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| <b>Item No.</b><br>7.2                   | <b>Classification:</b><br>OPEN  | <b>Date:</b><br>30 April 2014             | <b>Meeting Name:</b><br>Planning Sub-Committee A |
| <b>Report title:</b>                     | <b>Development Management planning application:</b><br>Application 13/AP/3799 for: S.73 Vary/remove conditions/minor alterations<br><br><b>Address:</b><br>SITE TO THE SOUTH OF EVANS GRANARY, 38 STONEY STREET,<br>LONDON, SE1 9LB<br><br><b>Proposal:</b><br>Variation of Condition 4 of planning permission 13-AP-1123 (which was for a new six storey building providing retail use (A1) at ground floor and nine residential units on the upper four floors; 6x2bed, 2x1bed & 1x3bed. (Amendment to scheme previously granted, reference 11-AP-3963, which was for demolition of existing warehouse above ground level; retention and reuse of substructure and construction of new five storey building providing retail use (A1) at ground floor and nine residential units on the upper floors, comprising of 6 x 2 bed, 2 x 1 bed and 1 x 3 bed) by proposing an additional floor.) Proposed amendment to condition 4 to amend the opening hours of the retail unit from 9am to 7pm on any day to: Monday to Friday 7am-7pm, Saturday 8am-7pm, and Sunday and Bank Holidays 10am-7pm |   |  |
| <b>Ward(s) or groups affected:</b>       | Cathedrals  |   |  |
| <b>From:</b>                             | Head of Development Management  |   |  |
| <b>Application Start Date</b> 12/12/2013 |   | <b>Application Expiry Date</b> 06/02/2014 |  |
| <b>Earliest Decision Date</b> 15/01/2014 |   |   |  |

## RECOMMENDATION

- 1 To vary condition 4 of the consent previously granted, LBS ref 13-AP-1123.

## BACKGROUND INFORMATION

### Site location and description

- 2 The site consists of a rectangular shaped piece of land located on the east side of Stoney Street. The site is currently being developed, to implement the planning application described below, which is for a six storey, mixed use building, with A1 retail on the ground floor and nine flats above. At the time of writing the development is substantially complete.
- 3 The site is within a diverse area, where residential uses, and cultural, market and evening leisure uses closely co-exist.
- 4 In terms of core strategy policy designations, the site lies within the central activities zone, archaeological priority zone, air quality management area, Bankside and Borough action area, district town centre, and strategic cultural area. The site is located within the Borough High Street conservation area. There are some notable listed buildings nearby, namely Winchester Wharf (Grade II), remains of Winchester Palace (rose window, Grade II\*) and Southwark Cathedral (Grade I).

## Details of proposal

- 5 The applicant proposes to alter the approved hours of operation for the A1 shop unit on the ground floor of the scheme being implemented, by amending condition 4 of the related planning consent.

- 6 Condition 4 attached to the approved scheme reads as follows:

The use hereby permitted for retail within A1 use class purposes shall not be carried on outside of the hours 9am to 7pm on any day.

### Reason

In order to safeguard the amenity of nearby residents in accordance with saved policy 3.2 protection of amenity of the Southwark plan and SP13 high environmental standards of the core strategy 2011.

- 7 The submitted application proposes to vary the condition to allow for an earlier opening time, to read as follows:

The use hereby permitted for retail within A1 use class purposes shall not be carried on outside of the hours 7am to 7pm Monday to Friday, 8am to 7pm on Saturdays, and 9am to 7pm on Sundays and bank holidays.

### Reason

In order to safeguard the amenity of nearby residents in accordance with saved policy 3.2 protection of amenity of the Southwark plan and SP13 high environmental standards of the core strategy 2011.

- 8 Amendment

Following discussions with officers, the applicant subsequently agreed to the following amendment (alterations in **bold** type):

The use hereby permitted for retail purposes shall not be carried on (**including preparation and cleaning**) outside the following hours:

Monday to Friday - 7am-7pm

Saturday 8am-7pm

Sunday and Bank Holidays **10am-7pm**

## Planning history

- 9 Planning permission was granted (with legal agreement) on 24 September 2013 (reference 13-AP-1123) for a new six storey building providing retail use (A1) at ground floor and nine residential units on the upper four floors; 6x2bed, 2x1bed & 1x3bed. Amendment to scheme previously granted, reference 11-AP-3963, which was for demolition of existing warehouse above ground level; retention and reuse of substructure and construction of new five storey building providing retail use (A1) at ground floor and nine residential units on the upper floors, comprising of 6 x 2 bed, 2 x 1 bed and 1 x 3 bed) by proposing an additional floor.
- 10 10-AP-1502: Planning permission (and conservation area consent 10-AP-1503) were both refused in December 2010, for full demolition of existing warehouse building above ground and retention and re-use of sub-structure foundations, new five-storey building providing A3 (cafe/restaurant) use and 9 residential units, comprising 3x1-bed, 3x2-bed and 3x3-bed.

