

Item No. 7.1	Classification: Open	Date: 2 September 2014	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 13/AP/3450 for: Full Planning Permission Address: 5-9 Rockingham Street, London SE1 6PD Proposal: Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m2 restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage		
Ward(s) or groups affected:	Chaucer		
From:	Head Of Development Management		
Application Start Date 29/11/2013		Application Expiry Date 04/03/2014	
Earliest Decision Date 08/01/2014			

RECOMMENDATION

- 1 To grant full planning permission subject to conditions, the applicant first entering into an appropriate legal agreement by no later than 16 October 2014 and referral to the Mayor of London (GLA).
- 2 In the event that a legal agreement is not entered into by 16 October 2014, that the committee authorise the Head of Development Management to refuse planning permission for the reasons set out in paragraph 142.

BACKGROUND INFORMATION

Site location and description

- 3 The site is comprised of a small triangular piece of land which is bordered by Rockingham Street to the south, Tiverton Street to the west and the railway viaduct to the east. The site is presently occupied by a two storey restaurant and a vacant storage yard, in addition to the railway arches that also form part of the development site.
- 4 To the south of the site is the Metro Central Heights development which was designed by Erno Goldfinger and constructed in the 1960s. The development was Grade II listed in 2013. It is comprised of three main blocks ranging from 2 to 18 storeys in height.
- 5 Opposite Tiverton Street is a 6 storey office building, with a larger office building located behind on Newington Causeway. To the north of the site is a 22 storey building presently being constructed on Newington Causeway (discussed further in the planning history section, below).

- 6 To the eastern side of the railway lines is an area of residential use which is predominantly characterised by 4-6 storey residential blocks.
- 7 The wider area is characterised by a mix of uses including retail and Southbank University, but the predominant use is office and residential. The range of building heights varies from 2 to 22 storeys, but it is considered that the predominant height is around 6-8 storeys although there are taller buildings within the immediate context of the site.
- 8 The site is located within the Central Activity Zone, the Air Quality Management Area, Archaeological Priority Zone, the Elephant and Castle Town Centre, and the Elephant and Castle Opportunity Area. The site is not located within a Conservation Area, but as discussed is located within the setting of the Grade II Metro Central Heights.

Details of proposal

- 9 Planning permission is sought for the redevelopment of the site including the demolition of existing building and erection of a new mixed use 13 storey building containing 30 residential units, comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units, and a restaurant (A3 use) of 373m² in area at part basement/part ground floor level and mezzanine storage. A total of 34% of the residential accommodation is proposed as affordable housing.
- 10 The development would also provide 2 disabled car parking spaces within the railway arch, in addition to associated refuse and cycle storage, and bulk storage for both residential and commercial users.
- 11 The existing restaurant is to be demolished and the proposed development will provide new restaurant floorspace which will be occupied by the present user.

Planning history

- 12 Planning permission (04-AP-1840) was granted in 2004 for the change of use to restaurant (Class A3) and office (Class B1) on ground and newly created mezzanine floor.
- 13 Planning permission (05-AP-1121) was granted in 2005 for a limited period for a change of use from general office/store to a mini cab radio control office.
- 14 Planning permission (08-AP-2834) was granted in 2009 for the variation of Condition 4 of permission 04-AP-1840 (which permitted change of use to a restaurant (Class A3) and office (Class B1) on ground and mezzanine floor) to extend the hours of operation by one hour from 11pm to midnight on any day.

Planning history of adjoining sites

42a Tarn Street

- 15 Planning permission (02-AP-1507) was granted in 2002 for the extension of building and elevational alterations to form new office accommodation at first floor level.
- 16 Further planning permission (03-AP-1050) was granted in 2003 for the construction of additional two storeys to provide office and storage accommodation.

89 to 93 Newington Causeway

- 17 Planning permission (09-AP-1940) was granted in 2011 for the demolition of the

existing building and erection of a 22 storey mixed use building (comprising 38 residential units) including a mix of cafe and office floorspace at ground to second floor level.

- 18 Further planning permission (12-AP-0120) was granted in 2012 for the variation of several conditions associated with the above permission.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 19 The main issues to be considered in respect of this application are:
- a) principle of the proposed development in terms of land use and conformity with strategic policies;
 - b) design issues including layout, heights, massing, elevations and impact on the setting of the listed building;
 - c) transport issues, and loss of existing parking on the site;
 - d) affordable housing;
 - e) housing mix and type;
 - f) quality of accommodation;
 - g) traffic issues;
 - h) impact on the amenities of occupiers of adjoining properties;
 - i) energy and sustainability; and
 - j) planning obligations.

Planning policy

National Planning Policy Framework (NPPF)

- 20 Section 1: Building a strong competitive economy
Section 4: Promoting sustainable development
Section 6: Delivering a wide choice of good 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

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

- 21 3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Quality And Design Of Housing Developments
3.7 Large Residential Developments
3.8 Housing Choice
3.9 Mixed And Balanced Communities
3.12 Negotiating Affordable Housing On Individual Private Residential And Mixed Use Schemes
4.1 Developing London's Economy
4.7 Retail And Town Centre Development
5.1 Climate Change Mitigation
5.2 Minimising Carbon Emissions
5.3 Sustainable Design And Construction.
5.6 Decentralised Energy In Development Proposals
5.7 Renewable Energy
5.11 Green roofs And Development Site Environs

- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects Of Development On Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.6 Architecture
- 7.7 The Location and Design of Tall and Large Buildings
- 7.8 Heritage Assets And Archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing Noise And Enhancing Soundscapes
- 7.19 Biodiversity And Access To Nature
- 8.2 Planning Obligations

Core Strategy 2011

- 22 1 – Sustainable development
- 2 – Sustainable transport
- 5 – Providing new homes
- 6 – Homes for people on different incomes
- 7 – Family homes
- 10 – Jobs and businesses
- 11 - Open spaces and wildlife
- 12 – Design and conservation
- 13 – High environmental standards
- 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 23 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.

- 1.4 Employment sites outside the Preferred Office Locations and Preferred Industrial Locations
- 1.7 development within town and local centres
- 2.5 Planning Obligations
- 3.1 Environmental Effects
- 3.2 Protection of Amenity
- 3.3 Sustainability Appraisal
- 3.4 Energy Efficiency
- 3.6 Air Quality
- 3.7 Waste Reduction
- 3.11 Efficient Use of Land
- 3.12 Quality in Design
- 3.13 Urban Design
- 3.14 Designing Out Crime
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 3.19 Archaeology
- 3.20 Tall Buildings

- 3.28 Biodiversity
- 4.1 Density of Residential Development
- 4.2 Quality of Residential Development
- 4.3 Mix of Dwellings
- 4.4 Affordable Housing
- 5.1 Locating Developments
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.6 Car Parking
- 5.7 Parking Standards for disabled people and the mobility impaired

Southwark Supplementary Planning Documents (SPD)

- 24 Sustainable Design and Construction 2009
Affordable Housing 2008 (September) and 2011 Draft
Section 106 Planning Obligations 2007
Residential Design Standards 2011
Elephant and Castle SPD
S106 Planning Obligations and Community Infrastructure Levy Draft SPD

Principle of development

- 25 The site is located within the Enterprise Quarter of the Elephant and Castle SPD and introduction of residential development is supported in principle on this site helping to increase the supply of dwellings within the Opportunity Area, providing more street activity and integrating this site into the surrounding neighbourhoods.
- 26 This SPD also identifies an opportunity for taller buildings to be developed around Newington Causeway to help define the gateway into the central area.
- 27 The proposed restaurant at ground floor and basement level would replace the existing premises on the site and provide potential for an increase in active frontages onto both Rockingham Street and Tiverton Street.

Affordable housing

- 28 Strategic Policy 6 'Homes for people on different incomes' requires affordable housing in all new developments of 10 or more units. Within this area, developments are required to provide a minimum of 35% affordable housing and at least 35% of the scheme should be for private housing. Of the affordable homes 50% should be for social rent and 50% for intermediate/shared ownership.
- 29 It is important to note that the application as originally submitted provided 2 affordable housing units (comprising 4%) both of which were shared ownership. Following on from negotiations, the applicant has agreed to increase the quantum of affordable housing and to improve the mix.
- 30 The development would now provide the following tenure mix:
 - Private Housing: A total of 20 units (56 hr) being 65.9%
 - Shared Ownership: A total of 6 units (15 hr) being 17.6%
 - Social Rented: A total of 4 units (14 hr) being 16.5%
 - Total Affordable Housing is 10 units (29 hr) being 34.1%.
- 31 Saved policy 4.4 'Affordable Housing' of the Southwark Plan requires a minimum of 17.5% shared ownership and 17.5% social rented accommodation (each being 50% of the total 35% affordable housing requirement) to be provided within any major

development in this part of the Borough. This application provides 34.1% affordable housing with 17.6% shared ownership and 16.5% social rented units.

