

Item No. 6.2	Classification: OPEN	Report date: 22 January 2013	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 12/AP/2977 for: Conservation Area Consent Address: DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP Proposal: Demolition of existing station and ancillary structures.		
Ward(s) or groups affected:	Riverside		
From:	Head of Development Management		
Application Start Date 11 September 2012		Application Expiry Date 6 November 2012	

RECOMMENDATION

- 1 Grant conservation area consent.

BACKGROUND INFORMATION

- 2 This application is being reported to Planning Sub-Committee A due to its strategic nature and that Members granted permission for an earlier proposal.

Site location and description

- 3 The existing fire station was built in 1929 and is located in Sub Area 3 of the St Saviours Dock conservation area, has a Public Transport Accessibility Level (PTAL) of 3 and is located within a Controlled Parking Zone (CPZ). The site comprises a three storey building with a south facing frontage with recognisable large red appliance doors. Evidence was submitted as part of the previously approved scheme illustrating that the existing building is in a poor condition and it is generally accepted that the site no longer meets the needs of a modern fire service.

Details of proposal

- 4 Demolition of the existing buildings on site.

Planning history

- 5 12/AP/2976: Demolition of existing station and ancillary structures and erection of a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and creation of a new access - decision pending.

09-AP-0078: Planning permission granted March 2009 - Demolition of existing fire station, drill tower and outbuildings and construction of a replacement fire station, training facility with integrated drill tower and boundary wall.

09-AP-0080: Conservation Area Consent granted March 2009 - Demolition of existing fire station, drill tower and outbuildings.

Planning history of adjoining sites

- 6 None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 7 The main issues in this case are:

The demolition of a building in a conservation area, and whether it complies with the National Planning Policy Framework 2012 and Council policies relating to the preservation or enhancement of conservation areas.

Planning policy

- 8 Core Strategy 2011

Strategic Policy 12 - Design and Conservation

- 9 Southwark Plan 2007 (July) - saved policies

3.15: Conservation of the historic environment

3.16: Conservation Areas

3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

St Saviour's Dock Conservation Area Appraisal

- 10 London Plan 2011

7.8 Heritage assets and archaeology

- 11 National Planning Policy Framework (NPPF)

Section

12. Conserving and enhancing the historic environment

Principle of development

- 12 There is no objection to the demolition of the existing structures on site. Furthermore, the demolition would be tied to an acceptable replacement (see planning history).

Environmental impact assessment

- 13 Not required.

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

- 14 This is dealt with in the linked planning report (ref 12-AP-2977).

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

- 15 This is dealt with in the linked planning report (ref 12-AP-2977).

Traffic issues

- 16 This is dealt with in the linked planning report (ref 12-AP-2977).

Design issues

- 17 This is dealt with in the linked planning report (ref 12-AP-2977).

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

- 18 This site is within the St. Saviours Dock Conservation Area. While the existing building does make a positive contribution to the character and appearance of the area, the Applicant has made the case that the existing station can no longer function adequately or be adapted to provide this emergency service. Physically and structurally the existing building is rather cramped and unsuitable for new fire-appliances; the room layout is also inflexible for modern methods of working. It has been suggested that the existing building should be retained and adapted, or at very worst have the main facade and roof retained, along with the boundary wall. Officers consider that an adequate case has been made for the requirement of a new building, and while the existing building has a level of architectural/urban design quality that enhances the streetscape, it does not have a level of significance that would merit or require a facade-retention scheme.
- 19 With regards to the demolition of the existing building, Saved Policy 3.16 states that within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Four criteria must be met to justify demolition:
- i. costs of repairs and maintenance would not be justified, and;
 - ii. real efforts have been made to continue the current/a viable alternative use for the building, and;
 - iii. there will be substantial planning benefits for the community from redevelopment to outweigh the loss from the resulting demolition; and
 - iv. the replacement development will preserve or enhance the character or appearance of the conservation area.
- 20 The cost of re-structuring the existing building to accommodate larger appliance bays, and altering the internal layout of the building, would be considerable. The Fire Service has continued to operate from the building but at a reduced capacity and at a compromised level of service; a suitable alternative site in this area has not been found to be possible or economically feasible. An enhanced emergency service is unarguably a considerable benefit to the community; in terms of planning benefit the retention of the station keeps employment in the area and the new station allows for an enhanced community facility. The proposed replacement building, while simple in its contemporary design and composition, has (with appropriate materials) the potential to enhance the conservation area.
- 21 Section 133 of the NPPF 2012 requires that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