11 The reasons for refusal of 10-AP-1502 were:

1. The proposed development is of poor architectural and urban design and fails to preserve or enhance the character of the conservation area and the setting of nearby listed buildings and heritage assets. Its detailed design, choice of materials, facade expression and composition fail to make a positive contribution to the historic environment and is contrary to national policy PPS1 'delivering sustainable development' and PPS5 'planning and the historic environment' and policies 3.12 'quality in design'; 3.13 'urban design'; 3.16 'conservation areas'; and 3.18 'setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan 2007.
2. In the absence of an agreed servicing management plan, the proposed development would cause an unacceptable loss of amenity to future and nearby residential occupiers contrary to policies 3.2 'protection of amenity' and 5.2 'transport impacts' of the Southwark plan 2007.
3. The noise and disturbance associated with the proposed Class A3 floorspace, in particular by reason of the intensity of the A3 use and the density of the development would have a detrimental impact on the residential amenity of future occupiers of the development and nearby occupiers contrary to policies 3.2 'protection of amenity' and 3.11 'efficient use of land' of the Southwark plan 2007.

12 10-AP-1503 was refused for the following reason:

In the absence of a suitable proposal for a replacement building as required by PPS 5 'planning and the historic environment' the loss of this building resulting in a vacant site would be unacceptable and would fail to preserve the Borough High Street conservation area or the setting of nearby listed buildings. The proposal is therefore contrary to policies '3.16 conservation areas' and '3.18 setting of listed buildings, conservation areas and world heritage sites' of the southwark plan 2007.

13 Both of the above decisions were appealed and an inspector dismissed the appeal by way of decision on 10 June 2011.

14 The inspector upheld the first reason, but considered reasons two and three could be dealt with via conditions to request such details as a service management plan, management agreement and hours of operation. He highlighted that the Southwark Plan encourages a mix of uses to add to the vitality of the area. With regard to the design, he considered the vertical panels of solid and glazing would conflict with the more 'punched hole' window openings of nearby traditional buildings with a lack of horizontal emphasis.

15 The inspector took into account the fact that the initial officer recommendation had been to grant planning permission. However, he felt that the arguments presented identified valid shortcomings in the appearance of the proposal, whereby it would have a harmful impact on the historic environment.

16 It is relevant to note from this decision was that the initial officer recommendation was for approval, with a condition requiring:

'The use hereby permitted for restaurant within A3 purposes shall not be carried on outside of the hours 7am to 11pm on bank holidays, and Sundays to Thursdays or 7am to 11:30 pm on Fridays and Saturdays. These hours shall include allowance of time for staff cleaning, closing up and leaving the site.'

The inspector raised no concerns about this proposed condition and instead dismissed the appeal on design reasons.

### **Planning history of adjoining sites**

- 17 There are a number of similar uses in the area with varying hours of operation, however, not all of them have a planning consent in relation to hours. Those that are controlled by planning consents are listed below:
- 15 Winchester Walk (Le Pain Quotodien) (09-AP-2343)  
Monday to Saturday - 07:00 to 23:30  
Sunday - 07:00 to 23.00
  - Caffe Nero (Cathedral Street) (07-AP-0192)  
07:00am to 6:30pm on Monday to Friday,  
8:00am to 5:30pm Saturday  
9:00am to 5:00pm on Sunday.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

- 18 The main issue to be considered in respect of this application is the impact of the proposed earlier opening times on the amenity of surrounding occupiers.

#### **Relevant Planning policy and legislation**

##### Section 73(a) Town and Country Planning Act 1990

- 19 This section of the act allows an applicant to make an application for planning permission for a development which cannot comply with (or which seeks to vary) the conditions subject to which a previous planning permission was granted (ie: an application for variation or removal of condition).

The local planning authority can only consider the question of conditions subject to which planning permission should be granted, and

- a. if it decides planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly (i.e.: agree to amend or remove the condition).
- b. if it decides that planning permission shall be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application (i.e.: not agree to amend or remove the condition).