- 32 There is a modest shortfall (equating to 1 habitable room) in both the total affordable housing and the social rented accommodation when assessing the development against saved policy 4.4.
- 33 However, saved policy 4.5 'Wheelchair affordable housing' allows a dispensation in affordable housing of 1 habitable room for every affordable housing unit which complies with the wheelchair design standards. The development provides 2 x wheelchair affordable units, and so the development would meet policy in terms of the 35% affordable housing requirement.
- 34 The proposed development would have one core to serve the private, shared ownership and social rented units, which is welcome and complies with local policy ensuring that development should be 'tenure blind' in regard to its mix, appearance, and quality of design.
- 35 Furthermore, the prospective Registered Social Landlord (RSL) has confirmed that they would acquire the affordable units. As such, a clause is to be included within the S106 requiring the developer to provide legal confirmation of an agreement with an RSL prior to the commencement of development.

Density

- 36 Saved policy 4.1 'Density of residential development' describes the residential density levels expected in different parts of the borough and refers to appendix 2 of the development plan for further guidance. Appendix 2.6 'Density Calculations' describes the methodology for calculating density in the borough.
- 37 Strategic policy 5 'Providing new homes' describes that in the central activity zone densities are expected to be between 600 and 1100 habitable rooms per hectare, and that within the action area cores the maximum densities set out above may be exceeded when developments are of an exemplary standard of design. Southwark's Residential Design Standards go on to describe the criteria that should be met if a development is to be considered as having an exemplary standard of design in section 2.2 'Density Standards'.
- 38 The site area stated by the applicant is 0.055 hectares, and there are 85 habitable rooms (residential use) in addition to the 14 habitable room equivalent associated with the non-residential use (a total of 99 habitable rooms). Therefore, the density of the proposed development is 1800 habitable rooms per hectare (hr/ha).
- 39 This means that the development is in excess of the normal density range expected within the central activity zone. In accordance with the Core Strategy, it may be possible to exceed this range, if exemplary design standards can be demonstrated. The quality of accommodation is discussed in detail below. In addition, the scale and form of the development should not be overbearing in its context, or cause significant harm to the amenity of neighbouring occupiers. These issues are also discussed further below.

Dwelling mix

- 40 Strategic Policy 7 'Family homes' of the Core Strategy requires developments with 10 or more units to provide a minimum 60% of units with 2 or more bedrooms and a minimum of 10% 3, 4 or 5 bedroom units within the central activity zone.

- 41 This application proposal provides 87% of units with 2 or more bedrooms and 13% of units with 3 or more bedrooms. The development therefore exceeds the minimum policy requirements for 2 or more bedrooms and also provides 10% of 3, 4 or 5 bedroom units.
- 42 In addition, saved policy 4.3 'Mix of dwellings' of the Southwark Plan states that 10% of units in residential developments should be wheelchair accessible, on a habitable room basis. The proposed development will provide 2 wheelchair accessible units (a total of 8 habitable rooms) which comprises 9.4% of the development and therefore falls marginally short of the 10% requirement.
- 43 It is important to note that there is only space for two disabled car parking spaces at the site given the site constraints, and as such even if a third unit was created to be wheelchair compliant there would be insufficient parking available on-site. Furthermore, a fall back position for the applicant could be that one of the living areas within a wheelchair unit is internally divided to create an additional habitable room (to ensure the 10% requirement is met). However this would be counter-productive, and it is considered that larger rooms would be preferable.
- 44 As such, it is considered that on balance the modest shortfall in wheelchair housing in this instance is acceptable.
- 45 The proposed wheelchair units are designed to comply with the South East London Housing Partnerships Wheelchair Housing Design Guidelines (SELHPWHDG), as appended to Southwark's Residential Design Standards (SPD).
- 46 Officers are satisfied that the submitted application drawings currently show that these units will meet the SELHPWHDG requirements.

Environmental impact assessment

- 47 Applications where an Environmental Impact Assessment (EIA) is required will either be mandatory or discretionary, depending on whether they constitute Schedule 1 (mandatory) or Schedule 2 (discretionary) development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In this case the proposed development falls under Schedule 2, Category 10b 'urban development project' of the EIA Regulations where the threshold for these projects is a site area exceeding 0.5ha. The application site area is 0.055 ha and therefore well below this threshold.
- 48 An EIA would only be required for this current application site if it is likely to generate significant environmental effects having regard to the criteria set out in Schedule 3 of the Regulations, which include:
- The characteristics of the development
 - The environmental sensitivity of the location
 - The characteristics of the potential impact
- 49 A request for a Screening Opinion was not submitted with the application. However in this context, it is considered that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an inner London location and is located outside of a sensitive area as per Regulation 2(1), and the development is unlikely to generate any significant environmental effects of a magnitude that would require assessment through an EIA.

Design and conservation

Context

- 50 This site is relatively small and constrained, bordered by two streets and a railway viaduct running north-south; such that, creating an attractive and efficient layout on this site is challenging to achieve.
- 51 The site is presently occupied by a two storey restaurant and a vacant storage yard, in addition to the railway arches that also form part of the development site.
- 52 To the south of the site is the Metro Central Heights development which was designed by Erno Goldfinger and constructed in the 1960s. The development was Grade II listed in 2013. It is comprised of three main blocks ranging from 2 to 18 storeys in height.
- 53 Opposite Tiverton Street is a 6 storey office building, with a larger office building located behind on Newington Causeway. To the north of the site is a 22 storey building presently being constructed on Newington Causeway.
- 54 The wider area is characterised by a mix of uses including retail and Southbank University (LSBU), but the predominant use is office and residential. The range of building heights is varied from 2 to 22 storeys although the predominant height is around 6-8 storeys with other taller buildings within the immediate context of the site.
- 55 This site would benefit regeneration, being in a relatively poor state and contributing little to the local townscape. The redevelopment of the site is very much welcomed, but the quality of its urban and architectural design must be of a high standard that is sustainable in the longer term. The NPPF notes that good design is a key aspect of sustainable development and is indivisible from good planning, and that design should seek to promote or reinforce local distinctiveness.
- 56 Saved Policy 3.13 Urban design, requires that principles of good urban design must be taken into account in all developments. The height, scale and massing of buildings should be appropriate to the local context and should not inappropriately dominate its surroundings. The proposal for a 13 storey building on the site, which although taller than some buildings nearby, is not considered to be out of context with the scale and height of many buildings within the area.
- 57 As previously noted, the site is located within the Enterprise Quarter of the Elephant and Castle SPD which identifies an opportunity for taller buildings to be developed around Newington Causeway to help define the gateway into the central area. Of particular relevance to this proposal, the strategy for the Enterprise Quarter also includes the following requirements:
- Promote provision of active uses at ground floor and require active frontages at ground floor wherever possible.
 - Promote the redevelopment or refurbishment of underused land and buildings through development which demonstrates high quality architecture and helps to create a more consistent townscape.
 - Enable a cluster of tall buildings on Newington Causeway. Heights should diminish moving northwards along Newington Causeway. Elsewhere ensure that building heights relate to the context of the area.

Height and scale

- 58 Core Strategy SP12, saved Southwark Plan policy 3.20, and policy in the London Plan set out criteria to guide decision making on applications for tall buildings. It is clear that the main impetus of the Replacement London Plan policy is for maximising the potential for redevelopment in the Opportunity Area and ensuring that careful consideration is given to all the various criteria relating to the impacts of a tall building. Southwark Plan saved policy 3.20 states that tall buildings (defined as one that exceeds 30m in height) may be suitable on sites which have excellent accessibility to public transport and are located in the Central Activities Zone (particularly in Opportunity Areas) outside landmark viewing corridors, where the building should:
- make a positive contribution to the landscape; and
 - be located at a point of landmark significance; and
 - be of the highest architectural standard; and
 - relate well to its surroundings, particularly at street level; and
 - contribute positively to the London skyline as a whole, consolidating a cluster within that skyline or providing key focus within views.
- 59 London Plan policy 7.7 provides specific policy guidance on suitable locations and design of tall buildings, generally encouraging tall buildings where they: create attractive landmarks enhancing London's character; help provide a coherent location for economic clusters of related activities and/or act as a catalyst for regeneration; and are acceptable in terms of design and impact on their surroundings.
- 60 The policy relates to the design and impact of large scale buildings requiring that they be of the highest quality design, be suited to their wider context, be attractive city elements and where appropriate contribute to an interesting skyline, consolidating clusters within that skyline paying particular attention, in residential environments, to privacy, amenity and overshadowing, providing high quality spaces, capitalising on opportunities to integrate green spaces and planting and support vibrant communities both around and within the building.
- 61 The London Plan also sets general policy directions to be followed in the Elephant and Castle Opportunity Area and states: 'The planning framework for the area around the Elephant and Castle should draw on its good public transport accessibility, closeness to the Central Activities Zone and relatively affordable land. This could be a suitable location to meet some of London's longer-term needs for extra office space and is generally suitable for tall buildings'.
- 62 The Elephant and Castle SPD supports tall buildings in certain areas, provided they respond to the surrounding context and act as focal points in views towards the Elephant and Castle along main roads and strengthen gateways into the central area. There is an emerging cluster of tall buildings within the vicinity of the site such as Eileen House and the Signal building, both on Newington Causeway.
- 63 Therefore, the aforementioned guidance supports the principle of a tall building on this site subject to the various tall buildings criteria, environmental impacts, and design. In considering the acceptability of the proposed height of 43.15m, due consideration should be given to the changes that are occurring within the wider Elephant and Castle regeneration area and the developing Enterprise Quarter which will further alter the scale and character of the area.

