

Item No. 7.5	Classification: OPEN	Date: 10 December 2013	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 13/AP/3279 for: Full Planning Permission Address: HUNTSMAN AND HOUNDS, 70 ELSTED STREET, LONDON, SE17 1QG Proposal: Retention of the front section of the building comprising retained ground floor and basement public house (Class A4). Redevelopment of the rear section of the existing public house comprising the construction of a four storey rear extension, which together with the conversion of the existing upper floors of the public house provides a total of 8 self-contained residential units (Class C3) including 1xstudio unit, 3 x 1-bedroom and 4 x 2-bedroom units with balconies. Installation of PV solar panels at roof level and associated cycle storage for 12 bicycles and bin storage.		
Ward(s) or groups affected:	East Walworth		
From:	Head of development management		
Application Start Date 03/10/2013		Application Expiry Date 28/11/2013	
Earliest Decision Date 13/11/2013			

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Site location and description

- 2 The application property is a three storey public house, a handsome building on the draft local list. The ground floor is in use as pub and kitchen, and the upper floors contain living accommodation in the form of 6 individual bedrooms. These are in use for the pub landlord and family. There is a beer garden to the rear with vehicular access gates. The pub is accessed from Elsted Street, and there is a side access to the building's private areas from Tidsall Place.
- 3 Elsted Street is a relatively quiet residential street, with East Street market area to its west, Old Kent Road a few streets to the east and Bricklayers Arms roundabout a few streets to the north.
- 4 The pub is bounded to the north by Tidsall Place, a residential street with two dwellings facing its flank. To the east of the pub is 16 Tidsall Place, a two storey L-shaped detached dwelling. The flank of this property forms the end wall of the pub's beer garden.
- 5 To the south of the pub is Larissa Street, which is a pedestrianised route through from Elsted Street, round the east of 16 Tidsall Place to Tidsall Street. 76 Elsted Street is also to the south of the pub, on the opposite of Larissa Street. This is a three storey

building of the same height and style to the Huntsman and Hounds, in use as three flats. To the rear of this there is a vacant stretch of land, which is also bounded on its southern edge by rear of properties facing East Street.

In terms of policy designations within the Core Strategy 2011, the site is located within the Air Quality Management Area, Urban Density Zone and Old Kent Road Action Area. The site is within a Controlled Parking Zone and has a Public Transport Accessibility Level (PTAL) of 3, indicating medium access to public transport. There are no heritage assets near to the site.

Details of proposal

- 6 The proposal is for the retention of 155sqm of the total existing 451sqm pub area for continued pub use. The proposal also involves the redevelopment of the site for residential development on the upper floors. The front facade and floorplate would be retained, and the building would be extended rearwards at a height of four storeys (the height would match that of the existing building, which contains three high storeys). The existing building extends rearwards 16m at ground floor level, and the upper floors step in at varying depths. The resulting building would extend rearwards 18m in total, at ground floor, stepping back to 16m on the upper floors. Due to the tall ceiling heights in the original building, the levels inside the resulting building would vary.

Accommodation

- 7 At ground floor level there would be 1 x 1 bed flat, and 1 x 2 bed duplex. At first floor there would be 1 x 1 bed and 1 x 2 bed flats, at second floor, 1 x studio, 1 x 1 bed and 1 x 2 bed flats, and on the set-back third floor, 1 x 2 bed flat, creating a total of 8 units. Each flat has its own private amenity space in the form of a balcony, terrace or 'loggia'. The loggias relating to flats 3 and 6, (on the first and second floors of the pub building) are inset within the building, with original fenestration openings to the rear and front.
- 8 There would be a communal amenity space towards the rear of the building which would have hard and soft landscaping, and parking for 12 cycles by way of Sheffield stands. This is accessed off Elsted Street.

Planning history

- 9 None for this site, although pre-application advice has been given on a residential scheme, which included the loss of the pub.

