

Item No. 7.3	Classification: Open	Date: 2 September 2014	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/2102 for: Full Planning Permission Address: Site bounded by Grange Walk, Grange Yard And The Grange, London SE1 Proposal: Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.		
Ward(s) or groups affected:	Grange		
From:	Head of Development Management		
Application Start Date 26/06/2014		Application Expiry Date 30/09/2014	
Earliest Decision Date 07/08/2014			

RECOMMENDATION

- 1 To grant planning permission subject to conditions, the applicant first entering into an appropriate legal agreement by no later than 30 September 2014 and referral to the Mayor of London (GLA).
- 2 In the event that the requirements of paragraph 1 are not met by 30 September 2014, that the committee authorise the Head of Development Management to refuse planning permission, if appropriate, for the reasons set out under paragraph 168.

Site location and description

- 3 The site is located within Bermondsey to the north west of Bermondsey Spa Gardens. The site is bordered by Grange Walk to the north, The Grange to the west and Grange Yard to the south. The main pedestrian and vehicle access is in the north east corner of the site off Grange Walk. The site area is 0.548 Ha. The existing site comprises three buildings providing the following uses:
 - Mabel Goldwin House: 2,137m² GIA of B1 office space;
 - Evelyn Cole House: 774m² GIA of D1 use (day centre of elderly); and
 - Gibson House: 750m² of C2 use (residential care home).
- 4 Evelyn Cole House is currently occupied by the Southwark Irish Pensioners Project. Mabel Goldwin House was previously occupied by the London Borough of Southwark's Health and Social Care Department and was vacated in October. It is currently occupied as art studios on a short-term basis by the Associate for Cultural Advancement through Visual Art (ACAVA). Both Evelyn Cole House and Gibson House are on short-term leases and will be vacated in summer 2014.
- 5 There are currently 13 on-site car parking spaces associated with the office use.
- 6 The site is within the Urban Density Zone as defined in the Core Strategy 2011 and has

a Public Transport Accessibility Level (PTAL) of 3 which indicates medium level access to public transport. The site lies within an Archaeological Priority Zone (Borough, Bermondsey & Rivers) and an Air Quality Management Area.

- 7 The immediate context surrounding the site is predominately residential, however there are some commercial uses in Grange Yard and along Grange Road to the south of the site. The built form surrounding the site is largely between 4 and 7 storeys in height.
- 8 The site is not situated within a Conservation Area and there are no listed buildings on the site. The boundary to the Bermondsey Street Conservation Area starts approximately 100m to the west along Grange Walk. The nearest Listed Buildings are situated to the south east of the site on Spa Road.

Details of proposal

- 9 The proposals seek to provide a residential building comprising 167 new homes, across a mix of unit sizes and including the provision of affordable housing on site. The proposed unit mix is as follows:

	Private	Intermediate	Social Rent	Total
Studio	1	0	0	1
1 bed	42	10	12	64
2 bed	40	11	15	66
3 bed	28	1	7	36
Total	111	22	34	167

- 10 The development proposes 56 affordable housing units, 22 being intermediate and 34 social rent. In terms of percentage split, the proposal is providing a split of 65% social and 35% intermediate. The proposal provides 181 habitable rooms as affordable housing (56 units). This equates to 32.5% affordable housing being provided on site.
- 11 A total of 17 units (10%) will be designed to be wheelchair accessible in accordance with SE London Design Standards.
- 12 The development includes a central communal courtyard for residents, and new public landscaped spaces to the east and south of the site. A total of 44 car parking spaces and 205 cycle spaces are accommodated in the basement. 6 mobility scooter spaces are also provided. Visitor parking (6 spaces) is provided to the south of building A.

Planning history

- 13 There is no relevant planning history on this site.

Planning history of adjoining sites

05/AP/0581: Larnaca Works The Grange, Grange Walk (Including 3 Grange Yard) London SE1 3EH

- 14 Refuse permission for demolition of existing buildings and canopy structure adjacent to Grange Yard and redevelopment to provide a building varying from 5 to 10 storeys accommodating 1,388sqm of Class B1 (commercial) floorspace and 77 x 1,2,3 and 4 bedroom residential units, basement carpark for 28 vehicles (accessed from Grange Yard) and cycle parking, refuse storage and amenity space (site extending from Grange Walk to Grange Yard). [decision date 30-06-2005] for six reasons relating to land-use, design issues, loss of employment floorspace, lack of affordable housing, lack of vehicle and cycle parking.

05/AP/2569

- 15 Refuse permission for demolition of existing buildings and redevelopment to provide building varying between five to eight storeys in height accommodating 1358sqm of B1 floorspace (Gross Ext. Area) and 60 x 1, 2, 3 and 4 bedroom residential units plus car and cycle parking and amenity space (Appeal B) for 9 reasons relating to land-use, design issues, loss of employment floorspace, impact on amenity, lack of affordable housing, lack of amenity space and lack of vehicle and cycle parking.

06/AP/2272

- 16 Grant permission for demolition of existing buildings and canopy structure and redevelopment to provide three buildings of between five (18m) and seven (24m) storeys in height comprising 1105m² of floorspace for either A1, A2, A3, B1 or D1 Use Class and 90 flats (comprising 31 x 1 bed; 49 x 2 bed; 9 x 3 bed; 1 x 4 bed), plus car and cycle parking, amenity and public open space [decision date 27/03/2007]. This permission has been implemented and is completed and occupied.

12/AP/3987

- 17 Grant permission for change of use of 454sqm of vacant ground floor commercial floorspace (flexible Use Class A1, A2, A3, B1 & D1 floorspace) to residential (Use Class C3) and associated elevational changes. The proposed residential use comprises 7 residential units (4 x 1 Bed, 2 x 2 Bed & 1 x 3 Bed). The application also proposes additional door openings to the ground floor commercial unit located in block C (adjacent to Grange Yard) [decision date 21/05/2013].

13/AP/3370: BLOCK C, LARNACA WORKS, GRANGE WALK, LONDON SE1 3DY

- 18 Prior approval Change of use of Block C, Larnaca Works from Class B1a office use to Class C3 residential. – decision – Prior approval not needed. [decision date 27/11/2013]

13/AP/2036: BLOCK B, LARNACA WORKS, GRANGE WALK, LONDON SE1 3DY

- 19 Conversion of part of Block B, Larnaca Works, Grange Walk from Class B1a office use to Class C3 residential. Prior Approval Required – Approved [decision date 15/08/2013]

13/AP/3369: BLOCK A, LARNACA WORKS, GRANGE WALK, LONDON SE1 3DY

- 20 Change of use of part of Block A, Larnaca Works from Class B1a office use to Class C3 residential. Prior Approval not required [decision date 27/11/2013]

08/AP/3022: FORMER RED COW, 48 GRANGE WALK, LONDON SE1(AKA 13 THE GRANGE SE1)

- 21 Grant permission for demolition of public house and redevelopment to provide a building on ground, first, second, third and fourth floors to provide 8 flats (2 x 2bed, 5 x 1bed and 1 studio flat) - amendments during course of construction to scheme approved under ref 06-ap-2153 including external alterations, and additional subdivision within building envelope to create one additional flat [decision date 04/03/2009]

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 22 The main issues to be considered in respect of this application are:

- a) Principle of land use,
- b) Environmental impact assessment
- c) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- d) Impact of adjoining and nearby uses on occupiers and users of proposed development
- e) Transport and car parking
- f) Design, including building heights and massing
- g) Density
- h) Affordable housing
- i) Housing quality and mix
- j) Planning obligations (S106 undertaking or agreement)
- k) Mayoral Community Infrastructure levy
- l) Sustainable development implications
- m) Air Quality
- n) Flood risk

Planning policy

National Planning Policy Framework (NPPF)

- 23 Section 1: Building a strong, competitive economy
- Section 2: Ensuring the vitality of town centres
- Section 3: Promoting sustainable transport
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 12: Conserving and enhancing the historic environment

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

- 24 Policy 3.3 - Increasing Housing Supply
- Policy 3.4 – Optimising Housing Potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.6 - Children and young people’s play and informal recreation facilities
- Policy 3.8 - Housing choice
- Policy 3.9 - Mixed and balanced communities
- Policy 3.11- Affordable housing targets
- Policy 3.12 - Negotiating affordable housing
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 – Sustainable design and construction
- Policy 5.4A – Electricity and Gas Supply
- Policy 5.5 – Decentralised Energy Networks
- Policy 5.6 – Decentralised Energy in Development Proposals
- Policy 5.7 - Renewable energy
- Policy 5.10 – Urban Greening
- Policy 5.11 - Green roofs and development site environs
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.4 - Enhancing London’s transport connectivity
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.13 - Parking
- Policy 7.1 - Building London’s neighbourhoods and communities
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Designing out crime

Policy 7.4 - Local character
Policy 7.5 - Public realm
Policy 7.6 - Architecture
Policy 8.2 - Planning obligations

Core Strategy 2011

- 25 Strategic Policy 1 – Sustainable development
Strategic Policy 2 – Sustainable transport
Strategic Policy 5 – Providing new homes
Strategic Policy 6 – Homes for people on different incomes
Strategic Policy 7 – Family homes
Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

- 26 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.