- 64 Within this changing context, the proposed development would make a positive contribution. There is an opportunity for a positive relationship between this scheme and the aforementioned sites located nearby on Newington Causeway in particular. When considered together, these sites start to signal a gateway from the north of the Borough into the Elephant and Castle forming part of an emerging regeneration cluster of tall buildings. The 'gateway-significance' adds in addressing the fact that the site when viewed in isolation is not considered a point of landmark significance as defined by saved Southwark Plan policy 3.20. However the site would have some prominence as part of this gateway; and as the proposed building is of a sufficiently high architectural standard, relates well to the surrounding context and makes a contribution to the townscape, it is considered to comply with the intent of saved policy 3.20 of the Southwark Plan.
- 65 The building is considered to fit well within both the existing and emerging context described above, would not over-dominate its surroundings and would remain subservient in height to the buildings within the core and secondary clusters of the Elephant and Castle. In this way the development can be considered to make a positive contribution to the landscape and to the London skyline as a whole, consolidating (an emerging) cluster within that skyline and providing key focus within views, in line with policy 3.20. These points will be addressed in more detail below. The remaining emphasis in terms of tall buildings policy relates to architectural and urban design quality, impacts on surroundings including skyline and views and sustainability, all of which are addressed elsewhere within this report.
- 66 As sought within the Elephant and Castle SPD, the building would provide active frontages at street level. It is considered that the design of the replacement development provides a more open frontage on both Rockingham and Tiverton Streets improving the active frontage of this site.

Materials and detailing

- 67 The design of the top of the building has successfully stepped down the top of the building, which improves the interest of the roofline and reduces the visual impact on the neighbouring developments. This results in effectively reducing the bulk on the north end of the top of the building.
- 68 In addition, the detailed finish of the building appears well designed having a regular repeated form without being bland and monotonous. The quality of the finish of the brickwork is an important aspect of the design as is the detailed design of the surface pattern of recessed panels, reveals, recessed and projecting balconies. These details should be provided to the local authority prior to construction and secured by way of condition.
- 69 The external appearance would achieve a good quality by using a consistent masonry finish. The use of aluminium on the external elevations of the upper floors has been limited to window frames, an amendment since original submission. In addition, the spandrels shown on the elevations between levels are now masonry (rather than aluminium).
- 70 The open double height terrace area at roof level with the associated framing pillars is a key design aspect to this building. Therefore it is recommended that a condition is imposed to ensure that this essential element of the design is constructed.
- 71 Overall, it is considered that the proposed design is of a high architectural quality and will contribute positively to the local scene. The success of the design relies on the quality and detailing of its materials. The local authority can suitably control these matters through conditions including material samples, sample panels of brickwork

and masonry and detailed drawings.

Setting of listed buildings (Metro Central Heights)

- 72 The Metro Central Heights has recently been given listed grade II status. The buildings have a coherent massing and are an important example of post war modernist construction. Originally built as offices the buildings are now primarily residential. The blocks vary in height increasing in height to the north and south and reducing to the east and west.
- 73 Saved policy 3.18 of the Southwark Plan states that: "Permission will not be granted for developments that would not preserve or enhance.....The immediate or wider setting of a listed building." Although the 9 story block of Metro Central Heights is the nearest to the site, it is the other side of the road from the development and very much part of its own group which include much taller blocks. It is also a much longer block with greater bulk than the others. For these reasons and taking account of the previously discuss design merits of the scheme, it is considered that the proposed development would not unacceptably dominate or adversely affect its setting, which is considered to be preserved.

Amenity

Future occupiers

- 74 Saved policy 4.2 'Quality of residential accommodation' states that planning permission will be granted for residential development where it achieves good quality living conditions and includes high standards of accessibility, outlook, privacy, natural daylight, ventilation, outdoor amenity space, safety, security and protection from pollution including noise and light.
- 75 As mentioned above, the density for the scheme is above the anticipated density range for this area, and the scheme must achieve exemplary design standards.
- 76 The Residential Design Standards SPD sets out guidance on what constitutes 'excellent' accommodation standards looking at factors such as exceeding minimum flat sizes, a preponderance of dual aspect units, and providing generous floor to ceiling heights.

Daylighting analysis

- 77 The applicant has provided a daylight/sunlight report that identifies two rooms (a bedroom and an open plan living/dining/kitchen area) at first floor level facing the railway viaduct that fall below the BRE guidance for daylighting. However, these rooms are not located within the same flat, and importantly each room has other windows providing an aspect (and daylight sources) from other orientations.
- 78 Otherwise the residential units on the remaining floors would have good access to natural light, being elevated and given that all flats are dual aspect, with some flats being triple aspect.
- 79 This means that daylight and sunlight penetration to the flats is generally very good and each would achieve high levels of internal amenity in terms of natural light.

Outdoor amenity space

- 80 Policy 4.2(ii) of the Southwark Plan and Section 3.2 of the SPD on Residential Design Standards states that development should provide high standards of outdoor/green

amenity space. The draft SPD advises that development should as a minimum meet and seek to exceed the following standards:

- 50m² of communal space per development
- For units containing 3 or more bedrooms, 10m² of private amenity space
- For units containing 2 or less bedrooms, ideally 10m² of private amenity space, and where this is not possible the remaining amount should be provided to the communal amenity space requirement.

- 81 The development would provide each of the proposed residential units with a private balcony or terrace with minimum areas of 5.4m² for a one bed unit, 6.0m² for a two bed unit, and 10.0m² for a three bed unit (up to 57.1m² in area for the duplex flats). The majority of the 2 bed units fall short of the guidance of the SPD, however all one and three bed units meet the amenity space standards. The overall shortfall of amenity space for the development is 50m² of communal, and an additional 51m² associated with the shortfall in the amenity spaces provided for the two bed units, resulting in a total of 101m² in area.
- 82 Given the constrained nature of the site and efficient use of land made by the development, combined with the need to provide renewable energy on-site (by way of photovoltaic panels on the roof of the building that could otherwise have been as amenity space) there is no area available for on-site communal amenity space.
- 83 Newington Gardens, a publicly accessible park is located only 130m to the north of the site and is conveniently sited for the future occupiers of the development. There are also other public open spaces within walking distance of the site. As such, whilst no communal amenity space is provided within the development, the future occupiers will have access to the other public open spaces in the vicinity of the site. Given the existence of other public open spaces within the vicinity of the site, along with the additional S106 contributions outlined below and the sustainable benefits of providing renewable energy by photovoltaic panels on the roof of the building, on balance it is considered acceptable in this instance for no communal amenity space to be provided on the site.
- 84 In accordance with the draft S106 Planning Contributions and Community Infrastructure Levy SPD the applicant agrees to contribute a total of £20,705 (comprising the full contribution for the 101m² shortfall) which will help to mitigate this shortfall within improved and new open space within the Borough.
- 85 Overall for these reasons it is considered that the proposed development provides an acceptable standard of amenity space for future occupiers, subject to an additional S106 contribution towards off-site public amenity space provision/enhancement.

Internal space standards

- 86 Supplementary Planning Document for Residential Design Standards 2011 details minimum space standards for residential units.
- 87 The table below describes the range of unit size proposed in this scheme, compared to the Residential Design standards.