- 22 As noted under Saved Policy 3.16, the four criteria within this clause of the NPPF have also generally been met by the proposal and we are satisfied that the loss of the building can be justified.

Impact on trees

- 23 This is dealt with in the linked planning report (ref 12-AP-2977).

Planning obligations (S.106 undertaking or agreement)

- 24 This is dealt with in the linked planning report (ref 12-AP-2977).

Sustainable development implications

- 25 This is dealt with in the linked planning report (ref 12-AP-2977).

Other matters

- 26 None relevant.

Conclusion on planning issues

- 27 The loss of any attractive building in a conservation area is always regrettable, and a decision that requires very careful consideration. In this case, the reasons for the demolition of the existing building have been justified in terms of the operational requirements of a crucial local community facility.

- 28 The application for the new replacement firestation is of a form and design that can be supported with a positive recommendation. This will ensure a new 21st Century building will be constructed on the site making an equal contribution to the townscape, but also offering better community access and modern-day fire fighting service facilities. A condition requiring a contract for redevelopment to be submitted for approval is recommended, to ensure that demolition does not occur without the new building being programmed.

- 29 Conservation area consent for demolition is recommended.

Community impact statement

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

a) The impact on local people is set out above.

b) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

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

Consultations

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

Consultation replies

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

Summary of consultation responses

Council for British Archaeology:

No objection in principle to the demolition. The design of the new building would not preserve or enhance the character or appearance of the area. A better design would therefore be required.

One letter of objection from 34 Little London Court, Mill Street.

Human rights implications

- 33 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.
- 34 This application has the legitimate aim of demolishing the existing fire station and providing a replacement fire station. 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/228-B Application file: 12/AP/2977 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 5457 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	Gary Rice, Head of Development Management	
Report Author	Andre Verster, Team Leader (Planning)	
Version	Final	
Dated	12 December 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		10 January 2013

Consultation undertaken

Site notice date: 3 October 2012

Press notice date: 4 October 2012

Case officer site visit date: 3 October 2012

Neighbour consultation letters sent: 4 October 2012

Internal services consulted:

Na

Statutory and non-statutory organisations consulted:

Twentieth Century Society
The Victorian Society
Council for British Archaeology
English Heritage

Neighbours and local groups consulted:

Letters to the following addresses were returned as the 'addressee gone away':

Unity Wharf, Mill Street

Ground floor rear

Ground floor front

Ground floor centre

First floor rear

First floor front and centre

Second floor flat

Second floor front

Second floor rear

Third floor front and centre

Third floor rear

23 JACOB STREET LONDON SE1 2BG
FLAT 1 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 2 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
UNIT 1 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
UNIT 2 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
THE LOFT LLOYDS WHARF MILL STREET LONDON SE1 2BD
FLAT 3 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 8 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 9 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 10 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 5 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 6 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 7 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
UNIT 3 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
29 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
30 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
26 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
27 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
28 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
SHIP AGROUND 33 WOLSELEY STREET LONDON SE1 2BP
GALLERY FLAT LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT 3 ST SAVIOURS WHARF MILL STREET LONDON SE1 2BE
DOCKHEAD FIRE STATION 8 WOLSELEY STREET LONDON SE1 2BP
NEW MILL STREET SURGERY 1 WOLSELEY STREET LONDON SE1 2BP