##### National Planning Policy Framework (NPPF)

- 20 Core Planning Principles  
Section 2: Ensuring the vitality of town centres  
Section 12: Conserving and enhancing the historic environment

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

- 21 Policy 4.7 Retail and Town Centre Development

##### Core Strategy 2011

- 22 Strategic Policy 3 – Shopping, leisure and entertainment

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

Southwark Plan 2007 (July) - saved policies

- 23 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 NPPF. 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:

- 1.7 Development within town and local centres
- 3.2 Protection of Amenity
- 3.15 Conservation of the Historic Environment
- 3.16 Conservation Areas
- 7.4 Bankside and Borough Action Area.

**Principle of development**

- 24 The land use principle has already been established by previous applications, therefore the principle issue for this application is to determine whether the revised hours of operation would harm the amenity of nearby occupiers.

**Environmental impact assessment**

- 25 None required due to the modest size of the site and the extent of the proposal.

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

- 26 There have been a number of objections from residents in the vicinity, mainly on Clink Street. The impact of the proposal on the amenity of these residents is considered below, as well as the residents even closer to the site, in the adjacent building at 38 Stoney Street, as well as the amenity of future residents of the scheme itself.
- 27 It is evident that the site is within a busy location, highly frequented at all times of day by tourists, office workers and market traders. The amenity of the many residents in the vicinity must be balanced against the activities of such uses. With careful planning, it is possible that the more sensitive needs of the residents can co-exist with the burgeoning popularity of the area.
- 28 The applicant has submitted a survey showing opening hours of some of the surrounding A1 and A3 units. As set out in the 'planning history of adjoining sites' section above, only two are controlled by planning consents. The others are likely to be governed by separate licensing laws.
- 29 The units listed in the applicant's survey are as follows, along with a comment on whether or not planning consent has been granted for the hours:

Le Pain Quotodien (15 Winchester Walk)  
Mon-Fri 7am  
Sat 7am  
Planning permission aligns with these hours

Bill's restaurant (Victor Wharf)

Mon-Fri 7am

Sat 8am

No planning permission with a condition controlling opening hours exists for this unit. It appears to have existed as a restaurant since 2003, albeit unfettered by planning condition restricting hours.

Starbucks (Winchester Wharf)

Mon - Fri 7am

Sat - 8:30am

No planning permission with a condition controlling opening hours exists for this unit.

Pret a Manger

Mon-Fri 7am

Sat 7am

No planning permission with a condition controlling opening hours exists for this unit.

Caffe Nero (Cathedral Street)

Mon-Fri 7am

Sat 8am

Planning permission aligns with these hours

- 30 An opening time of 7am accords with previous planning consents granted on other nearby similar uses, and also accords with previous recommendation for this site on application 10-AP-1502, as set out in the planning history section above. The requirement in the revised condition to include preparation and cleaning within the stated hours would ensure that preparatory activity when the unit is closed to the public, takes place only within the stated hours. The revised condition also ensures later opening times on Saturdays, Sundays and Bank Holidays when activity around the site will be less than on working week days.
- 31 In view of the objections raised by neighbours, a condition shall be imposed requiring a service management plan (SMP) to be submitted. The objections received by residents refer to the "tipping point" reached in the area in terms of deliveries and vehicle congestion. The imposition of such a condition would allow the council to exert some control on the servicing activity associated with the retail unit. The applicant has agreed to this, and it is commensurate with past approvals on this site.
- 32 With the inclusion of a SMP condition, it is not considered that the variation to the condition would introduce significant harm to the neighbouring occupiers in terms of activity and noise disturbance at anti-social hours. The site is in a central London location, and within the strategic cultural area, with Borough Market close by which has historically experienced early-morning activity. The proposal therefore complies 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**

- 33 There are none.

#### **Transport issues**

##### Servicing

- 34 Previous applications on this site in relation to A3 restaurant uses have specified that servicing should take place between the hours of 8am and 8pm, and that service

vehicles should access the site from its rear, Winchester Square. Such matters were required to be set out in a service management plan to be submitted for approval against a planning condition. No such condition was imposed on the most recent approval for the A1 retail use, however, it is now open to the LPA to impose such a condition in order to mitigate any harm arising from servicing, bearing in mind concerns raised by residents. It is considered pertinent in this case to impose this condition.

### **Design issues**

- 35 No physical alterations are proposed to the building.