Unit size	Minimum standard (sqm)	Proposed size range (sqm)
1 bed (2 persons)	50	50 to 57
2 bed (3 persons)	61	61 to 66
2 bed (4 persons)	70	71
2 bed (average)	66	66

Unit size	Minimum standard (sqm)	Proposed size range (sqm)
3 bed (4 persons)	74	119
3 bed (5 persons)	86	110 to 118
3 bed (6 persons)	95	
3 bed (average)	85	

- 88 All units achieve the minimum standards for unit size, as well as the minimum standards for individual room size within units. The larger family units are particularly generous in size.
- 89 All of the proposed units are dual aspect and many are triple aspect, which represents an exemplary level of internal layout and outlook. The proposed flats include bulk storage areas, and have natural light and ventilation for all kitchens and a significant proportion of the bathrooms.
- 90 The proposed development is located in close proximity to the railway viaduct and will have habitable rooms facing the railway lines in many of the units. As discussed further below, a condition will be imposed requiring the residential units to be designed to a suitable internal noise level. With these measures in place it is considered that there would be an appropriate level of amenity in this regard.
- 91 The proposed residential windows will be located at least 22m from the nearest neighbouring residential unit, which is well in excess of the 12m separation distance required within the Residential Design Standards SPD. As such it is not considered that there would be any overlooking or loss of privacy which would cause material harm to any future occupier of this development.

Conclusion on quality of accommodation

- 92 Whilst there is a shortfall on the quantum of amenity space, the development would provide residential units that would each have a private amenity space, all room and unit size requirements are met or exceeded, there is good outlook and access to natural light, and all units would be either double or triple aspect. Overall, for these reasons it is considered that the development would provide a good standard of accommodation for future occupiers.

Neighbouring occupiers

- 93 Policy 3.2 'Impact on amenity' of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Also, there is a requirement in policy 3.1 'Environmental effects' to ensure that development proposals will not cause material adverse effects on the environment and quality of life.
- 94 Strategic Policy 13 'High Environmental Standards' of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environment in which we live and work.

Daylight and sunlight

- 95 The applicant initially provided Daylight Assessments associated with 6-8 Tiverton Street and Metro Central Heights, which were superseded by a further Daylight and Sunlight Study (prepared by Right of Light Consulting) in support of the application.
- 96 The reports assess the application scheme based on the Building Research

Establishment (BRE) guidelines on daylight and sunlight.

- 97 The BRE sets out three detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site.
- 98 The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value (0.8 times the original value) before the loss is noticeable.
- 99 The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. Another method of calculation is the Average Daylight Factor (ADF) which is a more detailed assessment and considers the amount of sky visibility on the vertical face of a window, but also the window size, room size and room use. However it is often impractical to undertake ADF calculations for existing buildings as they would require a full survey of all rooms.
- 100 A number of objections have raised the issue of impact on daylight and sunlight, specifically to Metro Central Heights. As with all applications, the impact on the amenity of neighbouring residents needs to be assessed against the advice set out by the BRE, taking into account the nature of the property and the characteristics of the area. These impacts should then be considered in the light of any broader benefits of the development, and all other material considerations.
- 101 The report concludes that all main habitable windows pass the VSC test with the exception of 31 windows at 1-78 Stephenson House and 1-136 and 327-413 Metro Central Heights.
- 102 As mentioned, the BRE have determined that the daylight can be reduced by about 20% of their original value (0.8 times the original value) before the loss is noticeable. Of these windows which fall short, the two most affected habitable rooms are located within Metro Central Heights (identified as windows 219 and 230 within the Daylight and Sunlight Study) where the reduction is 0.57 from original. These windows already have a low existing VSC, being 10.0% and 10.8% due to the positioning of the windows and given that they are located beneath an existing overhang from the floor above. These rooms in particular would have a noticeable loss of daylight; however, it is relevant that the amount of light to these rooms is low at present.
- 103 The vast majority of the of the windows failing the VSC test only fall short by a slight amount, generally between 0.73 and 0.79 from the original value.
- 104 A high number of windows which fail the VSC test are already obstructed by existing overhanging walkways (or other overhangs), projecting wings of existing buildings or the close proximity of the buildings to each other.
- 105 The BRE acknowledges that in such situations a larger relative reduction in VSC may be unavoidable as the (existing neighbouring) building itself contributes to poor daylighting.
- 106 Overall, whilst there will be instances of relatively minor impacts upon existing daylight levels, it is considered that the proposed development will not have a significantly adverse impact on the light received by neighbouring properties. When considered in

the context of this urban location and the wider benefits of the development, it is considered that the impacts are not so significant to justify an objection on this basis.

Privacy and overlooking

107 The Residential Design Standards SPD 2011 states that in order to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances between residential windows:

- A minimum distance of 12m at the front of the building and any elevation that fronts onto a highway
- A minimum distance of 21m at the rear of the building.

108 The proposed development meets these minimum separation distances to neighbours and given the proposed arrangement of the buildings, it is considered that the proposed development would not result in a material impact on the amenity of any adjoining occupiers from overlooking or a loss of privacy.

Environmental protection

Air quality

109 An assessment of possible impacts upon air quality has been submitted as part of the application. The Environmental Protection Team have assessed the document and agree with the recommendations that careful management at construction phase should be undertaken and that the residential units on floors one to nine should have mechanical ventilation provided. Accordingly, conditions are recommended to be imposed requiring these details to be provided to the local authority for approval should Members be minded to grant permission.

Noise and vibration

110 A Noise and Vibration Assessment has been submitted in support of the application. The Environmental Protection Team have assessed the report and consider that the noise and vibration criteria can be achieved by glazing and structure specification. As such it is recommended that a number of conditions are imposed including suitable internal noise levels, suitable sound insulation between commercial and residential units, protection of vibration, control of plant noise and suitable kitchen ventilation.

Contaminated land

111 The Environmental Protection Team have recommended that a condition is imposed requiring that prior to the commencement of development a site investigation and risk assessment is completed, following on from this in the event that contamination is found then a remediation strategy would be required along with a verification report.

Construction and demolition management

112 Should Members resolve to grant permission, it is recommended that the applicant submit a Construction and Demolition Management Plan for approval prior to the commencement of development.

Transport issues

113 The application site has a Public Transport Accessibility Level rating of 6b, the highest PTAL rating, meaning it has an excellent accessibility to public transport. There are tube and rail stations and many bus routes in the vicinity contributing to this rating.

The site is located in the Central Activities Zone and a Controlled Parking Zone (CPZ).

Access

- 114 The proposed development will provide pedestrian access to the restaurant use is from Rockingham and Tiverton Streets, and access to the residential development is from Tiverton Street.
- 115 Vehicular access for the two disabled car parking bays is through a vehicle gate on Tiverton Street, which has been set back away from the footpath since the original submission.
- 116 There is some potential conflict between servicing and refuse collection with pedestrian movements, although this can be mitigated through a Service Management Plan secured by way of condition.

Car parking

- 117 Given that the site is located within a CPZ and in order to prevent possible over spill parking from the development, it is recommended that a condition is imposed preventing any occupiers of this development being eligible for on-street parking permits.
- 118 As mentioned, the provision of two disabled car parking spaces is deemed appropriate for the scale and nature of this development on this small site.
- 119 The two wheelchair accessible spaces will be assigned to the two disabled units in the development. Whilst users would need to make the way to the residential entrance approximately 25m away, it is considered that given the site constraints there would be no practical alternative to have the car parking spaces closer to the entrance. On balance it is considered that this proximity would be acceptable.

Car club

- 120 In order to provide future residents with means of access to a vehicle without increasing the numbers of vehicles on street, the applicant will provide 3 years membership to Zipcar car club for each eligible adult secured through the legal agreement. Car club bays are measures aimed at mitigating against an under provision of parking or a method to deter private parking and car ownership.

Cycle storage

- 121 The minimum requirement for cycle parking for the residential development is a total of 37 spaces with 34 for occupiers and a further 3 for visitor cycle parking. In addition the minimum requirement for cycle parking associated with the restaurant use is 2 cycle spaces.
- 122 The development seeks to provide a total of 48 spaces for residential occupiers with another 2 for the restaurant users and 7 on-street spaces.
- 123 The proposed number of cycle spaces exceeds the guidance and aside from the on-street spaces would be secure and accessible for all. Details of the cycle parking type has not been provided, and a condition should be imposed requiring details to be provided to the local authority for approval. Visitor cycle parking for the restaurant is not covered but is convenient and will be passively secure as it is overlooked by the restaurant.

Servicing

- 124 The proposed location for deliveries, servicing and refuse collection for the residential units is from Tiverton Street. This is a narrow street and frequent deliveries to the main concierge could potentially cause conflict especially with vehicles accessing the development opposite. High numbers of deliveries such as shopping are possible due to the lack of car parking provided.
- 125 Further information is required regarding the servicing of the restaurant unit, as deliveries from Rockingham Street could cause conflict with cyclists due to the width of the street and high volumes of cyclist flow in the AM and PM peaks.
- 126 Should permission be granted, it is recommended that details of mitigation should be provided within a Service Management Plan, secured by way of condition. The expected number, frequency and type of vehicles proposed with the development should be included within this plan.