Policy 2.1- Enhancement of community facilities
Policy 2.5 – Planning Obligations;
Policy 3.1 – Environmental effects;
Policy 3.2 – Protection of amenity;
Policy 3.3 – Sustainability assessment;
Policy 3.4 – Energy efficiency;
Policy 3.12 – Quality in design;
Policy 3.13 – Urban design;
Policy 3.14 – Designing out crime;
Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites
Policy 3.19 – Archaeology;
Policy 4.1 – Density of residential development;
Policy 4.2 – Quality of residential accommodation;
Policy 4.3 – Mix of dwellings
Policy 4.4 – Affordable housing;
Policy 4.7 – Non self-contained housing for identified user groups
Policy 5.1 – Locating developments
Policy 5.2 – Transport Impacts;
Policy 5.3 - Walking and Cycling;
Policy 5.6 – Car parking

Supplementary Planning Documents (SPD)

Residential Design Standards SPD 2011
Draft Affordable Housing SPD 2011
Sustainable Design and Construction SPD 2008
S106 Planning Obligations SPD 2007
Draft S106 Planning Obligations SPD 2013

Principle of development

- 27 The existing uses on site are Mabel Goldwin House: 2,137m² GIA of B1 office space. There are also 80 artist studios on a short-term lease (until November 2014) located within Mabel Goldwin House. Evelyn Cole House: 774m² GIA of D1 use (day centre of elderly) and Gibson House: 750m² of C2 use (residential care home).
- 28 The B class use on site does not have any policy protection and as such the loss of B class use in this location is acceptable in principle. In relation to the artist studios on site, the former office units were rented as studios on a temporary basis, pending redevelopment of the site, and as such the use was always designed to be temporary in nature.
- 29 Evelyn Cole House is a two-storey building located to the north west of the site and is currently occupied by the Southwark Irish Pensioners Project (SIPP) which is a charitable organisation (Use class D1).
- 30 In relation to the D1 use, Saved Policy 2.1 'Enhancement of community facilities' of the Southwark Plan states that planning permission for a change of use from D class community facilities will not be granted unless (i) the applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or (ii) The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users.
- 31 The existing Southwark Irish Pensioners Project is being relocated to new premises within the Bermondsey Area of Southwark. They will be relocated to Unit 6 Market Place, London SE16 3UQ. The newly refurbished premises will offer high quality accommodation for the project in a suitable and accessible location.
- 32 Given that the D1 is to be relocated to refurbished accommodation within 1 mile of the site, the proposal complies with Saved Policy 2.1.
- 33 Gibson House accommodates a C2 class use (residential care home) and is identified as non-self contained residential accommodation within the Southwark Plan. Policy does not require the retention of this use on the site. However, the service will be moving to Unit 3 Bowley Close, SE19 1SZ. As such the use will not be lost within the borough.
- 34 The principle of a residential scheme on this site is therefore acceptable in principle and complies with relevant policies.

Environmental impact assessment

- 35 The proposal would constitute an 'Urban Development Project' under Schedule 2 10(b) on the basis that the site area falls above the 0.5 hectare threshold (area of the site is 0.54 Ha). A screening opinion has been requested (Planning Ref 14/AP/0922) and it is concluded that an EIA is not required for this development. .

Density

- 36 Strategic Policy 5 'Providing new homes' of the Core Strategy describes the density range that development is expected to fall within in different parts of the borough. This is also described in saved policy 4.1 'Density of residential development' in the Southwark Plan. This development site is located within the 'Urban Density Zone and developments in this zone are expected to be between 200-700 habitable rooms per hectare. The density of the submitted scheme is approximately 859 hr/ha. However, this is of a similar

density to that permitted at the Larnaca Works site to the east of this site, under planning permission 06/AP/2272 (which was 805 hr/ha). As such this density is not out of place within the site context and is considered acceptable given the urban location of the site.

Design issues and Impact on character and setting of listed buildings and/or conservation area

- 37 The proposal is a courtyard development that includes a central communal courtyard for residents, and new public landscaped spaces to the east and south of the site. The height of the development varies across the site. It is 4 storeys fronting onto The Grange rising to 7 storeys further north along The Grange, with the top floor setback. This height continues along Grange Walk (north elevation). On the east elevation, facing No.1 Haven Way, the height is also 7 storeys, with the top floor set back, with the building set back from No. 1 Haven Way. Opposite No. 2 Haven Way the height is 6 storeys, and is stepped down to 3 storeys and then 1 storey adjacent to Skyline Court, to the South of the site.
- 38 The main residential access to the site is at the corner of The Grange and Grange Walk, with additional access to Block A from Grange Yard and to Block C and D from Grange Walk to the east of the site. Main vehicular access is from Grange Walk, adjacent to 1 Haven Way, with an access ramp to a basement car park. A publicly accessible area of landscaping is proposed to the east of the site.
- 39 In terms of materials proposed, the street elevations are comprised of a double height dark/blue brickwork plinth with lighter brickwork to the upper stories. Windows, doors and cladding panels to the rear of the terrace recesses are of anodised aluminium. The dark brickwork of the plinths frames the main entrance corner feature.
- 40 Within the courtyard, the light brick colour is more extensive, although a wide render is proposed for the both ends of the South East Courtyard Elevation.
- 41 It is noted that a number of objections have been received in relation to design issues, including the form of the development, the height, bulk and massing and in relation to the materials used. These concerns are addressed below.

Massing

- 42 Saved Policy 3.13 of the Southwark Plan (2007) states that “In designing new developments, consideration must be given to: Height, scale and massing of buildings – Designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately”.
- 43 The development is located between the seven storey housing to the north and east and the lower rise four and five storey housing to the west on The Grange. The building heights across the development vary in response to the scale of the surrounding townscape.
- 44 On the elevations fronting The Grange, the height of the proposal is set at 4 storeys opposite the mid-twentieth century flats on the west side of the street and though it rises to seven storeys on the corner of Grange Walk, this is justified by the prominence of the corner and the greater heights of other buildings on this corner.
- 45 The visual impact of the proposal is moderated by the strong structure and form in the elevation design. There is a clear hierarchy with a strong double storey base and a set back top floor and the vertical pattern of windows and balconies provides a strong rhythm to the elevation without being dull and repetitive.

- 46 The height scale and massing are all appropriate for the site and its context in an area of high density housing.

Northern and west elevations

- 47 Saved Policy 3.12 of the Southwark Plan (2007) states that “New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.”
- 48 The two principal street elevations have a strong, well-defined horizontal and vertical structure. The form of the triangular inset balconies contributes importantly to this visual structure. The quality and detail of their finish as openings into the buildings mass will be critical in achieving the architectural quality a development on this scale requires and they will be the most important contributors to the modulation of the principal facades. Additional details of these elements will be required by way of condition.

Materials

- 49 The building is primarily in brick, especially on the outer faces of the building, though the brickwork turns in deeply on reveals and soffits, contributing to the depth of the building’s modulation. Additional details of some of this relief from the outer surfaces would help guarantee the quality of the buildings appearance and should be require in conditions as should the bricks, which extend over a very large area and therefore must be of sufficient interest and not of a uniform bland and homogenous finish. A blend may be appropriate. Sample panels of elevations will be required by way of condition.
- 50 The corner element is in a different brick which is very dark such that it appears black in some of the images. This should be reconsidered and a lighter brick proposed. Details of brick types will be sought by way of condition.
- 51 The material finish of the set back top floor is the same as that of the recessed balconies. This is intended to be some form of panelised rainscreen such as Eternit. It is of concern that the quality of this type of finish and quality of workmanship might result in large areas of rather bland jointed surface. The high floor to ceiling of the top floor will make this finish more prominent and it could contrast poorly to the finish of the brickwork of the floor below. Additional details of these materials will be required by way of condition and this will ensure a high quality of finish.

Access

- 52 The principal entrance to the residential accommodation is on the corner of Grange Walk and The Grange. This helps justify this prominent corner feature and helps announce the entrance with a double height lobby that is visually open right through to the internal landscape. This vertical element feature is in the darker brick and this makes it look rather heavy, especially at its top where it is more solid. Lighter brick for this part of the building would be preferable. This will be required by way of condition.
- 53 To the north-east of the site, the arrangement of the vehicular and pedestrian entrances is much improved over pre-application submissions. However, elevation details of the temporary bin store have not been provided and these should be requested by way of condition.

Residential design standards

- 54 The council seeks to ensure that residential units provide an excellent standard of accommodation as set out within Southwark’s ‘Residential Design Standards’ SPD 2011.

Providing a predominance of dual aspect units, exceeding minimum internal space standards, including storage space and having good daylighting would, together, contribute towards 'excellent living standards'.

Aspect

- 55 110 of the 167 units are dual aspect (65%) with 57 single aspect units (35%). None of the single aspect units facing directly north, although there are 24 units that face onto the inner courtyard that have a north-east aspect. These units are in the minority however and will benefit from a good outlook over the inner courtyard.
- 56 In terms of internal daylight, initial analysis indicated that a number of rooms fell below the BRE Guidelines in terms of ADF. Minor design changes were made to improve this situation. An addendum to the daylight/sunlight analysis has been submitted which considered these amended plans. The report notes that of the 471 habitable rooms the scheme is providing, 90% will achieve the recommended minimum ADF. Out of the rooms that fall below, the majority are bedrooms, which are considered less important within the BRE Guidelines. While a minority of living rooms would fall below the recommended 1.5% ADF values, all except one room would achieve values of 1% or more.
- 57 Having regard to the above, and to the high standard of accommodation provided overall within the site, the internal daylighting to the development is considered acceptable.

Unit Sizes and Room Sizes

- 58 The overall unit and room sizes comply with the standards as set out in Southwark's 'Residential Design Standards' SPD 2011.

Unit Type	Area (sq m)	Number
Studio	39.8	1
1 bed/2 person	50.1 – 57.4	47
1 bed/2 person (W/C)	65.4	17
2 bed/3 person	63.8-77.6	58
2 bed/4 person	70.2 – 80.5	
2 bed/3 person (W/C)	77.6-87.4	8
3 bed/4 person	86.1-89.9	34
3 bed/5 person	91.6-99.8	
3 bed/6 person	103.-136.7	
3 bed /4 person (W/C)	110.2-111.3	2
Total		167

Amenity space including children's play space

- 59 Standards for amenity space are set out within the Residential Design Standards SPD (2011). All flat developments must meet the following minimum standards and seek to exceed these where possible:
- 50 sq m communal amenity space per development
 - For units containing three or more bedrooms, 10 sq m of private amenity space
 - For units containing two or less bedrooms, 10 sq m of private amenity space should ideally be provided. Where it is not possible to provide 10 sq m of private amenity space, as much space as possible should be provided as private amenity

space, with the remaining amount added towards the communal amenity space requirement.

- Balconies, terraces and roof gardens must be a minimum of 3 sq m to count towards private amenity space.

