

<b>Item No.</b> 5.4	<b>Classification:</b> Open	<b>Date:</b> 10 February 2015	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/2246 for: Listed Building Consent  <b>Address:</b> THE HOP EXCHANGE, 24 SOUTHWARK STREET, LONDON SE1 1TY  <b>Proposal:</b> Installation of roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration and internal alterations to the west wing of the building in association with the change of use from office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on basement, upper ground, first, second and third floors		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 02/07/2014		<b>Application Expiry Date</b> 27/08/2014	
<b>Earliest Decision Date</b> 21/08/2014			

## RECOMMENDATION

1. That the Sub-Committee grant Listed Building Consent subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

2. The application site covers an area of 1,017sqm, which sits within the West Wing of the larger Hop Exchange building, which is a Grade II Listed Building.
3. The applicant has a leasehold of the West Wing, which is currently vacant and was last used as B1 offices on the upper floors with ancillary storage in the basement. The demise comprises the upper ground, first, second and third floor levels and totals 1,457sqm. A small section of the lower ground floor is given over to the leased premises as part of this application.
4. The office partitions on the upper floors have now been removed and the internal finishes have been stripped exposing brickwork and the construction fabric of the building. There are other occupants within the Hop Exchange, which are predominantly operating in B1 offices or A3 (restaurant) or A4 Class (drinking establishment) uses.
5. The front of the building faces Southwark Street and is part of the Transport for London road network (TLRN). The existing rear service yard is gated and accessed off Park Street underneath the railway viaduct and arches which is located to the north of the site.
6. The site is within a mixed use area surrounded by retail, commercial, offices and food and drink establishments. There are a small number of residential units to the north on Park Street.

7. The site is within the following designations:  
Central Activities Zone (CAZ), Bankside, Borough and London Bridge Opportunity Area, Bankside and Borough District Town Centre, Strategic Cultural Area, Archaeological Priority Zone (APZ) and Air Quality Management Area. It is within a flood risk area. The site has a very high Public Transport Accessibility Level (PTAL) rating of 6b.
8. It is within the Borough High Street Conservation Area. Being a Grade II Listed Building. There are several other listed buildings in the immediate locality of the site including 5 Stoney Street, 3 Southwark Street and 1-13 Park Street (all Grade II designated).

### **Details of proposal**

9. It is proposed to change the use of the upper ground, first, second and third floors of the West Wing from the vacant B1(a) office to A3 and A3 restaurant and bar. The use of the basement floor would be ancillary to the main use, to be used for storage and wine/beer cellar, employee washing and changing facilities and ancillary office space. The restaurant would be under one ownership.
10. Interior alterations are proposed and summarised below:
  - The main entrance will be provided at the upper ground floor level. There is an existing service door at street level and this will be widened to allow for a new wider internal stairs and a platform lift up to the upper ground floor level.
  - Three new breakthroughs to the ceiling are proposed to provide new staircase access and a customer lift to the third floor.
  - New partitioning walls will be proposed to all levels to create storage areas, kitchen and toilet facilities.
  - The existing western staircase at the far end of the Hop Exchange building will be removed and a new fire escape stair will be constructed through all levels.
  - Alterations to the basement including removal of non-original partition walls and creation of new stud walling to provide stores and rooms.
11. External alterations are also proposed as follows:
  - The existing service door to the basement is located at the western end of the facade and will be removed and windows at the street level will be reinstated in its place.
  - Some windows will require renovation and therefore be replaced with new windows.
  - Installation of new plant for mechanical extraction and ventilation and will be housed within screening panels.
  - A new access stair by continuing up the new central stair is proposed to the roof level.

### **Planning history**

12. There is substantial planning history on this site including Listed Building Consents. The most relevant to this application is 03-AP-0279 (Listed Building Consent), which was for: Erection of three new floors of office accommodation at rear (and consequent alterations to existing elevations).  
Decision date 01/08/2003 Decision: Grant (GRA). This permission was not implemented.