Planning history of adjoining sites

76 Elsted Street

- 10 Planning permission was granted on 19/11/09 (ref: 09-AP-1564) for the conversion of the existing three storey office into 3 x one bedroom residential units, one to each floor, and associated works including elevational alterations to front, with new gate in side wall to rear and new refuse and cycle enclosure to rear.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 11 The main issues to be considered in respect of this application are:
 - a) land use issues

- b) impact of amenity on nearby residents
- c) quality of residential accommodation proposed
- d) transport issues
- e) design issues
- f) flood risk

Planning policy

Core Strategy 2011

- 12 Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

- 13 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.
- 14 1.10 Protecting the range of services available outside the town and local centres and protected shopping frontages.
3.2 Protection of Amenity
3.11 Efficient Use of Land
3.12 Quality in Design
3.13 Urban Design
3.15 Conservation of the Historic Environment
4.2 Quality of Residential Accommodation
5.2 Transport Impacts
5.3 Walking and Cycling
5.6 Car Parking
- 15 Residential Design Standards Supplementary Planning Document Jan 2011
Affordable Housing SPD 2008
Affordable Housing SPD (Draft 2011)

London Plan 2011

- 16 Policy 3.3 Increasing housing supply
Policy 3.13 Affordable housing thresholds
Policy 5.7 Renewable energy
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking

National Planning Policy Framework (NPPF)

- 17 Strategic Policy 12 – Design and conservation

Strategic Policy 13 – High environmental standards

Principle of development

- 18 The proposal would not result in the loss of the pub, but it would result in loss of A4 floorspace. Saved policy 1.10 has no clause for the reduction in floorspace of A use classes, and concentrates solely on the complete loss of A uses.
- 19 The NPPF (paragraph 70) seeks to "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community from meeting its day to day needs". This application does not propose the loss of the facility. The Walworth Society, along with local residents, have submitted an application to have the pub listed as a Community Asset, and this nomination was confirmed as successful on 08/08/13. The listing as a Community Asset means that should the owner of the property plan to dispose of the property (either by freehold sale or the grant of a lease of 25 years or more), they must inform the Council. The community group would then have a period of 6 weeks to decide if they wish to express an interest in bidding for the property. If an interest is expressed, the owner may not dispose of the property for a period of 6 months to allow time for the community group to decide whether they wish to seek to purchase it.
- 20 The listing as a Community Asset has no direct bearing on planning policy, although limited weight would be offered to this in any application to change the use away from A4 pub.

Density

- 21 The scheme has a density of 1,020HR/Ha. Whilst this is outside the range for the Urban Density Zone (upper range is 700 Habitable Rooms per Hectare), the applicant has justified this. The Core Strategy says that maximum densities may be exceeded within Action Areas when developments are an exemplary standard of design. As set out below, it is considered that the development is an exemplary standard of design.

Aylesbury Action Plan

- 22 The site falls outside the Aylesbury Action Plan area, therefore this document does not apply.

Development opportunities on neighbouring sites.

- 23 There is a vacant piece of land to the south east of the site, to the rear of 76 Elsted Street. Whilst there is no planning history for this site, pre-application submissions have been made in 2009 and 2013 (although no advice has been offered by officers). Schemes put forward have involved residential development. It is not considered that the development on the application site will compromise development on the neighbouring site, and this is further explored in the design section below.

Environmental impact assessment

- 24 None required due to the nature and size of the scheme which does not fall within Schedule 1 and is below the relevant thresholds for Schedule 2 development, being less than 0.5ha in area and as it is not within a sensitive area and would not generate significant environmental impacts in this urbanised location.

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

Daylight and Sunlight

- 25 The application is accompanied by a Daylight and Sunlight report. This includes assessments on the following measurements in the BRE test:

Vertical Sky Component (VSC)

- 26 This is the percentage of sky that can be seen from a window. 27% means a good level of light. If a value is below this to start with, any loss may not be that significant. A 20% loss would mean windows are adversely affected.

Daylight Distribution (DD)

- 27 This is how daylight is distributed in a room, however, the layout of rooms needs to be known for the test to be applied. Less than 20% of a reduction would not be noticeable, however, more than this would be.

Sunlight availability to windows

- 28 This BRE test is applied to all main habitable rooms facing within 90° of due south and measures annual sunlight available to windows.

- 29 The report has also assessed impact on gardens. The appendix to the report sets out which of the neighbouring windows have been surveyed. These include 76 Elsted Street, 17-19 Tidsall Place, 15 Tidsall Place, and rear windows of properties on East Street (215-229 odd).