60 All of the units have sufficient private amenity space either in the form of a garden, terrace or balcony.

61 In terms of communal space, there is a landscaped courtyard provided, which is a total of 1,204 sq. m. This is divided into two areas, formal gardens and large area of grassed space with play element for children. This is a generous level of community space provision and adds significantly to the amenity of the proposed units.

62 In terms of child playspace, required standards are set out in the Mayors 'Shaping Neighbourhoods – Play and Informal recreation' Supplementary Planning Guidance (2012). Applying the standards set out in this document there is a requirement to provide 743.2 sq. m. of playspace. Although there are some details of play areas provided on the drawings and within the Design and Access Statement, this is not sufficient to determine if the proposal has sufficient dedicated playspace to comply with the standard set out above. Additional details of the playspace should be required by of condition.

Internal overlooking

63 In relation to overlooking between units within the development, most units are separated by at least 25 metres. This is a sufficient distance to ensure that no overlooking results.

Noise

64 The applicants have submitted a Noise Assessment with the application. The report concludes that the site is suitable for residential development, provided the mitigation measures set out in the report are implemented. Internal noise level standards will be secured by way of condition.

Transport issues

65 The site is located within an area that has a PTAL of 3 and is located in a CPZ with restrictions during the week. The site is within a reasonable walking distance of numerous bus routes operating in the vicinity, which serve key transport nodes in the area including London Bridge. The site is located 1.1km away from the Bermondsey underground, providing access to the Jubilee Line.

Cycle parking

66 206 Sheffield stand cycle parking spaces for residents have been provided at basement level. Access is provided via stairwells and lifts to each block. The applicant has provided cycle storage to London Plan standard. In relation to visitor cycle parking, The Southwark Plan recommends a higher provision for visitor parking than the London Plan and this requires a provision of 1 space per 10 units (16 visitor cycle spaces). Amended plans have been received that indicate 16 visitor spaces have been provided to the south-west of the site adjacent to Grange Yard (Dwg. no. 1261D-1301). The cycle parking provision is considered acceptable.

Car parking

67 The applicant has proposed 44 parking spaces at basement level. This is a provision of 0.26 spaces per unit. The provision is considered acceptable as it is below the maximum

standard as set out in the Southwark Plan.

68 It is noted that a number of objections have raised concern in relation to the impact on the existing parking spaces in the locality. The applicant has carried out a parking survey in line with the Lambeth Parking Methodology. Results indicate that there is available parking on street. However, in order to reduce car reliance and ensure no further parking stress in the immediate area, it is considered that removal of the ability to apply for a parking permit should be ensured by way of condition. The applicant is also providing three years free membership of a car club. This will also help to alleviate parking stress. This should be secured through the S106 agreement

69 In relation to Electric Vehicles, the applicant has stated a 20% of parking spaces will be EV ready and a further 20% will be compatible. This should be ensured by way of condition.

Access

70 Main vehicular access is from Grange Walk, adjacent to 1 Haven Way, with an access ramp to a basement car park. This is broadly similar to the existing access on the site and is considered to be acceptable.

71 The visibility splays from the access should be a minimum 2.4m by 25m in accordance with Manual for Streets 20mph road. This has been shown on an amended plan (dwg. no. 30632/AC/013).

Servicing

72 Servicing for new developments is usually required to take place off street. However, in this instance, it is considered that a service vehicle, specifically a refuse vehicle, entering the site via the proposed vehicular entrance and utilising an area to the north-east of the site, would have a negative impact on the occupants to the east of the site, in terms of noise/smell and possible safety implications. The area of landscaping that is being provided at this location would not be possible with a service truck entering at this location and on balance it is considered that on-street refuse servicing is acceptable in this instance, having regard to the above constraints.

73 The refuse servicing will take place from a temporary refuse storage area to the north-east of the site. This will only have refuse within it on the collection day and will be subject to a service management plan. The impact on neighbouring residents will be limited as a result of this as the bins will only be in place prior to collection. However it is considered that further details of this element are required by way of condition so as to ensure that the structure has an acceptable appearance.

74 Servicing data submitted indicates that a total of 15 serving visits per day are expected in relation to the apartments, with the majority being smaller service vehicles (delivery vans for example). The data also indicates that the south side of Grange Walk does not suffer from parking stress and the highest occupancy levels recorded was 29%. As such on-street servicing is acceptable in this instance.

75 Should Members be minded to grant permission, a service management plan should be secured by condition.

Travel plan

76 The travel plan is generally of good quality and seeks to promote the use of sustainable travel to and from the site. However, in response to officers concerns that the targets do not aim to increase walking and do not go far enough in promoting cycling, revised and improved targets have been submitted. A full Travel Plan with provisions for monitoring

will be secured through the S106 agreement.

Demolition and construction management

- 77 A Construction Management Plan (CMP) is required prior to any demolition or construction works on site. There is a construction site to the rear of the application site which cumulatively may cause construction traffic during high periods of development. The CMP will be secured via condition.

Works to highways

- 78 It is proposed to remove the redundant ambulance bay to the north of the site on Grange Walk will be replaced by pay and display/permit holder bays. The Transport Team have requested that The two existing disabled bays should also be converted to shared-use bays. It is likely that these disabled bays were associated with the previous land use.
- 79 The Highways team have stated that the footpath along Grange Walk to the north of the site is not of sufficient width. This is outside the boundary of the site however and no works are proposed to the footpath. The applicant has stated that the footpath along the north of the site is in excess of 2m and is therefore of sufficient width.
- 80 It is noted that a written approval would be required from the Highways Team confirming that the existing ambulance bay on Grange Walk is no longer required. It is further noted that any works to the Highways will require Highways approval and an informative should be added in this regard.

Impact on surrounding residential amenity

- 81 The site is surrounded by residential development with some at quite close proximity, in particular Grange Yard to the south and Grange Gardens to the east. The main considerations are the impact on daylight and sunlight, impact on privacy and the impact on outlook. It is noted that objections have been received from neighbouring residents in relation to daylight and sunlight impacts, loss of outlook and creation of a sense of enclosure and loss of privacy. These impacts are considered below.

Daylight and Sunlight

- 82 The Building Research Establishment (BRE) 2011 guidelines – Site Layout Planning for Daylight and Sunlight: A guide to good practice is the document referred to by most local authorities. The BRE Guide covers amenity requirements for sunlight and daylight to buildings around any development site. The introduction to the guidelines state: -
- 83 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."
- 84 The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window.
- 85 If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. The guidance states that If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value (more than a 20%

reduction), then occupants of the existing building will notice the reduction in the amount of skylight. The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

- 86 Average Daylight Factor (ADF) takes into account the size of windows in question and the size of the room served by the window. Within the BRE Guidelines there are minimum standards for ADF for rooms which is dependant on their use.
- 87 In terms of sunlight, the requirements for protecting sunlight to existing residential buildings are set out in the BRE Guidelines. A good level of sunlight will be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. When sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable. The BRE guidelines also limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.
- 88 The application is accompanied by a daylight, sunlight and overshadowing report carried out by CHP Surveyors Ltd. The report has considered the daylight and sunlight impacts on neighbouring residential properties in line with BRE Standards, as set out in the Residential Design Standards SPD (2011). Regard is also had to a cover letter submitted by CBRE dated 11/08/2014 and an Addendum to the daylight/sunlight report dated 07/08/2014.
- 89 The neighbouring properties that were considered are set out below:
- 4 Grange Yard
 - 1 to 41 Skyline Court
 - 10-14 Skyline Court
 - 10 The Grange
 - Grange House
 - 48 Grange Walk
 - 1 Haven Way
 - 2 Haven Way.

Daylight

- 90 The report analysis considered 218 windows within eight neighbouring properties. Of the windows analysed, 71% achieve a VSC value of 27% or 0.8 times the existing VSC, and meet the BRE Guidelines. For the 29% (58 windows) that do not achieve this, the ADF analysis demonstrates that all except 18% (11 windows) will achieve or exceed the recommended minimum ADF. Of those that do not achieve the minimum ADF, 5 are small high level windows and are the sole windows serving small bedrooms. These are located right on the boundary and as stated within the BRE Guidelines are not good neighbours. Two of the windows serve very deep living rooms within 10 The Grange, and are also located tight against the boundary. The other four windows are to rooms at the end of Grange House, whose access to light has been restricted by the setting forward of 48 Grange Walk.
- 91 The report sets out a detailed assessment for each property listed above. However the below is an assessment of those properties where the BRE Guidelines have not been met.

1 to 41 Skyline Court

- 92 Thirty nine windows at 1 to 41 Skyline Court were considered. All of the windows achieve a value of greater than 20%. There are two windows (W8 at level 1 and W16 at Level 2) that have a VSC of less than 27% and will experience a loss of greater than 20%. W8 will see a loss of 24.7% and W16 will see a loss of 21.4%. The ADF value has been considered for these rooms. The minimum ADF values have been achieved.
- 93 Having regard to the closeness of this building to the boundary line, and to the fact that the minimum ADF values have been achieved, it is not considered the impact on this property is so great so as to refuse permission in this instance. The BRE Guidelines consider such closeness to the site would mean it is not a good neighbour.

10 to 14 Grange Yard

- 94 Fifteen windows were considered at 10-14 Grange Yard. Ten of these windows would have a VSC of less than 27% and experience a loss of greater than 20% as a result of the proposed development. The ADF values were considered for these rooms. All except the 5 bedrooms at level 1 will achieve the recommended minimum ADF. The 5 bedrooms that do not achieve the minimum ADF, do not currently achieve the minimum value and only achieve an ADF of 0.7% or 0.8% due to the nature of the windows. The loss in ADF is 0.1% and is considered to be acceptable in this instance.