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

- 36 Whilst there are no physical alterations proposed with this application, it is considered that the earlier hours of operation could favourably co-exist with the early-morning operations of the nearby Borough market, which itself an intrinsic part of the conservation area. The proposal would therefore preserve the character of the conservation area.

### **Other matters**

#### Community Infrastructure Levy (CIL)

- 37 CIL is liable for this development as CIL was liable on the parent scheme. A CIL payment of £47,707 has already been paid in respect of this development, triggered by parent scheme 13-AP-1123.

#### Justification for variation of condition, and the need for non-food retail use

- 38 Objections have raised the question of need, stating that the application does not state why the earlier opening hours are required. Whilst there would be no requirement for the applicant to justify why they need the earlier hours, the applicant has stated competition as a reason, so the unit presents a viable offer to the market and can attract passing footfall. This is considered to provide sufficient justification. In terms of previous assertions by the applicant that the unit would be a non-food retail unit, it is not possible in planning terms, to impose a limitation on the goods sold by a retail outlet.

### **Conclusion on planning issues**

- 39 The variation to condition 4 to extend opening hours in the morning is not considered to introduce significant harm in terms of the impact on amenity on surrounding occupiers. A condition requiring the submission and approval of a SMP will enable the council to control the servicing arrangements of the retail unit. Permission is recommended as there are no material planning issues that would justify refusal of the application.

### **Community impact statement**

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

The impact on local people is set out above.

## **Consultations**

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

## **Consultation replies**

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

## Summary of consultation responses

- 43 Objections received from local residents have raised the following issues:

- Earlier opening hours would result in increased congestion. Other businesses in the area already use large vehicles for early morning servicing and the area is already congested. The current congestion affects safety, as emergency vehicles would have difficulty getting through.
- Noise disturbance is also a problem, intensified by the narrow street, and caused by the scraping of chairs at outdoor seating areas, kegs being bumped along the street from the Old Thameside Inn, beeping from vehicles reversing, as well as human traffic.
- The 7am opening hour proposed appears to indicate that a coffee shop will operate the unit. The area doesn't need another coffee shop, and the application does not give a reason for the earlier opening hours. The application for the development stated that it would be for a non-food-related retail outlet.

## **Human rights implications**

- 44 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.
- 45 This application has the legitimate aim of providing a variation in approved opening hours. 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.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

- 46 There is none.



## BACKGROUND DOCUMENTS

| Background Papers  | Held At  | Contact  |
|--|--|--|
| Site history file: TP/1154-G<br>Application file: 13/AP/3799<br>Southwark Local Development Framework and Development Plan Documents | Chief executive's department<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries telephone:<br>020 7525 5403<br>Planning enquiries email:<br>planning.enquiries@southwark.gov.uk<br>Case officer telephone:<br>020 7525 5405<br>Council website:<br>www.southwark.gov.uk |

## APPENDICES

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

## AUDIT TRAIL

|   |   |                          |
|---|---|--------------------------|
| <b>Lead Officer</b>   | Gary Rice, Head of Development Management |                          |
| <b>Report Author</b>  | Susannah Pettit, Planning Officer         |                          |
| <b>Version</b>  | Final                                     |                          |
| <b>Dated</b>  | 14 April 2014                             |                          |
| <b>Key Decision</b>   | No  |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>                    | <b>Comments included</b> |
| 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                       |
| <b>Cabinet Member</b>   | No  | No                       |
| <b>Date final report sent to Constitutional Team</b>                    | 16 April 2014                             |                          |