- 30 The closest affected windows would be those at 17-19 Tidsall Place, and 76 Elsted Street. The figures submitted for VSC show that flank windows at 76 Elsted Street all have values below 27% in the existing situation, therefore any reduction is not that significant as values are low to start with. The loss would not be more than 6.3% in any case, which would mean no significant harm would be inflicted. For 17-19 Tidsall Place, the greatest loss would be to a front door (non-habitable window) of 8.4%. This would not result in significant harm to amenity.

- 31 Of all the windows assessed, there would be no loss in terms of Daylight Distribution, greater than 5%, which would mean no significant harm would be inflicted. For annual sunlight availability, none of the windows assessed would fall significantly below their current levels, therefore no harmful loss of sunlight would occur here.

Overlooking.

- 32 Flank windows to flats in 76 Elsted Street face into Larissa Street. These already face into a public footway, therefore the introduction of new flats also facing into the footway is not considered to introduce a new, significantly harmful relationship. The front facing windows at 17-19 Tidsall Place would only have bathroom windows in the proposed scheme, (which would be obscure glazed) directly opposite them. There would be some degree of overlooking to their gardens from the bedroom windows and balconies in the proposed scheme. However, these gardens are already overlooked to some extent by upper floors of neighbouring properties. To protect the gardens from overlooking from balconies, a condition shall be imposed requiring the installation of a screen to prevent views into these gardens.

Future Occupiers

Room and unit sizes

- 33 The flats all meet with the Residential Design Standards minimum room and unit sizes, as logged below:

- Ground floor (Duplex - bedrooms on first floor)
- 34 Flat 1 (2b4p)
Living/Kitchen/Dining: 32sqm
WC: 4.5sqm
Terrace: 10sqm
- 35 Flat 2 (1b2p)
Living/Kitchen/Dining: 27.5sqm
Bedroom: 13.5sqm
Study: 6.5sqm
Bathroom: 4.5sqm
Overall: 58.5sqm
Terrace: 10sqm
- First Floor
- 36 upper floor of Flat 1
Bedroom 1: 12sqm
Bedroom 2: 13.5sqm
Bathroom: 5.5sqm
Overall: 82.5sqm
- 37 Flat 3 (2b3p)
Living/Kitchen/Dining: 27.5sqm
Bedroom 1: 12.5sqm
Bedroom 2: 8sqm
Bathroom: 5.5sqm
Overall: 63.5sqm
Loggia: 9sqm
- 38 Flat 4 (1b2p)
Living/Kitchen/Dining: 25sqm
Bedroom: 12.5sqm
Study: 6.5sqm
Bathroom: 4.5sqm
Overall: 54sqm
Balcony: 12.5sqm
- 39 Second floor
Flat 5 (studio)
32sqm + bathroom 4.5sqm
Terrace: 5sqm
- 40 Flat 6 (2b3p)
Living/Kitchen/Dining: 27.5sqm
Bedroom 1: 12.5sqm
Bedroom 2: 8sqm
Bathroom: 5.5sqm
Overall: 63.5sqm
Loggia: 9sqm
- 41 Flat 7 (1b2p)
Living/Kitchen/Dining: 25sqm
Bedroom: 12.5sqm
Study: 6.5sqm
Bathroom: 4.5sqm
Overall: 54sqm
Balcony: 7.5sqm

Third Floor

- 42 Flat 8 (2b3p)
Living/Kitchen/Dining: 30.5sqm
Bedroom 1: 12sqm
Bedroom 2: 8sqm
Bathroom: 4.5sqm
Overall: 63.5sqm
Roof terrace: 25sqm

Overlooking between neighbours

- 43 There is one flat on the ground floor for which the bedroom's only outlook is into Larissa Street. Whilst generally, it would be preferable to have some defensible space in front of the windows, it is considered that as this is a pedestrianised walk-through, and not very heavily used, it is acceptable in this instance. Furthermore this relationship already exists at 76 Elsted Street whose residential windows also face over Larissa Street. Due to this existing relationship, it can also be concluded that there would be no detrimental overlooking between the two properties as they already look over a public walkway.
- 44 For windows facing onto Tidsall Place, the situation is similar. There are bedroom windows within the scheme which look onto Tidsall Place. It is not considered that this would be to the detriment of future occupants, as the road is not heavily trafficked and is used mainly for access to Tidsall Place and Hearne's Buildings rather than as a through road.