10 The Grange

- 95 Fifteen windows were considered at 10 The Grange. Seven windows would have a VSC of less than 27% and experience a loss of greater than 20% as a result of the proposed development. The ADF values were considered for these rooms. All except two of these rooms will achieve the recommended ADF. The two rooms are two very deep living rooms (7m).
- 96 In terms of daylight distribution, all except four rooms will have a significant portion of their area in front of the No Sky Line. In relation to the four rooms that do not, all have significantly more than 50% in front of the NSL. Two are bedrooms and the other two rooms are very deep living spaces.
- 97 Having regard to the depth of the rooms considered above, which has an impact on the daylight achieved to the rooms, it is considered that the impact is acceptable.

Grange House

- 98 Fifty eight windows were considered at Grange House. Twenty seven of these windows would have a VSC of less than 27% and experience a loss of greater than 20%. The ADF values were considered for these rooms. Four of these windows do not achieve the recommended minimum ADF, although they achieve an ADF in excess of 1%. The addendum report makes the assumption that these four windows serve living rooms.
- 99 In relation to daylight distribution, of the 44 rooms analysed twenty eight rooms have a significant portion of their area in front of the No Sky Line. All of the rooms will have at least 50% in front of the NSL, with nine having greater than 60%. This is not unreasonable in an urban context.
- 100 In relation to Grange House, the addendum report notes that this property is close to its site boundary. In addition, the report notes, for such an urban location, due to the site being underdeveloped, they currently enjoy a very open outlook and therefore any development would have a disproportionate effect on the numerical values.

- 101 Having regard to the above, and while it is acknowledged there will be some impact on this property, it is noted that only 4 of the windows do not achieve the recommended ADF values. It is not considered that the impact on this property is significant enough to warrant refusal in this instance.

48 Grange Walk

- 102 Twenty two windows were considered at 48 Grange Walk. Eleven of these windows will have a VSC of less than 27% and experience a loss of greater than 20% as a result of the proposed development. The ADF for each room has been calculated and demonstrates that in all instances an ADF in excess of 4% has been achieved.
- 103 The addendum report notes that whilst 50% of the windows do not achieve a VSC of 27% or 0.8 times the existing, as all of the rooms are served by more than one large window, the results of the ADF analysis demonstrates that all rooms will have an ADF in excess of 4% with the majority in excess of 5% which is exceptionally high in an urban location, and these rooms would not require artificial lighting.

1 Haven Way

- 104 The impacts on daylight/sunlight on the upper levels of 1 Haven Way are within the BRE Guidelines.
- 105 The addendum report takes into consideration the ground floor unit at Haven Way which have prior approval for a change of use from B1 to residential. The VSC and ASPH at this properties values all comply with the BRE guidelines.
- 106 In relation to daylight distribution, one of the windows at ground floor level, serving a living room, is just below 0.8 of existing (it is 0.72 of existing). This is considered to be acceptable given the urban context of the site.

2 Haven Way

- 107 Forty nine windows to 2 Haven Way are considered in the report. All but one of the windows assessed for VSC will achieve either a value of greater than 0.8 times the existing value or have a VCS of greater than 27%. Of the one window that does not achieve the above, the existing VSC is already particularly low at 6.9%. This window will have a VSC of 5.0%, a loss of 27.5%.
- 108 In relation to daylight distribution, all rooms will have a significant portion of their area in front of the No Sky Line.
- 109 This is considered to be acceptable given the urban context of the site.

Sunlight

- 110 The report has considered properties that serve a habitable room which are within 90 degrees of due south in line with BRE Guidelines. These are 4 Grange Yard, 1 Haven Way, 2 Haven Way and 48 The Grange. There are four windows to 4 Grange Yard and two to No. 1 Haven Way. It is stated that these windows serve rooms with multiple windows, and where not serving bedrooms, the other window serving the rooms achieves the required level of daylight, except for 1 window to 1 Haven Way. This window will achieve a total Average Probable Sunlight Hours in excess of the recommended minimum, but the winter sunlight will be below 0.8 time the existing. It appears that this window appears to be a secondary window to the living room.

4 Grange Yard

- 111 Eight windows at 4 Grange Yard were tested. Three windows (W3, W8 and W12) do not achieve the BRE Guidelines as the % loss in total APSH is greater than 4% (all experience a loss of 5%). The windows in question serve rooms that are also served by another window which meets the BRE guidance.

1 Haven Way

- 112 Twenty windows were tested. Two windows (W1 and W2) do not achieve BRE Guidelines for winter months. These windows are located close to the boundary line and such windows are not considered 'good neighbours' within the BRE Guidelines. One of the windows is a secondary window to a bedroom, with the other window achieving the guidelines, and the other is a secondary window to a living room.

2 Haven Way and 48 Grange Walk

- 113 All windows at 2 Haven Way and 48 Grange walk achieve the BRE Guidelines.
- 114 In conclusion, and having regard to daylight and sunlight levels, it is not considered that the impact on adjoining properties is significant enough to warrant refusal in this instance. While the targets in the BRE guidance have not been met in all instances, it is noted that this guidance is designed to be flexible and the site context must also be considered, which in this instance is a relatively open site, which allows for significant daylight and sunlight penetration to surrounding properties, and therefore any development which increases the bulk of development on site will have an impact on neighbours. In addition a number of the properties, such as Skyline Court and Grange House, are located either on or close to the boundary of the site, which can result in an increased impact.

Overlooking and loss of privacy

- 115 The Residential Design Standards SPD (2011) sets out standards in relation to separation distances to ensure that no overlooking results from new development. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:
- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
 - A minimum distance of 21 metres at the rear of the building.
- 116 The neighbouring sites that the potential to be impacted as a result of overlooking/overshadowing are as follows:

1 and 2 Haven Way

- 117 In relation to No. 1 Haven Way, the proposed building is 10.6m from this building at its nearest extent. The windows on the proposed elevation are angled away from No. 1 Haven Way. It is noted that there are windows on the flank elevation (west) of this building and balconies on the south elevation. However there are no directly opposing windows and as such it is not considered that overlooking of No.1 Haven Way will result from the proposed development.
- 118 In relation to No. 2 Haven Way there are windows and balconies on the west elevation of this building facing towards the proposed development. The nearest directly opposing windows are located 18.3m from the existing to the proposed windows. This complies with the standards above and ensures that no overlooking or loss of privacy will result.

4 Grange Walk

- 119 This is in use as a live/work unit. A site visit indicated that the work element is located at the top floor level, with the residential occupying the remaining floors. There are windows facing towards the proposed development. This element of the proposal is part one- part three storey. There are windows and balconies which face towards 4 Grange Walk. The nearest directly opposing windows are 13m. This complies with the standards above and ensures that no overlooking or loss of privacy will result.

1 to 41 Skyline Court

- 120 The proposal has 6 windows facing toward Skyline Court. These are secondary windows to bedrooms and living rooms. These are set back 12.5m from the windows at Skyline Court. As these are located to the rear of the proposed building, and fall below the required 21 m distance, it is considered that these windows should be obscure glazed. This should be required by way of condition.

10 to 14 Grange Yard

- 121 The windows of 10-14 Grange Yard will overlook the internal courtyard area of the proposed development and there is no directly opposing windows.

10 The Grange

- 122 This building is situated 12 m from the proposed south elevation of the development and is located opposite the site, across Grange Yard. This is an acceptable distance and ensures that no overlooking or loss of privacy will result and is in line with the standards set out in the Residential Design Standards SPD.

1 to 32 Grange House

- 123 This is located to the west of the development site across The Grange. There is a distance of 15m from the nearest directly opposing windows. This is an acceptable distance ensures that no overlooking or loss of privacy will result and is in line with the standards set out in the Residential Design Standards SPD.

48 Grange Walk

- 124 This is located to the west of the development site on the corner of The Grange and Grange Walk. There is a distance of 13.4m from the nearest directly opposing windows. This is an acceptable distance ensures that no overlooking or loss of privacy will result and is in line with the standards set out in the Residential Design Standards SPD.

Outlook

- 125 In relation to the impacts on sites to the east and south-east, it is noted that Block D largely follows the footprint of the existing Mabel Goldwin House and is stepped down to reduce the massing adjacent to neighbouring buildings. The building is also set back to accommodate the vehicular and pedestrian access, as well as the landscaped area, further reducing the impact on outlook. In relation to properties at 1-32 Grange House and 10 The Grange, the proposed development is limited to 4 storeys opposite these buildings and the impact on outlook is limited. In relation to the impact on 48 The Grange, it is noted that the proposed height is 7 storeys opposite this building, with the top floor set back, this relationship is appropriate given the urban context of the site. It is not considered that the impact on outlook would be sufficient to warrant a refusal in this instance.

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

- 126 Surrounding the application site there are residential and commercial uses. It is not considered that such uses would impact on the amenity of future occupiers of the site and it is noted that there a number of residential developments recently approved in the immediate area.

Affordable housing

- 127 The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
- 128 The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The London Plan forms part of the development plan for Southwark. The key relevant policy within the London Plan in relation to this aspect of the application is Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes.
- 129 The local policies are saved Southwark Plan Policy 4.4 Affordable housing, and Core Strategy Strategic Policy 6 – Homes for people on different incomes.
- 130 Strategic policy 6 'Homes for people on different incomes' of the Core Strategy requires developments to include a minimum of 35% affordable housing. It also requires developments in the Grange Ward, such as this site, to provide a minimum of 35% private housing. This policy works in conjunction with saved policies in the Southwark Plan such as policy 4.5 'Wheelchair affordable housing' which states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required. Saved policy 4.4 'Affordable Housing' requires developments in the this area to provide this affordable housing in a tenure split of 70% social rented and 30% intermediate / shared ownership units.
- 131 Saved Southwark Plan Policy 4.5 (Wheelchair Affordable Housing) and the Southwark Affordable Housing SPD states that for every affordable housing unit that meets wheelchair design standards, one less affordable habitable room will be required in respect to assessing the affordable housing provision. Based on a total of 557 habitable rooms within the development, 35% of this would equate to 195 habitable rooms required as affordable housing. The development proposes a total of 15 wheelchair accessible units and therefore a total of 180 affordable habitable rooms are required. The proposal provides 181 habitable rooms as affordable housing (56 units). This equates to 32.5% affordable housing being provided on site.