Refuse and recycling storage

- 127 The proposed drawings show refuse and recycling storage for each of the buildings and uses. There is sufficient, segregated refuse and recycling storage space available for the commercial and residential elements of the scheme. These refuse stores are convenient for future occupiers and easily accessed from the street. The doors have been designed to ensure easy access to the storage spaces.
- 128 A compliance condition is recommended to ensure that the refuse and recycling storage is provided in accordance with the drawings.
- 129 For these reasons it is considered that the proposed development would provide sufficient refuse and recycling storage facilities to meet the likely needs of future occupiers.

Construction management plan

- 130 The application does not include a Construction Management Plan. To ensure that the demolition and construction phase does not result in harm to the function of the transportation network and the amenity of neighbouring occupiers, it is recommended that a condition is imposed requiring the submission of a CMP prior to the commencement of development should Members resolve to grant permission.

Public realm

- 131 The development provides for new paving along both Rockingham and Tiverton Streets in addition to the planting of 3 trees and installation of 4 Sheffield stands. Given that these works fall outside the site, the applicant has agreed to secure the obligation by legal agreement.

Landscaping

- 132 The proposed development includes some minor works to the public realm (discussed above) and the application drawings show planting to be undertaken on the balconies and terrace areas. However, the information relating to the landscaping of the public realm and these amenity spaces lacks suitable detail. Should planning permission be granted, it is recommended that a condition is imposed requiring further details of this landscaping to be submitted to the local authority for approval.

Flood risk

- 133 A Flood Risk Assessment has been prepared and submitted with the application. The site is situated within flood zone 3, which is considered to be 'High Risk', but does benefit from being defended by the Thames Tidal Defences.
- 134 The site of the development is situated within the 6 to 12 hour inundation zone and described as 'moderate' hazard within the Southwark Strategic Flood Risk Assessment (SFRA).
- 135 The Environment Agency recommend that finished floor levels be set a minimum of 300mm above the 1 in 200 year breach level plus climate change, as stated within table 6.4.4 *Spatial Planning & Development Control Recommendations* of the Southwark Strategic Flood Risk Assessment (SFRA). However, the submitted flood risk assessment (FRA) demonstrates that the site falls outside of the modelled breach extents and therefore should remain safe from inundation.
- 136 The Environment Agency have recommended a number of conditions are imposed relating to contamination and piling.

Planning obligations (s106 undertaking or agreement)

- 137 Saved policy 2.5 of the Southwark Plan and Policy 6A.5 of the London Plan advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations, which sets out in detail the type of development that qualifies for planning obligations, and Circular 05/05, which advises that every planning application will be judged on its merits against relevant policy, guidance and other material considerations when assessing planning obligations.
- 138 The table below demonstrates the standard contributions generated from the Supplementary Planning Documents S106 toolkit and the contributions proposed by the applicant:

Planning obligation	Amount of planning gain calculated by toolkit (£)	Applicant financial contribution (£)
Education	52,795	52,795
Employment during construction	22,312	22,312
Employment during construction management fee	1,749	1,749
Public Open Space, Children's Play Equipment and Sports Development	56,554	56,554
Transport Strategic	281,052	281,052
Transport Site Specific	15,000	15,000
Public Realm	22,500	22,500
Archaeology	2,681	2,681
Health	33,867	33,867
Community Facilities	4,776	4,776
Sub-total	493,286	493,286
Admin	9,866	9,866
Total	503,152	503,152

139 In addition, the legal agreement will secure the following:

- 6 shared ownership affordable housing units (3 x 1 bed and 3 x 2 bed)
- 4 social rented affordable housing units (2 x 2 bed and 2 x 3 bed)
- 3 years of car club membership for future occupiers
- The developer to complete the works to the public realm (paving, tree planting and cycle stands)
- £25,000 contribution towards TfL cycle hire scheme
- Provision to have a future connection to any communal heating network
- A signed contractual agreement between the developer and an RSL to confirm that they will acquire the affordable units (prior to commencement of development)
- £9,605 towards off-site carbon reduction measures in accordance with the S106 Planning Contributions and Community Infrastructure Levy SPD.

140 It is the opinion of the Council that the planning obligations sought meet the planning tests of Circular 05/05 and the CIL regulations (122 and 123). The contributions would be spent on delivering new school places as a result of the development, job creation during construction and in the final development, improvements to open spaces and sports facilities, improvements to increase the capacity of transport provision across the borough, improvements to the public realm, archaeology, new health facilities and improvements to community facilities. These are necessary in planning terms, directly related to the development and fairly and reasonably related to the impacts of the development.

141 Should the legal agreement be completed on or prior to 16 October 2014, the proposed development would be in accordance with policies relating to planning contributions.

142 In the absence of a legal agreement being completed by this date, the applicant will have failed to adequately mitigate against the impacts of the development on the local community and infrastructure. The development would therefore fail to be in accordance with saved policy 2.5 'Planning contributions' of The Southwark Plan [UDP] 2007 and the S106 Planning Obligations SPD and it would be recommended that the application be refused on this basis.

Sustainability

143 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. Sustainable development is described as consisting of three broad dimensions, economic, social and environmental. The economic and social implications from this proposed development are covered in greater detail above.

144 In relation to environmental implications of development, section 10 of the NPPF 'Meeting the challenge of climate change, flooding and coastal change' describes the key role that planning has in securing radical reductions in greenhouse emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

145 Southwark's Core Strategy sets out the approach to achieving sustainable development in the borough in Strategic Policy 1, describing that development will be supported if it meets the needs of Southwark's population in a way that respects the limits of the planet's resources and protects the environment. Strategic Policy 13 'High environmental standards' then sets out how this can be achieved.

146 Policies 5.2, 5.3, and 5.7 in The London Plan 2011 outline the measures that the

Mayor expects developments to incorporate as part of the sustainable design and construction of energy efficient development schemes. In the consideration of energy efficient measures, application proposals should apply the Mayors Energy Hierarchy, using passive design and energy efficient measures to reduce heating and cooling loads, and feasibility assessments for low and zero carbon energy systems described in the London Renewable 'Toolkit'.

- 147 In line with Core Strategy policy 13 all new residential development should achieve Code for Sustainable Homes level 4. The Sustainability Statement sets out that the proposed new build residential units will be designed and constructed to achieve Code Level 4.
- 148 The Energy Strategy outlines that the development would incorporate such measures as high standards of insulation and air tightness and energy efficient lighting throughout.
- 149 Policy SPD19 of the Elephant and Castle SPD also requires that developments are future proofed and designed to be capable of connecting to a future CHP/communal heating network. The applicant has stated that the centralised boiler room means that a future connection to a district heating scheme would be viable in the future. As such, a clause will be included into the S106 agreement.
- 150 The incorporation of a CHP has been assessed in terms of feasibility, however the smallest commercially available CHP unit is too large for the scheme and is therefore not viable for this development.
- 151 The development proposes that photovoltaic panels at roof level, which would reduce the annual carbon dioxide emissions by 4.6%.
- 152 The incorporation of energy efficiency measures and the photovoltaic panels equates to a 25.2% reduction against Part L 2010 Buildings Regulations, which fails to meet the 40% improvement under the London Plan.
- 153 In accordance with the S106 Planning Obligations and Community Infrastructure Levy Draft SPD, where a development is unable to meet this 40% target then off-site mitigation will be sought. Contributions will be placed in a green fund and will be used to reduce carbon dioxide emissions in projects elsewhere in the borough.
- 154 In this instance, the development has a shortfall of 6.96 tonnes/CO₂ per annum, which equates to a contribution of £9,605, which is to be secured through the legal agreement.
- 155 Overall it is considered that the proposed development meets the relevant energy and sustainability policies of the Core Strategy, the London Plan and the Southwark Plan, and should be granted subject to suitable conditions.

Archaeology

- 156 The applicant has submitted an Archaeological Desk Based Assessment that provides a summary of the archaeological potential of the site.
- 157 The application site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The exact location of the site is on land that is beginning to drop off from the Newington Causeway into the Rockingham Anomaly.
- 158 It is therefore recommended that a programme of archaeological observation and recording is maintained during groundworks on site and that this is secured by

condition.