MILL HOUSE 8 MILL STREET LONDON SE1 2BA
FLAT 11 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
10 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF
11 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF
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6 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF
UNIT 6 LLOYDS WHARF MILL STREET LONDON SE1 2BD
151 PROVIDENCE SQUARE LONDON SE1 2EJ
152 PROVIDENCE SQUARE LONDON SE1 2EJ
FLAT 12 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
FLAT 3A COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP
UNIT 4 LLOYDS WHARF MILL STREET LONDON SE1 2BD
153 PROVIDENCE SQUARE LONDON SE1 2EJ
3 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF
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154 PROVIDENCE SQUARE LONDON SE1 2EJ
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UNIT 5 LLOYDS WHARF MILL STREET LONDON SE1 2BD
204 PROVIDENCE SQUARE LONDON SE1 2DZ
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206 PROVIDENCE SQUARE LONDON SE1 2DZ
A3 LLOYDS WHARF 5-7 MILL STREET LONDON SE1 2BD
FLAT 1 UNITY WHARF MILL STREET LONDON SE1 2BZ
SECOND FLOOR FLAT UNITY WHARF MILL STREET LONDON SE1 2BH
SECOND FLOOR FLAT 23 JACOB STREET LONDON SE1 2BG
B1 LLOYDS WHARF 5-7 MILL STREET LONDON SE1 2BD
FIRST FLOOR FLAT UNITY WHARF MILL STREET LONDON SE1 2BH
FIRST FLOOR FLAT 67 GEORGE ROW LONDON SE16 4UH
203 PROVIDENCE SQUARE LONDON SE1 2DZ
193 PROVIDENCE SQUARE LONDON SE1 2DG
194 PROVIDENCE SQUARE LONDON SE1 2DG
195 PROVIDENCE SQUARE LONDON SE1 2DG
156 PROVIDENCE SQUARE LONDON SE1 2EJ
191 PROVIDENCE SQUARE LONDON SE1 2DG
192 PROVIDENCE SQUARE LONDON SE1 2DG
196 PROVIDENCE SQUARE LONDON SE1 2DG
200 PROVIDENCE SQUARE LONDON SE1 2DZ
201 PROVIDENCE SQUARE LONDON SE1 2DZ
202 PROVIDENCE SQUARE LONDON SE1 2DZ
197 PROVIDENCE SQUARE LONDON SE1 2DG
UNIT 7 LLOYDS WHARF MILL STREET LONDON SE1 2BD
199 PROVIDENCE SQUARE LONDON SE1 2DZ
UNIT A FOURTH FLOOR FLAT HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB
UNIT 4 ST SAVIOURS WHARF MILL STREET LONDON SE1 2BE
UNIT 5 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FIRST FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA
FOURTH FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA
FIFTH FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA
FLAT 49 ST SAVIOURS WHARF 23-25 MILL STREET LONDON SE1 2BE
SECOND FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH
THIRD FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH
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THIRD FLOOR THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS
FOURTH FLOOR THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS
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SECOND FLOOR FRONT UNITY WHARF MILL STREET LONDON SE1 2BH
THIRD FLOOR FRONT AND CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH
BASEMENT MILL HOUSE 8 MILL STREET LONDON SE1 2BA
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175 PROVIDENCE SQUARE LONDON SE1 2EF
179 PROVIDENCE SQUARE LONDON SE1 2EF
180 PROVIDENCE SQUARE LONDON SE1 2EF
155 PROVIDENCE SQUARE LONDON SE1 2EJ
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167 PROVIDENCE SQUARE LONDON SE1 2EF
162 PROVIDENCE SQUARE LONDON SE1 2EF
163 PROVIDENCE SQUARE LONDON SE1 2EF
164 PROVIDENCE SQUARE LONDON SE1 2EF
FLAT 6 66 GEORGE ROW LONDON SE16 4UH
FLAT 7 66 GEORGE ROW LONDON SE16 4UH
FLAT 8 66 GEORGE ROW LONDON SE16 4UH
FLAT 3 66 GEORGE ROW LONDON SE16 4UH
FLAT 4 66 GEORGE ROW LONDON SE16 4UH
FLAT 5 66 GEORGE ROW LONDON SE16 4UH
FLAT 9 66 GEORGE ROW LONDON SE16 4UH
12 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB
16 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB
37-39 QUEEN ELIZABETH STREET LONDON SE1 2BT
PART GROUND FLOOR THE ITALIAN BUILDING 41 DOCKHEAD LONDON SE1 2BS
LIVING ACCOMMODATION 33 WOLSELEY STREET LONDON SE1 2BP
PART GROUND FLOOR TO SECOND FLOOR THE ITALIAN BUILDING 41 DOCKHEAD LONDON SE1 2BS
FIRST FLOOR 23 JACOB STREET LONDON SE1 2BG
47 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
UNIT 1 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
UNIT 2 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
43 AND 46 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
44 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
45 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
UNIT 11 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
THIRD FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA
OFFICE A SECOND FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA
OFFICES B TO F SECOND FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA
UNIT 6 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
UNIT 7 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 48 ST SAVIOURS WHARF 23-25 MILL STREET LONDON SE1 2BE
FLAT 1 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 26 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 27 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 28 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 23 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
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FLAT 25 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 29 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 32 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 33 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 34 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 3 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 30 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 31 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 22 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 13 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 14 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 15 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 10 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 11 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ

FLAT 12 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 16 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 2 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 20 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 21 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 17 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 18 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 19 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ
FLAT 5 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 6 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 7 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 2 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 3 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 4 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 8 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
12 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
13 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
14 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 9 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 10 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 11 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
FLAT 1 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
UNIT 2 UNITY WHARF 13 MILL STREET LONDON SE1 2BA
198 PROVIDENCE SQUARE LONDON SE1 2DZ
UNIT B FOURTH FLOOR FLAT HOBBS COURT 2 JACOB STREET LONDON SE1 2BG
FIRST FLOOR FRONT AND CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH
GROUND FLOOR CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH
UNIT 3 3 MILL STREET LONDON SE1 2DF
4 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB
SHOP UNIT 1 3 MILL STREET LONDON SE1 2DE
15 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
33 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
34 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
35 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
30 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
31 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
32 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
36 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
40 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
41 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
42 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
37 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
38 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
39 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
29 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
19 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
20 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
21 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
16 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
17 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
18 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
22 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
26 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
27 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
28 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
23 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
24 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
25 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE
UNIT B8 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT A9 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT B9 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT A7 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT B7 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT A8 LLOYDS WHARF MILL STREET LONDON SE1 2BD
5 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
10 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
11 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
12 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
6 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
8 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
9 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ
UNIT B6 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT A2 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT B2 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT G2 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT G1 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT B10 LLOYDS WHARF MILL STREET LONDON SE1 2BD
UNIT B11 LLOYDS WHARF MILL STREET LONDON SE1 2BD
FLAT A3 LLOYDS WHARF MILL STREET LONDON SE1 2BD

FLAT 29 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL
FLAT 3 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL
FLAT 30 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL
FLAT 7 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL
FLAT 10 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW
FLAT 11 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW
FLAT 12 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW
FLAT 8 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL
FLAT 9 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL
FLAT 1 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW

Re-consultation:

N/A

Consultation responses received

Internal services

Na

Statutory and non-statutory organisations

Council for British Archaeology:

No objection in principle to the demolition. The design of the new building would not preserve or enhance the character or appearance of the area. A better design would therefore be required.

Neighbours and local groups

One objection from 34 Little London Court, Mill Street raising issues relating to this being an unsuitable site for a fire station and noise issues.