Amenity space

- 45 Each flat has its own amenity space the smallest being 5sqm and relating to a studio flat. Otherwise the balconies are generous sizes, and in addition the flats have access to the communal courtyard which is 50sqm, as required by the Residential Design Standards. The two bedroom flat on the set back upper floor is encircled by balconies on three sides. A condition shall be imposed to require there to be no access to the balconies to the side, facing Larissa Street and Tidsall Place. This is to protect the amenity of residents facing onto these streets, from potential noise disturbance and overlooking from users of the balcony.

Noise

- 46 Conditions are proposed to protect the residential part of the scheme from noise emanating from the pub.
- 47 On balance, it is considered that the scheme would offer an exemplary standard of accommodation, and would be in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and SP13 High Environmental Standards of the Core Strategy 2011.

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

- 48 No impact envisaged.

Transport issues

Cycle storage

- 49 There is secure, weatherproof and convenient cycle storage facilities for 12 cycles. The Southwark Plan appendix 15 requires one per unit plus one for visitors. The development would be required to provide 9, so the provision of 12 exceeds the standards.

Refuse Storage

- 50 There is adequate refuse storage within the development, and this is located close to the door onto Tidsall Place, which is an acceptable distance for refuse collectors. Refuse for the pub is to be stored in a separate location which is accessible from the street.

Controlled Parking Zone

- 51 The residents and occupiers shall be made exempt from obtaining car parking permits in the surrounding CPZ, by use of a planning condition. This is to prevent undue pressure on the surrounding streets, from the addition of households with cars.
- 52 No adverse transport issues are envisaged, in line with saved policy 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007, and SP2 Sustainable Transport of the Core Strategy 2011.

Design issues

- 53 Officers have considered whether the proposed increased bulk of the Huntsman and Hounds to the south towards the smaller scale of development in Tisdall Place would be overly predominant and be an excessive development in relation to the two storeys at 16 Tisdall Place. Whilst the height of the proposed building would contrast with this lower, two storey height at Tidsall Place, it is considered that the retention of a gap between the proposal and the neighbouring buildings would preserve the urban grain here. The gap that would remain would be 7m on Tidsall Place, and 11m on Larissa Street.
- 54 Whilst the proposed development would increase the intensity of uses on the site, it is considered that the location can support this. The site is within the Old Kent Road Action Area, (saved policy 7.3) clause iv of which encourages 'compact forms of development which provide a high standard of urban design and which can help create a sense of place'.
- 55 Policy 3.12 requires that "New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment." It is considered that the scale of development is appropriate to the site's characteristics.
- 56 Paragraph 64 of the NPPF states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions." Officers consider that the proposal fulfils the opportunities on the site and would improve the quality and character of the area.
- 57 The built environment in this area is universally in brick, making it a consistent urban area with its own distinct architectural and historic housing character. The proposed

extension would be constructed in brick to match (London Stock) and this shall be conditioned.

- 58 In terms of details, officers consider the flank elevation at ground floor could be improved by adding some interest to the bricks, possibly by the introduction of a motif, or a standing seam of red bricks to match the parent building, or by high level windows. A condition shall be applied to require such details to be submitted for approval.
- 59 The window openings to the loggia balconies at first and second floor levels have been shown on the drawings as having their glazing removed to provide secondary side openings to the open loggias facing Larissa Street. Officers consider that glazed windows should remain within their openings, in order to maintain a consistent facade, befitting of this handsome building on the local list. A condition shall be applied to require this. The loggia balconies would still be open on the flank facing Larissa Street.

Development opportunities on other sites

- 60 The vacant site on Larissa Street is directly opposite the application site with a separation of 6m. However, there are no sensitive uses proposed with the application which could compromise the development of this site. Windows facing onto Larissa Street do relate to habitable rooms, however the same relationship exists with these windows and Larissa Street, as front facing windows over a street in a typical terraced house. The balcony relating to the ground floor flat would be behind a 1.8m high boundary, and balconies relating to upper floors are positioned towards Tidsall Place, so do not front directly onto Tidsall Place. It is therefore considered that the development of the Larissa Street site could be designed in a way which would allow both sites to co-exist without inflicting significant harm to each other.