GLA

- 159 The development is referable to the Greater London Authority (GLA) as it comprises a building in excess of 30m in height, and as such the GLA was consulted on this application. It is required that should Southwark resolve to determine the application, that the development be referred back to the Mayor for his decision as to whether he direct refusal, take it over for his own determination, or allow the Council to determine it.
- 160 The GLA has provided its initial assessment on the original application (which has since been amended, in particular to significantly increase the affordable housing provision) and considered that the application on balance did not yet comply with the London Plan. The principle of the development is acceptable in strategic planning terms, and the design is supported.
- 161 Concerns were raised regarding the level of affordable housing provided and the lack of adequate viability assessment. It is noted that the applicant has since amended the quantum of affordable housing which is policy compliant.
- 162 Other minor questions were raised regarding transport, including further information and an additional car parking space. The applicant has since provided an Interim Travel Plan and a PERS Audit. Also, the wheelchair units have been decreased to two units which reduces the need for disabled car parking spaces, regardless given the site constraints it would not be possible to provide any additional usable car parking spaces on-site.
- 163 The GLA also raised several queries regarding energy efficiency and sustainability, specifically; requested further detail on how the demand for cooling will be minimised; requested the SAP models (DER sheets) to support the savings claimed; the applicant should ensure that the space heating from the restaurant can be served by the heating network; confirming that shading from adjoining high rise buildings has been considered when determining PV installation and associated savings; and the applicant should consider additional measures for carbon reductions (if little further potential carbon dioxide reductions on-site then this should be met off-site).
- 164 The applicant responded and provided further information relating to the demand for cooling; provided the SAP calculations; confirmed that if a district heating network is available when fitting out the restaurant then it will be connected (as well as connection for the residential element); and has confirmed that the potential shading effects had been factored into the calculations.
- 165 As raised by the GLA, the original Energy Strategy was prepared prior to 1 October 2013, which after this date the requirement for carbon dioxide savings raised from 25% to 40% above Building Regulations 2010. The applicant has explored the scope for additional measures, which is limited due to site constraints. However suitable mitigation measures have been set out above.

Other matters

- 166 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

167 The CIL contribution based on the areas provided will be: $3,042\text{m}^2 \times \text{£}35 = \text{£}106,470$.

Conclusion on planning issues

168 It is acknowledged that the site has specific constraints, in particular its restricted size and shape, which has restricted the opportunity to provide communal amenity space. The overall density is above that normally expected within the Central Activity Zone, but the residential accommodation is generally of a high standard with high levels of dual aspect flats and balconies to each apartment above the minimum requirements. The impact of the railway line has been mitigated by the dual and triple aspect flats.

169 The application proposal presents the opportunity to fulfil important regeneration aspirations of the area, providing much needed housing, including family housing and affordable housing, and improved commercial floorspace. These are considerations with considerable weight, since they would deliver sustainable development in accordance with the NPPF. It is considered that the proposed development overall will benefit the wider community by redeveloping this site and providing housing and retail use.

170 The application has been the subject to ongoing discussions regarding the quantum of affordable housing provided and as a result the applicant has agreed to increase the level significantly, which is now policy compliant.

171 Whilst careful control through appropriate conditions will be needed in relation to the detailed design and build quality of the development, the design of the scheme is considered to be of high quality and would contribute positively to the regeneration aspirations of the area.

172 The large number of objections to the application have been carefully considered, in particular there is notable concern in relation to potential impact on sunlight and daylight access. On balance it is considered that the impacts resulting relating to daylight are not so significant as to raise objection to an otherwise acceptable development. Officers consider that the proposed development is in overall conformity with the development plan and that the scheme is acceptable subject to the imposition of appropriate conditions and s.106 obligations.

Community impact statement

173 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.

174 The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

177 A total of 70 letters of objection have been received from the following:

- Local Resident (x 16)
- Resident of Metro Central Heights (x 30) no address provided
- 18, 31, 47, 53, 55, 72, 83, 87, 99, 166, 167, 174, 176, 191, 320, 375, 381, 382, 391, 411, 475 Metro Central Heights
- 3 and 40 Stephenson House, Bath Terrace
- 42 Telford House, Tiverton Street.

178 The reasons for objection have been summarised as following:

Amenity

- 179
- The development will block the views of the city and in particular will block views of the Shard from Metro Central Heights.
 - The access to daylight and sunlight, in particular to Metro Central Heights will be massively compromised. The reduction in daylight / sunlight will impact on the amenity of neighbouring occupiers, reducing solar gain and resulting in damp into neighbouring units.
 - The development will impact on neighbouring occupiers from overlooking and loss of privacy. Neighbours will no longer be able to keep the curtains open with future occupiers being able to look into flats, also no longer able to sit out on terraces as these will be overlooked also.
 - There are already a number of noise sources in the area which impact the amenity of occupiers, including from the Ministry of Sound, a rehearsal space and local churches, in addition to the previous restaurant at the application site.
 - The proposed development will result in additional noise impact from the construction phase, the new restaurant and general noise and disturbance caused by the increased density and use.
 - The close proximity to the railway lines, and the resulting overshadowing of the ground floor means that the public space is of questionable value.
 - The standard of accommodation for future occupiers of the development is questionable, including the quality of the balconies, which will be overlooked and not have much sunlight.
 - There is no clearly defined living and sleeping areas within the apartments above the third floor.
 - The development does not meet policy in terms of private amenity space.

Bulk and scale

- 180
- The height of the building at 13 storeys is excessive and is out of character with the area, and considered to be a significant overdevelopment of this very small and constrained site. The scale is overbearing on a back street in this vicinity.
 - This site is on a secondary route in a predominantly residential area where development should be restricted to a scale of 5-7 storeys.
 - The proposed bulk of the building is too large and the developer is being greedy.
 - The development should only be comprised of a replacement restaurant at the site with no housing.
 - The density of the development exceeds that standard as set out within the development plan, and the developer has not justified the building in terms of exemplary design.
 - The density of population of people and buildings in the immediate vicinity of Elephant and Castle is already at saturation point and the proposed development will impose greater pressure on the infrastructure of the area.

- The gross overdevelopment of the site would set a bad precedent for future development within the area.

Design

- 181
- Metro Central Heights is grade II listed and this proposed development should be reconsidered to ensure that this iconic building is not dwarfed by this skyscraper.
 - The proposed development will severely impact on the setting of Metro Central Heights due to its proximity, height and scale of development.
 - The design lacks the elegance of the neighbouring new development on Newington Causeway, with clean lines and regular surfaces.

Traffic

- 182
- The car parking in the area is already extremely limited and the parking load will increase significantly.
 - There is a danger of Rockingham Street being opened up for vehicular access directly onto Newington Causeway, the impact from this and the increase from users of the new development would be impossible to cope with.
 - There are several cars usually parked on the site and these do not appear to have been addressed in the transport assessment.
 - The development will pose a danger to cyclists and pedestrians not only at construction stage but post occupation also.
 - The significant population increase as a result of this building and other recent developments will impact the station (Elephant and Castle Tube).

Sustainability

- 183
- The energy efficiency and sustainability of the development should be built to the highest standard.
 - The information about sustainability is spurious and no real evidence has been provided that other onsite renewables have been tested. The solar array will actually only generate enough energy for 2 households.
 - The chosen method of construction is concrete and whilst there would be some benefit in thermal massing, its production creates 5% of the world's carbon dioxide. The development will not truly be carbon neutral despite the flowery language.
 - The sedum roof is a token gesture and highlights the lack of external drainage.

Affordable housing

- 184
- Some of the objectors were unsure if any affordable housing was being provided, if not then this would be a concern given the potential loss of local social housing in the Heygate redevelopment.
 - More social housing should be provided within the development.
 - It is considered that more social housing should be built on derelict sites.

Financial implications

- 185
- The development would cause significant devaluation of the properties located within Metro Central Heights. One objector claimed this would be £250k for each flat.

Public consultation

- 186
- Only 11 people attended the public consultation event, which should not be taken as indicative of public response.

- There is no documentary evidence to substantiate subjective statements regarding the consultation. The consultation was not robust enough and was deeply flawed.
- The notice period for this consultation has fallen over the Christmas and new year period which has led to many local residents being away and not having had a chance to object.

Other

- 187
- Could residents of the estate have a right of passage through or under the arch that is proposed for storage.
 - There is a small triangle of land on Tarn Street with derelict garages, could these be purchased and regenerated as part of the development.
 - The basement will present a subsidence risk by lowering the water tables and would also result in damage to these areas geological and archaeological heritage by drying out the ice age peat.
 - Tearing the heart and soul out of the Colombian community and iconic local cultural amenity.
 - The new restaurant / nightclub with live music and late opening hours will lead to increased crime and anti-social behaviour, endangering public safety and causing real nuisance.