**Consultation undertaken**

**Site notice date:** 20/12/13

**Press notice date:** 06/02/14

**Case officer site visit date:** 20/12/13

**Neighbour consultation letters sent:** 23/12/13

**Internal services consulted:**

Environmental Protection Team

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

N/A

**Neighbours and local groups consulted:**

4 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
5 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
6 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
1 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
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3 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
7 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
13 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
UNIT 1 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FD  
8 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
9 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
10 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
FLAT 3 CLINK WHARF CLINK STREET LONDON SE1 9DG  
FLAT 4 CLINK WHARF CLINK STREET LONDON SE1 9DG  
FLAT 5 CLINK WHARF CLINK STREET LONDON SE1 9DG  
CLINK PRISON MUSEUM SOHO WHARF CLINK STREET LONDON SE1 9DG  
STUDIO 1 CLINK WHARF CLINK STREET LONDON SE1 9DG  
FLAT 2 CLINK WHARF CLINK STREET LONDON SE1 9DG  
FLAT 6 CLINK WHARF CLINK STREET LONDON SE1 9DG  
15 WINCHESTER WALK LONDON SE1 9AG  
FLAT 7 CLINK WHARF CLINK STREET LONDON SE1 9DG  
FLAT 1 CLINK WHARF CLINK STREET LONDON SE1 9DG  
STUDIO 30 SOHO WHARF CLINK STREET LONDON SE1 9DG  
FLAT A CLINK WHARF CLINK STREET LONDON SE1 9DG  
FIRST FLOOR CENTRE 16 WINCHESTER WALK LONDON SE1 9AG  
FIRST FLOOR CENTRE EAST 16 WINCHESTER WALK LONDON SE1 9AG  
PART GROUND FLOOR FRONT EAST 16 WINCHESTER WALK LONDON SE1 9AG  
SECOND FLOOR REAR 14 WINCHESTER WALK LONDON SE1 9AG  
GROUND FLOOR FRONT WEST 16 WINCHESTER WALK LONDON SE1 9AP  
GROUND FLOOR REAR 16 WINCHESTER WALK LONDON SE1 9AP  
FIRST FLOOR REAR EAST 16 WINCHESTER WALK LONDON SE1 9AG  
FIRST FLOOR REAR WEST 16 WINCHESTER WALK LONDON SE1 9AG  
SECOND FLOOR REAR EAST 16 WINCHESTER WALK LONDON SE1 9AG  
SECOND FLOOR REAR WEST 16 WINCHESTER WALK LONDON SE1 9AG  
FIRST FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
SECOND FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
THIRD FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
FLAT B CLINK WHARF CLINK STREET LONDON SE1 9DG  
WATERSIDE APARTMENT CLINK WHARF CLINK STREET LONDON SE1 9DG  
GROUND FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
FOURTH FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
FIRST FLOOR WAREHOUSE F WINCHESTER SQUARE LONDON SE1 9AP  
FIRST FLOOR 14 WINCHESTER WALK LONDON SE1 9AG

SECOND FLOOR FRONT 14 WINCHESTER WALK LONDON SE1 9AG  
FIFTH FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
LOWER GROUND FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
GROUND FLOOR WAREHOUSE F WINCHESTER SQUARE LONDON SE1 9AP  
THE RAKE 14A WINCHESTER WALK LONDON SE1 9AG  
FLAT 5 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 6 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 7 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 2 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 3 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 4 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 8 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 12 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 13 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 14 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 9 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 10 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 11 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 3 LITTLE WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DG  
FLAT 2 LITTLE WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DG  
FLAT 1 LITTLE WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DG  
STUDIO 2 CLINK WHARF CLINK STREET LONDON SE1 9DG  
SECOND FLOOR FRONT 16 WINCHESTER WALK LONDON SE1 9AG  
5 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
4 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
FLAT 1 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
1 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
2 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
3 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
FIRST FLOOR FRONT EAST 16 WINCHESTER WALK LONDON SE1 9AG  
FLAT 11 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 12 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 13 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 8 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 9 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 10 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 14 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FIRST FLOOR FORMER MEETING ROOM 16 WINCHESTER WALK LONDON SE1 9AG  
11-12 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
FLAT 4 WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DL  
GROUND FLOOR WEST WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
40 STONEY STREET LONDON SE1 9LB  
FIRST FLOOR FRONT WEST 16 WINCHESTER WALK LONDON SE1 9AG  
THE FACTORY WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
UNIT 1 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
FLAT 1 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 5 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 6 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 7 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 2 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 3 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB  
FLAT 4 EVANS GRANARY APARTMENTS 38 STONEY STREET LONDON SE1 9LB

**Re-consultation:**

N/A

**Consultation responses received**

**Internal services**

Environmental Protection Team: Recommend that a Service Management Plan should be submitted as a condition.

**Statutory and non-statutory organisations**

N/A

**Neighbours and local groups**

**Objections received from:**

Councillor Morris  
9 Victor Wharf  
Flat 4 Clink Street  
Flat B Clink Wharf, Clink Street  
2 Horseshoe Wharf, 6 Clink Street  
2 Little Winchester Wharf, 5 Clink Street  
Flat 4, 5 Clink Street  
5 Winchester Wharf, 4 Clink Street  
Flat 4, 4 Winchester Wharf

Issues raised are summarised at paragraph 52