Planning obligations (S.106 undertaking or agreement)

- 61 A section 106 agreement has been entered into by the applicant, which requires an affordable housing payment to be made if the units are ever sub-divided to result in ten in total on the site. The purpose of this is primarily to protect the pub use on site, and to discourage further loss of its floor area. The clause is copied below:

Unless otherwise agreed in writing by the Council not to change the use or subdivide or allow the change of use or subdivision of any of the Units (including the A4 Use) so as to create ten or more self contained Dwellings on the Site (including those permitted by the Application) unless the Owner (and any other person with an interest in the relevant part of the Site) has entered into an agreement with the Council under section 106 of the 1990 Act to secure prior to the Occupation of the additional Dwellings created:

- the payment of the Contributions to the Council; and
- the provision of the Affordable Housing Units (or if agreed in writing by the Council the payment of an appropriate commuted sum).
- unless otherwise agreed in writing by the Council not to Occupy or permit the Occupation of any Dwelling on the Site other than those permitted by the Application unless an agreement referred to in paragraph 1.1 above has been completed in relation to that Dwelling to the satisfaction of the Council and registered as a local land charge.

Sustainable development implications

- 62 The development would achieve a score of 68.45 on the Code for Sustainable Homes rating system. This permits a score of 4, which is in line with Core Strategy policy 13. The development includes PV panels on the roof.

Other matters

Mayoral CIL

- 63 CIL will be calculated on the proposed net additional floorspace which is 422sqm. At Southwark's rate of £35 per square metre, this would trigger a payment of £14,770.

Flood Risk

- 64 There has been no objection raised by the Environment Agency to the applicant's Flood Risk Assessment.

Noise from loss of beer garden

- 65 The floorspace of the pub is being significantly reduced. It is not considered that the resulting noise from patrons smoking outside the pub on Elsted Street would result in significant noise disturbance for residents.

Noise from building works and building materials stacked in front of the pub.

- 66 Construction noise and operations are controlled by other disciplines such as Building Control, and fall outside the remit of the planning system.

Conclusion on planning issues

- 67 The scheme would retain the popular pub on site which is listed as a Community Asset. It would also provide much needed residential accommodation in an area with increasing housing needs. The standard of design is good, and no adverse amenity or transport impacts have been identified. Officers therefore recommend that planning permission is granted, with conditions and legal agreement to require affordable housing payments to be made in the event of future sub-division to create ten or more units.

Community impact statement

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

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as the designation of the pub as an Asset of Community Value.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are a s106 agreement to require affordable housing payments to be made in the event that the building is sub-divided in future, to encourage the retention of the

public house.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 71 Redeveloping the building will block sunlight from 76a Elsted Street and result in overlooking from the proposed flats into this property.
Loss of privacy would occur to occupants of Tidsall Place.
There is no other public house in the area meaning the community will suffer as a result of the closure, even if temporary.
- 72 The proposal would comprise development opportunities on the vacant site to the rear of 76 Elsted Street (on Larissa Street).
The proposed block is too dense and has an overbearing building mass.
The sizes of the proposed flats, as well as the balconies, fall below the standards in the Residential Design Standards.
The Aylesbury Action Plan refers to the type of development in the area as, 'mews type streets' and this type of character should be maintained, in materiality and form.
- 73 Removal of the beer garden will mean people will smoke out the front of the pub creating unnecessary noise and litter.
- 74 Noise during construction
Building materials would block access to 76a Elsted Street.