Human rights implications

- 188 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.
- 189 This application has the legitimate aim of providing new commercial and housing. 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

190 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1421-7 Application file: 13/AP/3450 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 5470 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	Fennel Mason	
Version	Final	
Dated	20 August 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	Yes	Yes
Director of legal services	No	No
Director of regeneration	Yes	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	20 August 2014	

APPENDIX 1

Consultation Undertaken

Site notice date: 06 December 2013

Press notice date: 12 December 2013

Case officer site visit date: 06 December 2013

Neighbour consultation letters sent: 09 December 2013

Internal services consulted:

Archaeology
Design and Conservation
Environmental Protection Team
Housing Strategy
Planning Policy
Transportation
Waste Management

Statutory and non-statutory organisations consulted:

English Heritage
Environment Agency
Greater London Authority
Network Rail
Thames Water
Transport for London

Neighbour Consultee List for Application Reg. No. 13/AP/3450

TP No	TP/1421-7	Site	5-9 ROCKINGHAM STREET, LONDON, SE1 6PD
App. Type	Full Planning Permission		

Date Printed	Address
09/12/2013	205 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	204 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	203 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	206 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	209 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	208 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	207 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	202 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	196 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	195 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	194 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	197 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	201 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	199 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	198 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	220 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	219 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	218 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	221 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	225 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW

Date Printed	Address
09/12/2013	115 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BB
09/12/2013	114 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BB
09/12/2013	113 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BB
09/12/2013	LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF
09/12/2013	UNIT 8 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 7 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 10 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	FLAT 1 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	UNIT 9 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 3 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 6 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	409A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	399A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	398A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	UNIT 1 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 5 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 4 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	UNIT 2 TO 3 NEWINGTON COURT BUSINESS CENTRE 64A NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	FLAT 12 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 11 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 10 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 13 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 16 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 15 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 14 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 9 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 4 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 3 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 2 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 5 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 8 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 7 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 6 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	292 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB
09/12/2013	284 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB
09/12/2013	277 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX
09/12/2013	299 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB
09/12/2013	337 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	330 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	306 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DB
09/12/2013	253 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX
09/12/2013	200 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	193 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW
09/12/2013	186 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BT
09/12/2013	224 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BW

Date Printed	Address
09/12/2013	246 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX
09/12/2013	239 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX
09/12/2013	231 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BX
09/12/2013	358A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	348A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	101 NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	368A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	389A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	379A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	378A METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	412 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	359 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	352 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	345 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	383 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	405 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	398 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	390 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	FLAT 17 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FIRST FLOOR AND SECOND FLOOR 87-87A NEWINGTON CAUSEWAY LONDON SE1 6DH
09/12/2013	BASEMENT TO SEVENTH FLOORS EILEEN HOUSE 80-94 NEWINGTON CAUSEWAY LONDON SE1 6EF
09/12/2013	UNIT 5 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	UNIT 2 RAILWAY ARCH 100 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	UNIT 1 RAILWAY ARCH 99 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	9 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	5 GAUNT STREET LONDON SE1 6DP
09/12/2013	FLAT 50 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 49 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 48 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 51 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 54 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 53 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 52 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	2-4 TIVERTON STREET LONDON SE1 6NZ
09/12/2013	UNIT 4 RAILWAY ARCH 102A ROCKINGHAM STREET LONDON SE1 6PG
09/12/2013	UNIT 3 RAILWAY ARCH 101 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 28 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 27 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 26 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 29 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 32 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 31 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 30 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 25 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 20 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 19 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 18 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 21 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 24 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 23 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 22 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 43 SMEATON COURT ARCH STREET LONDON SE1 6PF
09/12/2013	FLAT 42 SMEATON COURT ARCH STREET LONDON SE1 6PF

Date Printed	Address
09/12/2013	375 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	374 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	369 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	364 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	363 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	362 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	365 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	368 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	367 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	366 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	388 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	387 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	386 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	389 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	393 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	392 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	391 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	385 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	379 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	378 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	377 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	380 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	384 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	382 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	381 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DX
09/12/2013	26 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	FLAT 7 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 6 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 5 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 8 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 1 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	42A TARN STREET LONDON SE1 6PE
09/12/2013	FLAT 9 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 42 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 38 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 37 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 36 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 39 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 41 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 40 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 4 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 2 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL

Date Printed	Address
09/12/2013	FLAT 19 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 18 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 20 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 23 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 22 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 21 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 17 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 12 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 11 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 10 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 13 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 16 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 15 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 14 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 18 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 17 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 16 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 19 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 21 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 20 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 2 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 15 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 10 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 1 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 11 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 14 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 13 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 12 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 31 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 30 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 3 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 32 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 35 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 34 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY

Date Printed	Address
09/12/2013	FLAT 33 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 29 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 24 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 23 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 22 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 25 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 28 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 27 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 26 TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 24 RANKINE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PL
09/12/2013	FLAT 16 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 15 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 14 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 17 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 2 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 19 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 18 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 13 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 9 RENNIE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PN
09/12/2013	FLAT 8 RENNIE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PN
09/12/2013	FLAT 7 RENNIE HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PN
09/12/2013	FLAT 1 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 12 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 11 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 10 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 3 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 29 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 28 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 30 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP

Date Printed	Address
09/12/2013	436 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	439 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	442 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	441 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	440 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	435 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	430 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	429 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	428 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	431 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	434 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	433 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	432 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	453 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	452 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	451 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	454 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	457 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	456 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	455 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	450 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	445 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	444 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	443 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	446 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	449 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	448 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	447 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	FLAT 1 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	RAILWAY ARCH E NEWINGTON CAUSEWAY LONDON SE1 6DH
09/12/2013	UNIT 4 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	UNIT 3 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	STORE LOWER GROUND FLOOR SMEATON COURT 50 ROCKINGHAM STREET LONDON SE1 6PF
09/12/2013	423 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	422 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	421 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	424 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	427 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	426 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	425 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	420 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	415 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	414 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	FLAT 2 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	416 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	419 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	418 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	417 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	458 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	FLAT 3 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	PUB MANAGERS FLAT ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	FLAT 10 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 5 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN

Date Printed	Address
09/12/2013	FLAT 8 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	FLAT 7 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	FLAT 6 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	FLAT 9 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 4 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 3 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 2 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 5 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 8 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 7 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 6 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	EXCLUDING SECOND FOURTH AND SIXTH FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF
09/12/2013	FLAT 11 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	SIXTH FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF
09/12/2013	82 NEWINGTON CAUSEWAY LONDON SE1 6DE
09/12/2013	FIRST FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DF
09/12/2013	UNIT 1 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	SECOND FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DG
09/12/2013	UNIT 1 5-9 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 10 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	UNIT 2 5-9 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FOURTH FLOOR LANCASTER HOUSE 70 NEWINGTON CAUSEWAY LONDON SE1 6DG
09/12/2013	469 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	468 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	467 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	470 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	473 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	472 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	471 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	466 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	461 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	460 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	459 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	462 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	465 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	464 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	463 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	WETHERSPOONS METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DQ
09/12/2013	ARCHES 104 TO 105 NEW KENT ROAD LONDON SE1 6DT
09/12/2013	FLAT 9 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	FLAT 1 WELLESLEY COURT 15 ROCKINGHAM STREET LONDON SE1 6PD
09/12/2013	FLAT 4 ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	481 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	476 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	475 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	474 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	477 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	480 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	479 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	478 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6DT
09/12/2013	FLAT 56 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 55 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 54 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ

Date Printed	Address
09/12/2013	FLAT 41 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 40 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 76 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 5 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	FLAT 4 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	FLAT 3 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	6 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	9 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	8 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	7 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	2 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	89 NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	250 SOUTHWARK BRIDGE ROAD LONDON SE1 6NJ
09/12/2013	6-8 TIVERTON STREET LONDON SE1 6NZ
09/12/2013	1 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	77-85 NEWINGTON CAUSEWAY LONDON SE1 6BD
09/12/2013	49-51 TIVERTON STREET LONDON SE1 6NZ
09/12/2013	20 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	19 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	18 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	21 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	25 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	24 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	22 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	17 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	12 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	11 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	10 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	13 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	16 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	15 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	14 METRO CENTRAL HEIGHTS 119 NEWINGTON CAUSEWAY LONDON SE1 6BA
09/12/2013	FLAT 87 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 86 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 85 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 88 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 91 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 90 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 89 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 84 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 79 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 78 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 77 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 80 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 83 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 82 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 81 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 34A TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	FLAT 17A TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	ELEPHANT AND CASTLE NEWINGTON CAUSEWAY LONDON SE1 6BN
09/12/2013	FLAT 8A TELFORD HOUSE ROCKINGHAM ESTATE TIVERTON STREET LONDON SE1 6NY
09/12/2013	103 GAUNT STREET LONDON SE1 6DP

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09/12/2013	FLAT 46A STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 35A STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 99 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 94 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 93 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 92 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 95 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 98 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 97 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 96 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PJ
09/12/2013	FLAT 22 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 68 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 67 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 66 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 69 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 72 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 71 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 70 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 65 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 60 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 59 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 58 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 61 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 64 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 63 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 62 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 13 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 12 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 11 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 14 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 17 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 16 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW

Date Printed	Address
09/12/2013	FLAT 15 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 10 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 75 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 74 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 73 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 76 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 1 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 78 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 77 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 38 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 37 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 9 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 39 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 42 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 41 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 40 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 8 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 36 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 35 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 34 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 4 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 7 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 6 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 5 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PP
09/12/2013	FLAT 53 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 52 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 51 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 54 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR

Date Printed	Address
09/12/2013	FLAT 57 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 56 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 55 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 50 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 45 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 44 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 43 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 46 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 49 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 48 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 47 STEPHENSON HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PR
09/12/2013	FLAT 18 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 5 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 4 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 30 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 6 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 9 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 8 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 7 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 3 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 25 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 24 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 23 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 26 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 29 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 28 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 27 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 18 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH

Date Printed	Address
09/12/2013	FLAT 17 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 16 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 19 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 21 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 20 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 2 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 15 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 10 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 1 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	64-66 NEWINGTON CAUSEWAY LONDON SE1 6DD
09/12/2013	FLAT 11 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 14 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 13 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 12 ALBERT BARNES HOUSE NEW KENT ROAD LONDON SE1 6PH
09/12/2013	FLAT 5 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 4 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 3 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 6 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 9 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 8 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 7 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 25 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 20 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 2 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 19 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 21 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 24 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 23 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 22 RUMFORD HOUSE ROCKINGHAM ESTATE BATH TERRACE LONDON SE1 6PW
09/12/2013	FLAT 19 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 18 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 17 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 2 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 22 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 21 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 20 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 16 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 11 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ

Date Printed	Address
09/12/2013	FLAT 10 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 1 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 12 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 15 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 14 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
09/12/2013	FLAT 13 BANKS HOUSE ROCKINGHAM ESTATE ROCKINGHAM STREET LONDON SE1 6QQ
20/06/1837	BY EMAIL XXXXX
20/06/1837	BY EMAIL XXXXX
20/06/1837	BY EMAIL XXXXX
20/06/1837	BY EMAIL XXXX
20/06/1837	391 Metro Central Heights 119 Newington Causeway London SE1 6DX
20/06/1837	BY EMAIL XXXXX
20/06/1837	BY EMAIL XXXX
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20/06/1837	By Email XXXX
20/06/1837	63 Metro Central Heights By email XXXX
20/06/1837	By email XXXXX
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20/06/1837	By Email XXXX
20/06/1837	By Email XXXX
20/06/1837	By Email XXXX
20/06/1837	By email XXXX
20/06/1837	8 The Fort Esplanade Sidmouth Devon EX10 8NS
20/06/1837	129 Metro Central Heights 119 Newington Causeway London SE1 6BB
20/06/1837	By Email XXXX
20/06/1837	By Email XXXX
20/06/1837	Metro Central Heights 119 Newington Causeway London SE1 6BA

Re-consultation: None

APPENDIX 2

Consultation Responses Received

Internal services

Archaeology: no objection, comments incorporated into main report

Design and Conservation: no objection, comments incorporated into main report

Environmental Protection Team: no objection, comments incorporated into main report

Planning Policy: no comment

Transportation: no objection, comments incorporated into main report

Waste Management: no comment

Statutory and non-statutory organisations

English Heritage: no response

Environment Agency: have no objection to the development and have recommended a number of conditions are imposed relating to contamination and piling.

Greater London Authority: comments provided within the main body of the report above.

Network Rail: confirmed that they own the freehold to the land under the railway viaduct and is therefore subject to a commercial agreement with the developer. Network Rail request that a 3m clear area along the face of the viaduct is kept free for maintenance purposes. Informatives will be placed on any permission requiring the developer to contact Network Rail prior to the commencement of development, and that equipment must be 'fail safe' to ensure no obstruction of the railway lines.

Thames Water: no objection to the development but recommended an informative is imposed relating to water pressure.

Transport for London: considered that the application was broadly compliant with the transport policies of the London Plan, although requested further information including a full pedestrian audit (PERS), financial contribution toward the Cycle Hire Scheme, and a revised Travel Plan. The applicant has provided this updated information and a contribution towards the Cycle Hire Scheme. TfL are therefore in support of the application subject to a condition relating to a Construction Management Plan and relevant contributions (including CIL) to be secured.

Neighbours and local groups

A total of 70 letters of objection have been received from the following:

- Local Resident (x 16)
- Resident of Metro Central Heights (x 30) no address provided
- 18, 31, 47, 53, 55, 72, 83, 87, 99, 166, 167, 174, 176, 191, 320, 375, 381, 382, 391, 411, 475 Metro Central Heights
- 3 and 40 Stephenson House, Bath Terrace
- 42 Telford House, Tiverton Street.

The reasons for objection have been summarised as following:

Amenity

The development will block the views of the city and in particular will block views of the Shard from Metro Central Heights.

The access to daylight and sunlight, in particular to Metro Central Heights will be massively compromised. The reduction in daylight / sunlight will impact on the amenity of neighbouring occupiers, reducing solar gain and resulting in damp into neighbouring units.

The development will impact on neighbouring occupiers from overlooking and loss of privacy. Neighbours will no longer be able to keep the curtains open with future occupiers being able to look into flats, also no longer able to sit out on terraces as these will be overlooked also.

There are already a number of noise sources in the area which impact the amenity of occupiers, including from the Ministry of Sound, a rehearsal space and local churches, in addition to the previous restaurant at the application site.

The proposed development will result in additional noise impact from the construction phase, the new restaurant and general noise and disturbance caused by the increased density and use.

The close proximity to the railway lines, and the resulting overshadowing of the ground floor means that the public space is of questionable value.

The standard of accommodation for future occupiers of the development is questionable, including the quality of the balconies, which will be overlooked and not have much sunlight.

There is no clearly defined living and sleeping areas within the apartments above the third floor.

The development does not meet policy in terms of private amenity space.

Bulk and Scale

The height of the building at 13 storeys is excessive and is out of character with the area, and considered to be a significant overdevelopment of this very small and constrained site. The scale is overbearing on a back street in this vicinity.

This site is on a secondary route in a predominantly residential area where development should be restricted to a scale of 5-7 storeys.

The proposed bulk of the building is too large and the developer is being greedy.

The development should only be comprised of a replacement restaurant at the site with no housing.

The density of the development exceeds that standard as set out within the development plan, and the developer has not justified the building in terms of exemplary design.

The density of population of people and buildings in the immediate vicinity of Elephant and Castle is already at saturation point and the proposed development will impose

greater pressure on the infrastructure of the area.

The gross overdevelopment of the site would set a bad precedent for future development within the area.

Design

Metro Central Heights is grade II listed and this proposed development should be reconsidered to ensure that this iconic building is not dwarfed by this skyscraper.

The proposed development will severely impact on the setting of Metro Central Heights due to its proximity, height and scale of development.

The design lacks the elegance of the neighbouring new development on Newington Causeway, with clean lines and regular surfaces.

Traffic

The car parking in the area is already extremely limited and the parking load will increase significantly.

There is a danger of Rockingham Street being opened up for vehicular access directly onto Newington Causeway, the impact from this and the increase from users of the new development would be impossible to cope with.

There are several cars usually parked on the site and these do not appear to have been addressed in the transport assessment.

The development will pose a danger to cyclists and pedestrians not only at construction stage but post occupation also.

The significant population increase as a result of this building and other recent developments will impact the station (Elephant and Castle Tube).

Sustainability

The energy efficiency and sustainability of the development should be built to the highest standard.

The information about sustainability is spurious and no real evidence has been provided that other onsite renewables have been tested. The solar array will actually only generate enough energy for 2 households.

The chosen method of construction is concrete and whilst there would be some benefit in thermal massing, its production creates 5% of the world's carbon dioxide. The development will not truly be carbon neutral despite the flowery language.

The sedum roof is a token gesture and highlights the lack of external drainage.

Affordable Housing

Some of the objectors were unsure if any affordable housing was being provided, if not then this would be a concern given the potential loss of local social housing in the Heygate redevelopment.

More social housing should be provided within the development.

It is considered that more social housing should be built on derelict sites.

Financial Implications

The development would cause significant devaluation of the properties located within Metro Central Heights. One objector claimed this would be £250k for each flat.

Public Consultation

Only 11 people attended the public consultation event, which should not be taken as indicative of public response.

There is no documentary evidence to substantiate subjective statements regarding the consultation. The consultation was not robust enough and was deeply flawed.

The notice period for this consultation has fallen over the christmas and new year period which has lead to many local residents being away and not having had a chance to object.

Other

Could residents of the estate have a right of passage through or under the arch that is proposed for storage.

There is a small triangle of land on Tarn Street with derelict garages, could these be purchased and regenerated as part of the development.

The basement will present a subsidence risk by lowering the water tables and would also result in damage to these areas geological and archaeological heritage by drying out the ice age peat.

Tearing the heart and soul out of the Colombian community and iconic local cultural amenity.

The new restaurant / nightclub with live music and late opening hours will lead to increased crime and anti-social behaviour, endangering public safety and causing real nuisance.