	Private	Intermediate	Social Rent	Total
Studio	1	0	0	1
1 bed	42	10	12	64
2 bed	40	11	15	66
3 bed	28	1	7	36
Total	111	22	34	167

- 132 The social rented accommodation will be located in Block D, to the south-eastern corner of the site. The shared ownership units will be located mostly within Block C with one of the units located within Block B.

- 133 The proposed development will provide a policy compliant proportion of affordable housing calculated by habitable room.

Tenure split

- 134 The London Plan seeks a tenure split of 60% affordable rent and 40% intermediate in the affordable housing provision. The saved Southwark Plan requires a split of 70% social rented and 30% intermediate ownership. The proposal is providing a tenure split of 65:35. As such the split is seeking to balance the requirements of the London Plan and the saved Southwark Plan. The proposed tenure split is considered acceptable.

Rental levels

- 135 The social rented units will be offered at social rent levels and this will be secured through the S106 agreement.
- 136 The 22 intermediate units would be subject to and comply with the Council's affordability criteria and this would be secured through the S106 agreement.
- 137 The tenure mix results in 65:55 rented to intermediate mix (as opposed to the 70:30 expected under saved policy 4.4). This is an acceptable tenure mix having regard to the need for genuinely affordable rented units in the borough.
- 138 The affordable housing provision is welcomed in this instance. The development is able to make a significant contribution to the delivery of affordable housing, and maintenance of a mixed community in this part of the Borough.

Mix of units

- 139 The proposed mix of units is as follows:

	No.	%
Studio	1	0.5
1 bed	64	38
2 bed	66	39.5
3 bed	36	21.6
Total	167	

- 140 Core Strategy Strategic Policy 7 requires at least 60% of units to have 2 or more bedrooms and 20% of units to be 3, 4 or 5 bedrooms in the Central Activities Zone.
- 141 61% of units which are 2 bed or more and 20% of the units are 3 bed as required by policy.

Wheelchair units

- 142 Saved Policy 4.3 of the Southwark Plan 2007 requires 10% of units to be fully wheelchair accessible. The required 10% dedicated wheelchair accessible units should be served by 2 lifts.
- 143 The proposal is providing 17 wheelchair accessible units which equates to 62 habitable rooms out of a total 557 habitable rooms (11.1%). These will be fitted out on completion.

Unit No	Bed	Tenure	Habitable Rooms
BG-01	2	Private	4 hab rooms
BG-06	2	Private	4 hab rooms

Unit No	Bed	Tenure	Habitable Rooms
BG-02	2	Intermediate	3 hab rooms
BG-05	2	Intermediate	3 hab rooms
CG-02	2	Intermediate	4 hab rooms
CG-03	2	Intermediate	4 hab rooms
DG-01	1	Rent	3 hab rooms
D1-01	1	Rent	3 hab rooms
D2-01	1	Rent	3 hab rooms
D3-01	1	Rent	3 hab rooms
D4-01	1	Rent	3 hab rooms
D5-01	1	Rent	3 hab rooms
D3-05	2	Rent	4 hab rooms
D4-05	2	Rent	4 hab rooms
D5-05	2	Rent	4 hab rooms
DC-05	3	Rent	5 hab rooms
DG-06	3	Rent	5 hab rooms
Total			62 hab rooms

Impact on trees and biodiversity

- 144 The applicants have submitted a preliminary ecological appraisal and bat assessment as well as a bat survey with the application. This document assesses the ecological interest of the site and any potential impacts resulting from the development are assessed. It is noted that the site is not subject to any statutory or non-statutory designations.
- 145 The habitats on site consists of amenity grassland, scattered semi-mature trees, introduced shrubs and scrub. The site also contained three buildings and areas of associated hard-standing.
- 146 No Species or Habitats of Principal Importance were recorded on site. There was limited habitats with potential to support protected species namely bats and breeding birds. A single building, Gibson House, was found to have features with potential to support roosting bats. A full building assessment, comprising a desk study, in addition to a daytime inspection, determined that the building has moderate potential to support roosting bats. The remaining buildings on this site were assessed as having negligible potential to support roosting bats.
- 147 The semi-mature trees and scrub were assessed as having low-potential to support widespread nesting bird species.
- 148 The site has negligible potential to support any other protected species.
- 149 The report recommends further protected species surveys and mitigation measures are recommended due to the potential presence of protected species. These measures should be secured by way of condition.

Air quality

- 150 The site is located within an Air Quality Management Area. An air quality assessment has been submitted. This states that the potential construction phase impacts of the proposed development on local air quality will be controlled and minimised by a Construction Stage Dust Management Plan, incorporating appropriate mitigation measures.

- 151 It was considered unlikely that the traffic movements generated by the development would have a significant impact on air quality. In relation to the operational phase of the development, it is noted that mechanical ventilation is proposed which will help to mitigate future residents' exposure to elevated pollutant concentrations. Overall it is noted that significant air quality impacts are not anticipated, and air quality is not considered a priority concern for the proposed development.
- 152 The details of the Construction Dust Management Plan will be required as a part of the Construction Management Plan condition, should Members resolve to grant permission.

Sustainable development implications

- 153 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. In relation to environmental implications of development, section 10 '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.
- 154 The Draft Further Alterations to the London (2014) are currently at consultation stage. Adopted and proposed revisions to energy policies are set out within this document and are likely to be adopted. In accordance with policy 5.2 in the London Plan 2011, all major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy. This policy also sets out required carbon reductions over 2010 building regulations (currently 40% carbon reduction is required, over the 2010 building regulations).
- 155 Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions of at least 20 per cent through on-site renewable energy generation, wherever feasible.
- 156 In relation to on-site renewable energy, there is a presumption that major development proposals will seek to reduce carbon dioxide emissions through the use of such energy sources. Development should also support innovative energy technologies such as electric vehicles (by providing charging points).
- 157 The Council's Supplementary Planning Document on Sustainable Design and Construction provides guidance that should be taken into consideration and Strategic Policy 13 in the Core Strategy 2011 provides targets that development should meet.
- 158 Strategic policy 13 'High environmental standards' of the Core Strategy 2011 requires developments to meet the highest possible environmental standards, including targets based on the Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards. This includes requiring residential development to achieve a minimum of Code for Sustainable Homes Level 4, and other non-residential development to achieve at least a BREEAM 'excellent' except community uses which should achieve a minimum BREEAM level of 'very good'.
- 159 A Sustainability Statement has also been submitted with the application. This states that water consumption will not exceed 105l per day. The residential units will achieve Code Level 4. This will be secured by way of condition.
- 160 The Energy Strategy notes that the development will achieve a 38% reduction in CO₂

emissions over 2010 baseline. While this falls marginally short of the GLA requirement of 40%, the applicant has committed to making a cash in-lieu contribution to meet the shortfall. This in-lieu contribution will be secured through the S106 agreement. The shortfall in CO2 reduction will be charged at £1,380 per tonne of carbon dioxide, as set out in the draft S106 SPD. The shortfall has been calculated as 3.77 tonnes, therefore the required contribution is £5,201. Contributions will be placed in a green fund and will be used to reduce carbon dioxide emissions in projects elsewhere in the borough.

- 161 The proposed energy strategy is to deliver a high fabric specification to reduce the heat demands of the units, combined with high efficiency community heating, energy efficient services and PV panels covering all appropriate roof space. The communal heating system will be future-proofed for a potential connection to off-site District Heating Mains in the future. The energy strategy notes that there is potential, within 10 years, to connect to the South-East London CHP network. Additional details of this future-proofing should be required by way of condition. The GLA have also requested further information on the savings from energy efficiency as well as information on how the demand for cooling will be minimised, and the size and location of the proposed energy centre. This should be requested by way of condition.
- 162 The proposal will achieve a 16.7% reduction in CO2 as a result of renewable technologies (PV panels). Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions of at least 20 % through on-site renewable energy generation, wherever feasible. This has not been achieved in this instance. However, having regard to the total CO2 reductions, which is just below the targeted 40%, the overall energy strategy is considered acceptable in this instance.

Archaeology

- 163 The applicants have submitted a desk-based assessment that includes considerable detail from site investigation works undertaken on site. It is evident from the changes in level between the street and much of the present open area on site and buildings that remediation must have been undertaken following the end of the site's use as a tannery. As such the archaeological potential of the site has been reduced. It is therefore recommended that a programme of archaeological observation and recording is maintained during groundworks, especially the removal of foundations and slabs following the demolition of modern buildings on site to assess the surviving potential and ensure it is adequately recorded. Suitable conditions have been recommended to secure the watching brief and the timely submission of a completed assessment report.

Flood risk

- 164 The site is located within Flood Zone 3 which is deemed to be 'high risk'. It is within an area benefiting from the River Thames barrier defences. The applicants have submitted a Flood Risk Assessment (FRA). The Environment Agency and the Flood and Drainage Team have raised no objection to the proposal subject to conditions.

Site contamination

- 165 There is potential for site contamination to be present, given the former uses on the site. As such suitable conditions should be imposed on any conditions that ensure that no risk to health results from the development.

Planning obligations (s106 undertaking or agreement)

- 166 Saved policy 2.5 of the Southwark Plan advises 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.

Planning Obligation	Amount of planning gain calculated by toolkit (£)	Amount of planning gain agreed by applicant (£)
Education	285,835	285,835
Employment in the Development	0	0
Employment During Construction	0	0 (own workplace coordinator to be provided)
Employment During Construction Management Fee	9,734	9,734
Public Open Space	26,715	26,715
Children's Play Equipment	21,527	21,527
Sports Development	130,386	130,386
Transport (Strategic)	85,247	85,247
Transport (Site Specific)	83,500	83,500
Transport for London	20,000	20,000
Public Realm	125,250	125,250
Health	194,747	194,747
Archaeology	11,173	11,173
Community Facilities	27,604	27,604
Admin Fee	20,428	20,428
Total	1,041,876	1,041,876

167 The applicant is providing sufficient contributions in this instance and is in line with the toolkit within the S106 SPD. Other measures within the S106 include the requirement to provide a Full Travel Plan, 3 years car club membership to each eligible adult occupier of the development. The S106 would also secure £20,000 towards the provision of a Cycle Hire Docking Station in the locality as requested by TfL. As noted above, the shortfall in CO2 reduction will be charged at £1,380 per tonne of carbon dioxide, as set out in the draft S106 SPD. The shortfall has been calculated as 3.7 tonnes, therefore the required contribution is £5201.