Human rights implications

- 75 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.
- 76 This application has the legitimate aim of providing an extension to the pub building and provision of eight residential units. 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/1287-70 Application file: 13/AP/3279 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 5405 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	Susannah Pettit, Senior planner	
Version	Final	
Dated	25 November 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	28 November 2013	

Consultation undertaken

Site notice date: 21/10/2013

Press notice date: N/A

Case officer site visit date: 21/10/2013

Neighbour consultation letters sent: 21/10/13

Internal services consulted:

Transport Team
Design and Conservation Team
Environmental Protection Team

Statutory and non-statutory organisations consulted:

Environment Agency

Neighbours and local groups consulted:

FLAT 17 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 18 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 16 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 14 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 15 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 19 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 4 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 5 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 3 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 2 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 20 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 13 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 6 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 7 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 5 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 3 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 4 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 8 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 11 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 12 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 10 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 9 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 1 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
229 EAST STREET LONDON SE17 2SS
231 EAST STREET LONDON SE17 2SS
217 EAST STREET LONDON SE17 2SS
221 EAST STREET LONDON SE17 2SS
215 EAST STREET LONDON SE17 2SS
223 EAST STREET LONDON SE17 2SS
FIRST FLOOR FLAT 231 EAST STREET LONDON SE17 2SS
FIRST FLOOR FLAT 211 EAST STREET LONDON SE17 2SS
FIRST FLOOR FLAT 213 EAST STREET LONDON SE17 2SS
235 EAST STREET LONDON SE17 2SS
FLAT 9 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
17 TISDALL PLACE LONDON SE17 1QQ
FLAT 8 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 6 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
FLAT 7 STAUNTON HOUSE ALVEY ESTATE TATUM STREET LONDON SE17 1TU
211 EAST STREET LONDON SE17 2SS

227 EAST STREET LONDON SE17 2SS
233 EAST STREET LONDON SE17 2SS
225 EAST STREET LONDON SE17 2SS
213 EAST STREET LONDON SE17 2SS
219 EAST STREET LONDON SE17 2SS
FLAT 25 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
55 ELSTED STREET LONDON SE17 1QG
HUNTSMAN AND HOUNDS 70 ELSTED STREET LONDON SE17 1QG
53 ELSTED STREET LONDON SE17 1QG
50 ELSTED STREET LONDON SE17 1QG
51 ELSTED STREET LONDON SE17 1QG
78 ELSTED STREET LONDON SE17 1QG
13 TISDALL PLACE LONDON SE17 1QQ
14 TISDALL PLACE LONDON SE17 1QQ
12 TISDALL PLACE LONDON SE17 1QQ
12 HALPIN PLACE LONDON SE17 1QP
10 TISDALL PLACE LONDON SE17 1QQ
49 ELSTED STREET LONDON SE17 1QG
FIRST FLOOR FLAT 221 EAST STREET LONDON SE17 2SS
LIVING ACCOMMODATION 70 ELSTED STREET LONDON SE17 1QG
LIVING ACCOMMODATION 227 EAST STREET LONDON SE17 2SS
FIRST FLOOR FLAT 217 EAST STREET LONDON SE17 2SS
76C ELSTED STREET LONDON SE17 1QG
48 ELSTED STREET LONDON SE17 1QG
76B ELSTED STREET LONDON SE17 1QG
FIRST FLOOR FLAT 223 EAST STREET LONDON SE17 2SS
76A ELSTED STREET LONDON SE17 1QG
FLAT 18 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 19 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 17 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 15 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 16 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 2 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 23 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 24 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 22 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 20 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 21 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 14 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
8 TISDALL PLACE LONDON SE17 1QQ
7 HUNTSMAN STREET LONDON SE17 1QW
19 TISDALL PLACE LONDON SE17 1QQ
15 TISDALL PLACE LONDON SE17 1QQ
16 TISDALL PLACE LONDON SE17 1QQ
8 HUNTSMAN STREET LONDON SE17 1QW
FLAT 12 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 13 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 11 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 1 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
FLAT 10 KNIGHT HOUSE ALVEY ESTATE HUNTSMAN STREET LONDON SE17 1QN
Flat 31 Dawes House Orb Street Southwark London SE17 1RE

Re-consultation:

N/A

APPENDIX 2

Consultation responses received

Internal services

Transport Team: Comments incorporated within the report

Design and Conservation Team: Comments incorporated within the report

Environmental Protection Team: Conditions requested regarding noise levels attainable within residential units.

Statutory and non-statutory organisations

Environment Agency: No objection

Neighbours and local groups

Objections received from:

Flat 31 Dawes House, Orb Street

76A Elsted Street

38 Peacock Street