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