168 In accordance with the recommendation, if the S106 Agreement is not signed by 30 September 2014, the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reason below:

'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, public open space, sports facilities, education, health, affordable housing, the transport network, community facilities and employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Strategic Policy 14 – 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2007, and Policy 8.2 Planning obligations of the London Plan 2011'

Mayoral CIL

169 This development is subject to the Mayoral CIL and the charge is calculated according to

the amount of additional floor space the new development will produce. The chargeable rate for Southwark is currently £35 per square metre. Existing floor space (gross) within a red line of a site can be deducted from the chargeable floor space calculation. Existing floor space can only be considered where it has been in continuous lawful use for at least six months in the 12 months prior to the development being permitted. The applicant have submitted the relevant CIL form and the CIL liability is calculated at £474,355.

Other matters

170 No other matters have been identified.

Conclusion on planning issues

171 The scale and design are considered appropriate. The impact on neighbouring properties is on balance acceptable within this urban area, and the level of car parking, when combined with restrictions on securing parking permits, will mean that the impacts on the highway will be limited.

172 The quality and mix of accommodation is acceptable, and will provide good quality housing for future residents. The impact of the new accommodation on local infrastructure and services is adequately mitigated through S106 contributions. The proposal provides a policy compliant affordable housing provision, with the rented units at social rent levels.

173 As such, the recommendation is to grant permission, subject to the completion of a legal agreement.

Community impact statement

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

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

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

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 32 objections have been received the main issues raised in the objections are:

- Design issues including height and density and use of materials
- Daylight and sunlight impacts
- Impacts on amenity including outlook, privacy, sense of enclosure and noise issues

- Road traffic impacts
- Lack of open communal space for the public
- Developers have not responded to concerns raised at consultation

Human rights implications

178 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.

179 This application has the legitimate aim of providing a residential development. 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

180 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/4-C Application file: 14/AP/2102 Southwark Local Development Framework and Development Plan Documents	Southwark Council 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 5420 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultee list for application registration number 14/AP/2102
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Rónán O'Connor	
Version	Final	
Dated	20 August 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of legal services	No	No
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	Yes	No
Director of regeneration	Yes	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	20 August 2014	

Consultation Undertaken

Site notice date: 02/07/2014

Press notice date: 10/07/2014

Case officer site visit date: 02/07/2014

Neighbour consultation letters sent: 02/07/2014

Internal services consulted:

Design and Conservation
Transport
Environmental Protection
Housing Regeneration
Planning Policy
Public Realm – Asset Management
Public Realm – Project Design Team
Surface Water Flood Management Team
Southwark Emergency Planning Officer
Waste Management
Archaeology Officer
Ecology Officer

Statutory and non-statutory organisations consulted:

Environment Agency
Greater London Authority
London Fire & Emergency Planning Authority
Metropolitan Police Service
Transport for London
Thames Water – Development Planning

Neighbours and local groups consulted: As per Appendix 3

Re-consultation:

APPENDIX 2

Consultation Responses Received

Internal services

Design and Conservation – Suggest reducing parapet height at set back level. Recommend conditions in relation to materials.

Transport - Broadly support of application subject to conditions and provision of a car club bay and membership. Concern in relation to on-street servicing. A Travel plan should be secured through the S106. Recommend conditions.

Environmental Protection – No response received

Housing Regeneration - No response received

Planning Policy - No response received

Public Realm – Asset Management - No response received

Public Realm – Project Design Team – Concern in relation to width of footway to the east of the main pedestrian entrance. Require visibility splay and specific material for paving flag. Recommend informative.

Surface Water Flood Management Team- Following initial concerns, which have been dealt with by the application, the Surface Water Flood Management Team recommend conditions

Southwark Emergency Planning Officer – No response received

Waste Management - No response received

Archaeology Officer – Recommend conditions

Ecology Officer – Recommends conditions

Statutory and non-statutory organisations

Environment Agency – No objection recommend conditions

Greater London Authority – Broadly support application. Main points raised include

- principle is acceptable subject to relocation of uses
- Viability report is currently being appraised by the GLA
- Applicant should reconsider route to the affordable housing block
- Council should secure details of the bin store
- Applicant should demonstrate compliance with Lifetime Home standards
- Further information should be provided on the design features that will be incorporated into the scheme to ensure that the public realm is safe and usable for disabled people particularly having regard to the potential vehicle and pedestrian conflict on the eastern access to the site from Grange Walk
- Further information on the savings from energy efficiency is required as well as information on how the demand for cooling will be minimised, and the size and location of the proposed energy centre
- Cash in lieu contribution should be secured due to the shortfall in carbon reduction targets
- Conditions should be secured in relation to cycle parking, electric vehicle charging points, mobility scooter storage, car parking management plan, delivery and servicing plan, construction logistics plan.
- Residents should be exempted from applying for a parking permit
- Detailed Travel Plan should be secured through the S106 agreement

London Fire & Emergency Planning Authority

Metropolitan Police Service – recommends ‘Secure by Design’ condition.

Transport for London – Recommend conditions including the requirement for a car parking management plan, provision of electric vehicle charging points, parking permit exclusions, a construction logistics plan, a delivery and servicing plan, S106 agreement should include car club membership, contributions towards the improvement of pedestrian and cycle connectivity and the provision of a cycle hire docking station and a Full Travel Plan

Thames Water – Development Planning – recommend proposals in relation to waste water protection and piling and recommend petrol/oil interceptors are fitted on all vehicle washing facilities. No objection in relation to sewerage infrastructure capacity. Informative related to water pressure.

Neighbours and local groups

32 objections have been received in relation to this application. These have been received from Grange Yard; Grange Gardens, Haven Way; Cube House, 5 Spa Road; 10 The Grange, Gutenberg Court, 177 Grange Road. The objections are summarised below

1

will block out daylight

proposed development should be limited to 4 storeys.

2:

concerned about the height and design

proposed elevation will be higher than Grange Gardens and Skyline Court, impacting on light and views

access to the gardens is limited to residents and it is a gated community

in total opposition to what is applied throughout the Bermondsey Spa area which is open, connected spaces.

Balconies will result in a noise, a loss of privacy and an increased sense of enclosure

Loss of daylight and sunlight

Size of the building and number of proposed apartments is excessive.

Will result in increased road, traffic, noise and congestion,.

Vehicle entrance is located directly next to residential entrance pathway. Will result in noise and should be moved around the corner.

3

Height is out of step with buildings next to it and it will be an eyesore

Will create privacy issues for people living in the adjoining properties

Impacts on light

Proposal does not provide any general amenities as part of its plan

4

Impact on Cube House does not seem to have been considered

Impact on sunlight

Impact on privacy

Building should have fewer storeys to reduce impact

5

Supportive of the site being converted to residential use but has the following objections:

Loss of daylight and sunlight

Noise and disturbance from the proposed car park entrance – the car parking entrance

can be accommodated elsewhere and not disturb neighbouring properties

The entrance will result in safety issues

Location of the refuse stores – the proposed location is unacceptable as it located close to neighbouring developments resulting in smells and may attract vermin

Design of the building – overall design is incredibly ugly, unappealing and is not in keeping with the design standard set by other new developments in the Bermondsey Spa area. Proposal should be amended to bring in line with other high quality developments in the area

Density of the development – the number of the proposed apartments is disproportionate to the site of the building site – will result in increased noise, sense of enclosure and feeling of overcrowding

6

Lack of communal amenity space for the existing residents at Grange Gardens

Gated community out of line with other new developments in the area

Proposal is too high – impacts on daylight/sunlight

Proposed number of units is too much – increased road traffic, noise and litter

Location of refuse store

Impacts of balconies

Views of residents have been misrepresented and taken out of context by the developers

7

Negative impact on space and light

Loss of privacy, noise

Safety issues including sufficient access for emergency vehicles

It is a gated community

Impacts of construction

8

Impacts on daylight and privacy

9

rubbish and recycling bins are stored at the entrance closest to Grange Gardens and will result in an increase in smells and vermin

impact of the proposed vehicular entrance

development is built like a fortress with all of the garden space located in the centre of the development.

New building should be redesigned to create open and connected spaces.

Balconies face onto Grange Gardens

10

Height of the building – impact on daylight

Density of the apartments is excessive

Development will impact on the sense of community

Bin areas will impact on amenity

Impact on available car parking spaces and pollution/health and safety

Consistency of appearance and environment – use of cladding is not in keeping with surrounding developments

Open connection between the buildings

11

Proposal appears fortress-like

Loss of privacy and noise impacts

Increased sense of enclosure

Loss of daylight and sunlight

Number of apartments is excessive

Plans do not reflect other developments
Location of bin stores and parking entrance is not appropriate

12

Proposal is fortress-like
Impact on noise levels, privacy
Increased sense of enclosure
Too many units
Location of bin stores
Car parking entrance

13

Design is out of keeping with the area,
There are too many units
Impacts on noise and privacy
Location of bin stores
Car parking entrance

14

request that the development is fitted with uniform blinds
more storage should be provided at basement level
bins are not located in an acceptable location
Overdevelopment of the site
Balconies facing Grange Gardens resulting in noise
Noise from the car park entrance
Will be a gated community
Design is not appropriate for the area
Developers have not responded to concerns raised at consultation

15

Impact on views

16

In favour of the site for residential but objects to application as it stands
Design is out of keeping with the area
Too many units on site
Large impacts on services
Balconies will impact on privacy and result in noise
Location of the bin store is inappropriate
Developers have not responded to concerns raised at consultation

17

Impact on light
Noise and traffic impacts
Commercial and industrial uses are already noisy

18

Loss of daylight/sunlight to the objector's residential flat. Report states it does not meet the guidelines
Reduction in light would affect health

19

No objection to the site as residential but has concerns over the current proposal
The proposal is too dense, overbearing, overly tall and too close
Developer has not responded to concerns
Too many single aspects flats
Home and office is very close to the existing buildings on the site

Has submitted computer generated simulation of the impact of the proposal
The proposed scheme will be much closer and significantly higher.
Will reduce open space, increase sense of enclosure, impact on outlook impact on light and be overbearing
Developer was requested to stick to the building line along the east and south edges and to the eaves line but has not done so
The building is higher than the existing eaves line of Mabel Godwin House
Developer should be requested to move the scheme back to the existing foot print and eaves height with a significant set back level
Balconies will impact amenity, privacy and will result in noise
Design is out of keeping with the area. Does not have the sense of openness that other developments in the area have and is a gated-scheme. It is an over-development of the site
Does not provide much animation at street level or interaction
Block like typology is not part of the character of Bermondsey or London
Corner treatment at the corner of Grange Gardens and Grange Walk is very heavy – should be more articulation and interest at the corners
Bin store is in an inappropriate location
Proposed private garden is not in keeping with character of the area
Council should reject the scheme and encourage the developer to resubmit a scheme that reflects that quality of the new and historic buildings in the area

20

Density of the proposed development is too high
Will impact on light and privacy
Impact of the proposed car park entrance
Proposed cladding will make it look like an industrial unit

21

Proposal is much larger than existing buildings
Will block out light
Height should be reduced

22

Design is out of keeping with other buildings in Grange Walk
Loss of communal space for existing residents of Grange Gardens, loss of privacy, loss of light
Scheme should be redesigned so residents overlook the inner courtyard instead.
Where will the existing artists using Mabel Goldwin House be relocated
What plans are there for a cafe to provide a neighbourhood meeting place?
The number of apartments is disproportionate to the size of the site

23

In favour of the redevelopment of the site although have objections to proposals
Overdevelopment of the site
Impact on privacy and light and creation of a sense of enclosure
Footprint and eaves height of the existing building should be retained
Impact of balconies
Entrance to car park
No positive impact on community
Design
Developers have not responded to concerns raised at consultation

24

Design is out of keeping
Impact on privacy and light
Road traffic and noise

25

Height is inappropriate

Traffic impacts

26

Impacts on car parking in the area

Height

27

Reduced levels of daylight and sunlight

Impacts on privacy

Amenity impacts

Traffic Impacts

28

Impacts on light

Safety and noise concerns in relation to the sub-station

Height of the proposal

Impacts on parking

Traffic safety

29

Design of the flats is good and of a high quality

Should be less car parking spaces

30

Height of the building is too great

31

Impact on sunlight

Noise impacts

32

Impact on outlook and increase the sense of enclosure

Overdevelopment of the site

Height and massing will dominate all immediate buildings

Is a gated community

Public space provision is not sufficient

Neighbour Consultee List for Application Registration Number 14/AP/2102

TP No	TP/4-C	Site	SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1
App. Type	Full Planning Permission		

Date Printed	Address
02/07/2014	33 GLADSTONE STREET LONDON SE1 6EY
02/07/2014	FLAT 3 70-72 MALTBY STREET LONDON SE1 3PB
02/07/2014	MABEL GOLDWIN HOUSE 49 GRANGE WALK LONDON SE1 3DY
02/07/2014	UNIT 4 TO 6 AND 10 LARNACA WORKS GRANGE WALK LONDON SE1 3EW
02/07/2014	FLAT 1 10 THE GRANGE LONDON SE1 3AG
02/07/2014	36 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 39 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 38 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 37 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 42 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 41 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 40 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	16 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	15 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	12 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	19 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	18 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	17 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	8 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	7 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	11 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	10 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	9 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	FLAT 36 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 20 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 19 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 18 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 23 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 22 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 21 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 14 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 13 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 12 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 17 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 16 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 15 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 32 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 31 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 30 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 35 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 34 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 33 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 26 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 25 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 24 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 29 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 28 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 27 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	5 GRANGE YARD LONDON SE1 3AE
02/07/2014	4 GRANGE YARD LONDON SE1 3AE
02/07/2014	14 GRANGE YARD LONDON SE1 3AQ

Date Printed	Address
02/07/2014	8 GRANGE YARD LONDON SE1 3AE
02/07/2014	7 GRANGE YARD LONDON SE1 3AE
02/07/2014	6 GRANGE YARD LONDON SE1 3AE
02/07/2014	10 GRANGE YARD LONDON SE1 3AQ
02/07/2014	41 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	40 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	13 GRANGE YARD LONDON SE1 3AQ
02/07/2014	12 GRANGE YARD LONDON SE1 3AQ
02/07/2014	11 GRANGE YARD LONDON SE1 3AQ
02/07/2014	FLAT 11 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 10 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 9 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 16 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 15 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 12 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 5 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 3 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 2 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 8 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 7 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 6 10 THE GRANGE LONDON SE1 3AG
02/07/2014	39 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	65 MALTBY STREET LONDON SE1 3PB
02/07/2014	28 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	27 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	2 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	1 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	22 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	21 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	20 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	26 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	25 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	23 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	35 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	33 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	32 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	38 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	37 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	36 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	6 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	5 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	3 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	31 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	30 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	29 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	FLAT 11 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 6 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 5 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 4 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 9 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 8 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 7 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	GIBSON HOUSE 12 THE GRANGE LONDON SE1 3AG
02/07/2014	6 MELFORD COURT FENDALL STREET LONDON SE1 3DX
02/07/2014	167 GRANGE ROAD LONDON SE1 3AD
02/07/2014	FLAT 3 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 2 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 1 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 18 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 17 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 16 GRANGE HOUSE THE GRANGE LONDON SE1 3AF

Date Printed	Address
02/07/2014	FLAT 21 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 20 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 19 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 12 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 11 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 10 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 15 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 14 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 13 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	52B GRANGE WALK
02/07/2014	52A GRANGE WALK
02/07/2014	FLAT 12 PARCHMENT BUILDING 52 GRANG
02/07/2014	34 GRANGE WALK LONDON SE1 3DY
02/07/2014	52D GRANGE WALK
02/07/2014	52C GRANGE WALK
02/07/2014	FLAT 8 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 7 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 6 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 11 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 10 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 9 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 2 70-72 MALTBY STREET LONDON SE1 3PB
02/07/2014	FLAT 1 70-72 MALTBY STREET LONDON SE1 3PB
02/07/2014	47 GRANGE WALK LONDON SE1 3DY
02/07/2014	163 GRANGE ROAD LONDON SE1 3AD
02/07/2014	79A MALTBY STREET LONDON SE1 3PB
02/07/2014	38 GRANGE WALK LONDON SE1 3DY
02/07/2014	37 GRANGE WALK LONDON SE1 3DY
02/07/2014	35 GRANGE WALK LONDON SE1 3DY
02/07/2014	46 GRANGE WALK LONDON SE1 3DY
02/07/2014	40 GRANGE WALK LONDON SE1 3DY
02/07/2014	39 GRANGE WALK LONDON SE1 3DY
02/07/2014	69 MALTBY STREET LONDON SE1 3PB
02/07/2014	67 MALTBY STREET LONDON SE1 3PB
02/07/2014	61C GRANGE WALK LONDON SE1 3EL
02/07/2014	75 MALTBY STREET LONDON SE1 3PB
02/07/2014	73 MALTBY STREET LONDON SE1 3PB
02/07/2014	71 MALTBY STREET LONDON SE1 3PB
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02/07/2014	59A GRANGE WALK LONDON SE1 3EL
02/07/2014	58A GRANGE WALK LONDON SE1 3EL
02/07/2014	61B GRANGE WALK LONDON SE1 3EL
02/07/2014	61A GRANGE WALK LONDON SE1 3EL
02/07/2014	60B GRANGE WALK LONDON SE1 3EL
02/07/2014	FLAT 7 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 6 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 5 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 10 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 9 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 8 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 1 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	79B MALTBY STREET LONDON SE1 3PB
02/07/2014	77 MALTBY STREET LONDON SE1 3PB
02/07/2014	FLAT 4 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 3 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 2 41 GRANGE WALK LONDON SE1 3DY
02/07/2014	58B GRANGE WALK LONDON SE1 3EL
02/07/2014	FLAT 30 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 29 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	FLAT 28 GRANGE HOUSE THE GRANGE LONDON SE1 3AF
02/07/2014	1 BRIDEWAIN STREET LONDON SE1 3NL

Date Printed	Address
02/07/2014	FLAT 12 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 11 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 10 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 7 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 6 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 5 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 1 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 9 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 8 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 20 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 2 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 19 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 4 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 3 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 21 BOULOGNE HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EE
02/07/2014	FLAT 27 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 26 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 25 10 THE GRANGE LONDON SE1 3AG
02/07/2014	11-13 SPA ROAD LONDON SE16 3RB
02/07/2014	TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3SA
02/07/2014	FLAT 28 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 20 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 19 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 18 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 23 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 22 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 21 10 THE GRANGE LONDON SE1 3AG
02/07/2014	PART GROUND FLOOR THE GRANGE GRANGE YARD LONDON SE1 3AG
02/07/2014	UNITS 1 AND 2 LARNACA WORKS GRANGE WALK LONDON SE1 3DY
02/07/2014	UNIT 1 10 THE GRANGE LONDON SE1 3AG
02/07/2014	FIRST FLOOR FLAT 163 GRANGE ROAD LONDON SE1 3AD
02/07/2014	FIRST FLOOR FLAT 164 GRANGE ROAD LONDON SE1 3AD
02/07/2014	FLAT B 166 GRANGE ROAD LONDON SE1 3AD
02/07/2014	FLAT A 166 GRANGE ROAD LONDON SE1 3AD
02/07/2014	FIRST FLOOR FLAT 1 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 40 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 4 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 39 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 7 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 6 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 5 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 35 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 34 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 33 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 38 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 37 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 36 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 15 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 14 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 13 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 18 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 17 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 16 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 1 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 9 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 8 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 12 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 11 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 10 VALOIS HOUSE ST SAVIOURS ESTATE GRANGE WALK LONDON SE1 3EG
02/07/2014	FLAT 32 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 18 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF

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02/07/2014	FLAT 17 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 16 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 20 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 2 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 19 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 12 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 11 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 10 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 15 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 14 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 13 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 29 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 28 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 27 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 31 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 30 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 3 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 23 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 22 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 21 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 26 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 25 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 24 BRETON HOUSE ST SAVIOURS ESTATE ABBEY STREET LONDON SE1 3EF
02/07/2014	FLAT 5 PARCHMENT BUILDING 52 GRANG
02/07/2014	APARTMENT 15 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 14 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 13 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 3 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 2 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 1 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 21 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 19 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 18 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	APARTMENT 9 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 8 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 7 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	6 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	5 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	4 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	9 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	8 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	7 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	GROUND FLOOR PART UNIT 2 FUTURA HOUSE 169 GRANGE ROAD LONDON SE1 3BN
02/07/2014	168A GRANGE ROAD LONDON SE1 3BN
02/07/2014	3 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	2 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	1 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	FLAT 17 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 6 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 5 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 4 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	UNIT 7B LARNACA WORKS GRANGE WALK LONDON SE1 3EH
02/07/2014	FLAT 9 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 8 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 12 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 11 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 10 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 3 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 20 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 2 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	UNIT 8A LARNACA WORKS GRANGE WALK LONDON SE1 3EH

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02/07/2014	UNIT 9 LARNACA WORKS GRANGE WALK LONDON SE1 3EW
02/07/2014	UNIT 7A LARNACA WORKS GRANGE WALK LONDON SE1 3EW
02/07/2014	FLAT 16 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 15 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	UNIT 8B LARNACA WORKS GRANGE WALK LONDON SE1 3EH
02/07/2014	APARTMENT 17 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 16 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	3 GRANGE YARD LONDON SE1 3AE
02/07/2014	APARTMENT 18 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 30 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 29 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 28 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 33 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 32 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 31 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 24 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 23 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 22 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 27 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 26 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 25 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 42 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 41 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 40 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 45 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 44 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 43 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 36 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 35 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 34 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 39 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 38 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 37 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 21 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 5 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 4 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 3 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 8 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 7 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 6 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	12 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	11 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	10 84 ABBEY STREET LONDON SE1 3NJ
02/07/2014	FLAT 2 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 1 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 17 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 16 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 15 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 20 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 19 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 18 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 11 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 10 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 9 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 14 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 13 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 12 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 1 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 4 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 39 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 38 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB

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02/07/2014	FLAT 42 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 41 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 40 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 34 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 33 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 32 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 37 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 36 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 35 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 50 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 5 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 49 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 53 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 52 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 51 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 45 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 44 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 43 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 48 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 47 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 46 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 31 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 17 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 16 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 15 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 2 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 19 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 18 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 11 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 10 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 1 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 14 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 13 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 12 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 28 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 27 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 26 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 30 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 3 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 29 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 22 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 21 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 20 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 25 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 24 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 23 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	UNIT 15B CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	UNIT 17D CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	UNIT 14A CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	24 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	14 SKYLINE COURT 9 GRANGE YARD LONDON SE1 3AN
02/07/2014	STORE ADJACENT WOODVILLE HOUSE GRANGE WALK LONDON SE1 3EQ
02/07/2014	APARTMENT 6 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 5 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 4 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 7 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	FLAT 13 CUBE HOUSE 5 SPA ROAD LONDON SE16 3GD
02/07/2014	EVELYN COYLE DAY CENTRE 49A GRANGE WALK LONDON SE1 3DY
02/07/2014	APARTMENT 12 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 11 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN
02/07/2014	APARTMENT 10 FUTURA HOUSE 168 GRANGE ROAD LONDON SE1 3BN

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02/07/2014	FLAT 2 1 THE GRANGE LONDON SE1 3AG
02/07/2014	FLAT 61 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 60 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 6 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 64 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 63 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 62 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 56 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 55 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 54 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 59 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 58 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 57 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 72 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 71 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 70 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT C 166 GRANGE ROAD LONDON SE1 3AD
02/07/2014	FLAT 9 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 8 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 67 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 66 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 65 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 7 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EA
02/07/2014	FLAT 69 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 68 ST VINCENT HOUSE ST SAVIOURS ESTATE FENDALL STREET LONDON SE1 3EB
02/07/2014	FLAT 46 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 2 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 1 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	170-176 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 5 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 4 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 3 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	LOWER GROUND FLOOR AMISHA COURT 161 GRANGE ROAD LONDON SE1 3AJ
02/07/2014	FLAT 6 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	FLAT 14 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 13 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 12 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 17 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 16 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 15 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 8 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 7 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 6 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 11 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 10 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 9 171 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 5 ZONA COURT 48 GRANGE WALK LONDON SE1 3DY
02/07/2014	FLAT 208 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 207 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 206 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 311 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 310 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 309 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 102 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 101 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	UNIT 6 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 205 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 104 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 103 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 1 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	UNIT 7 3 HAVEN WAY LONDON SE1 3FN

Date Printed	Address
02/07/2014	FLAT 518 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 4 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	FLAT 3 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	FLAT 2 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	FLAT 414 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 413 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 312 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 517 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 516 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	FLAT 415 3 HAVEN WAY LONDON SE1 3FN
02/07/2014	8 WOODMILL STREET
02/07/2014	6 WOODMILL STREET
02/07/2014	4 WOODMILL STREET
02/07/2014	14 WOODMILL STREET
02/07/2014	12 WOODMILL STREET
02/07/2014	10 WOODMILL STREET
02/07/2014	2 WOODMILL STREET
02/07/2014	UNIT 2 7 SPA ROAD LONDON SE16 3QD
02/07/2014	FLAT 1 PARCHMENT BUILDING 52 GRANG
02/07/2014	13 WOODMILL STREET
02/07/2014	FLAT 4 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 3 PARCHMENT BUILDING 52 GRANG
02/07/2014	FLAT 2 PARCHMENT BUILDING 52 GRANG
02/07/2014	5 WOODMILL STREET
02/07/2014	3 WOODMILL STREET
02/07/2014	1 WOODMILL STREET
02/07/2014	11 WOODMILL STREET
02/07/2014	9 WOODMILL STREET
02/07/2014	7 WOODMILL STREET
02/07/2014	PART RIGHT HAND SIDE 7 SPA ROAD LONDON SE16 3QT
02/07/2014	FLAT 26 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 25 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 24 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 29 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 28 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 27 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 20 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 19 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 18 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 23 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 22 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 21 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3SA
02/07/2014	1 GRANGE YARD LONDON SE1 3AE
02/07/2014	GROUND FLOOR 4 GRANGE YARD LONDON SE1 3AE
02/07/2014	FIRST FLOOR FLAT REAR TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3QW
02/07/2014	SECOND FLOOR FLAT TIBETAN BUDDHIST CENTRE 15 SPA ROAD LONDON SE16 3QW
02/07/2014	FLAT 32 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 31 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 30 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	FLAT 8 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	FLAT 7 ZONA COURT 48 GRANGE WALK LONDON SE1 3FP
02/07/2014	FLAT 33 172 GRANGE ROAD LONDON SE1 3BN
02/07/2014	UNIT 5 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 211 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 210 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 209 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 214 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 213 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 212 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 105 1 HAVEN WAY LONDON SE1 3FJ

Date Printed	Address
02/07/2014	FLAT 104 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 103 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 208 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 107 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 106 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 323 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 322 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 321 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 426 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 425 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 424 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 317 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 316 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 215 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 320 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 319 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 318 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 102 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 55 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 54 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 53 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 58 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 57 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 56 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 49 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 48 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 47 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 52 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 51 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 50 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	RIGHT SIDE 7 SPA ROAD LONDON SE1 3AE
02/07/2014	FLAT 101 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 61 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 60 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	FLAT 59 AMISHA COURT 161 GRANGE ROAD LONDON SE1 3GH
02/07/2014	LEFT SIDE 7 SPA ROAD LONDON SE1 3AE
02/07/2014	FLAT D 166 GRANGE ROAD LONDON SE1 3AD
02/07/2014	161A GRANGE ROAD LONDON SE1 3FH
02/07/2014	FLAT 420 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 319 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 318 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 424 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 423 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 421 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 314 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 213 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 212 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 317 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 316 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 315 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 633 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 632 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 631 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	UNIT 4 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 635 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 634 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 527 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 426 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 425 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 530 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 529 2 HAVEN WAY LONDON SE1 3FL

Date Printed	Address
02/07/2014	FLAT 528 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 211 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 535 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 534 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 533 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	UNIT 1 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 537 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 536 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 429 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 428 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 427 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 532 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 431 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 430 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 107 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 106 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 105 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 210 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 209 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 208 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 101 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	UNIT 3 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	UNIT 2 1 HAVEN WAY LONDON SE1 3FJ
02/07/2014	FLAT 104 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 103 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	FLAT 102 2 HAVEN WAY LONDON SE1 3FL
02/07/2014	via email x
02/07/2014	1-2 Haven Way London SE1 3FJ
15/07/2014	FLAT 1 ATTILBURGH HOUSE ST SAVIOURS ESTATE LONDON SE1 3DL
20/06/1837	by e-form
20/06/1837	18 Gutenberg Court 177 Grange Road London SE1 3FW
20/06/1837	BY EMAIL
20/06/1837	Flat 505, Alaska Building 600 61 Grange Road LONDON SE1 3BB
20/06/1837	By Eform
20/06/1837	BY EMAIL
20/06/1837	BY EMAIL FLAT 12 LONDON SE1 3AG
20/06/1837	BY EMAIL Flat 103, 1 Haven Way LONDON SE1 3FJ
20/06/1837	20 Cube House 5 Spa Road LONDON SE16 3GD
20/06/1837	BY EMAIL 4 GRANGE YARD SE1 3AE