03/AP/0279 Application type: Listed Building Consent (LBC)  
Erection of three new floors of office accommodation at rear (and consequent alterations to existing elevations).  
Decision date 01/08/2003 Decision: Grant (GRA)

08/AP/0529 Application type: Listed Building Consent (LBC)  
Demolition of small parts of existing internal walls, structural and non load bearing partitioning as detailed on the accompanying drawings  
Decision date 18/04/2008 Decision: Granted (GRA)

08/AP/1357 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of materials pursuant to condition 3 of Listed Building Consent dated 01.08.2003 (LBS Reg No: 03-AP-0279) for erection of three new floors of office accommodation at rear (and consequent alterations to existing elevations).  
Decision date 17/07/2008 Decision: Granted (GRA)

08/AP/1284 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of the glazed curtain wall and window frame pursuant to condition 4 of Listed Building Consent dated 01.08.2003 (LBS Reg No: 03-AP-0279) for erection of three new floors of office accommodation at rear (and consequent alterations to existing elevations).  
Decision date 22/07/2008 Decision: Granted (GRA)

08/AP/1356 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of materials pursuant to condition 2 of planning permission dated 01.08.2003 (LBS Reg No: 03-AP-0278) for 3 Storey office extension infill at the rear of the Hop Exchange building  
Decision date 24/07/2008 Decision: Granted (GRA)

08/AP/1933 Application type: Listed Building Consent (LBC)  
Installation of secondary glazing, 2x double glazed rooflights, acoustic cast iron vents, ventilation system, new condenser unit on ground floor roof and relocation of existing A/C units (first floor level), new pipework and relocation of existing water tank.  
(LISTED BUILDING CONSENT)  
Decision date 02/10/2008 Decision: Granted (GRA)

08/AP/1931 Application type: Full Planning Permission (FUL)  
Installation of secondary glazing, 2x double glazed rooflights, acoustic cast iron vents, ventilation system, new condenser unit on ground floor roof and relocation of existing A/C units (first floor level), new pipework and relocation of existing water tank.  
Decision date 02/10/2008 Decision: Granted (GRA)

08/AP/2793 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of the roof lights to be used as required by Condition 2 of listed building consent dated 02/10/2008 LBS Ref 08AP1933 Installation of secondary glazing, 2x double glazed rooflights, acoustic cast iron vents, ventilation system, new condenser unit on ground floor roof and relocation of existing A/C units (first floor level), new pipework and relocation of existing water tank.  
Decision date 22/12/2008 Decision: Granted (GRA)

09/AP/0486 Application type: Listed Building Consent (LBC)  
Install secondary glazing to 8 windows at ground floor to the Southwark Street frontage (in the room accessed off the atrium) and in the 4th floor Chairman's and PA offices. Also, to reconfigure means of escape from the building and install a temporary fire-escape 'tunnel' enclosure in the atrium.  
Decision date 12/05/2009 Decision: Granted (GRA)

09/AP/1470 Application type: Approval of Details - Article 30 DMPO (AOD)  
Detailed section-drawings of the fire-escape 'tunnel' ceiling pursuant to condition 3 of Listed Building Consent dated 12.05.2009 (LBS RegNo:09-AP-0486) to Install secondary glazing to 8 windows at ground floor to the Southwark Street frontage (in the room accessed off the atrium) and in the 4th floor Chairman's and PA offices. Also, to reconfigure means of escape from the building and install a temporary fire-escape 'tunnel' enclosure in the atrium.

Decision date 30/07/2009 Decision: Granted (GRA)

09/AP/1467 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of all new internal works and finishes pursuant to condition 2 of Listed Building Consent dated 12.05.2009 (LBS RegNo:09-AP-0486) to Install secondary glazing to 8 windows at ground floor to the Southwark Street frontage (in the room accessed off the atrium) and in the 4th floor Chairman's and PA offices. Also, to reconfigure means of escape from the building and install a temporary fire-escape 'tunnel' enclosure in the atrium.

Decision date 03/09/2009 Decision: Granted (GRA)

10/AP/0057 Application type: Listed Building Consent (LBC)  
Repainting of the southern facade and portico of the Hop Exchange.

Decision date 09/03/2010 Decision: Granted (GRA)

11/AP/0653 Application type: Full Planning Permission (FUL)  
Installation on the southern side of the carriageway of an extension to the existing cycle hire docking station, for the Transport for London Cycle Hire Scheme containing a maximum of 21 docking points for scheme bicycles (within the setting of neighbouring listed buildings).

Decision date 26/04/2011 Decision: Granted (GRA)

13/AP/0387 Application type: Listed Building Consent (LBC)  
External decorations of the southern facade and portico.

Decision date 24/05/2013 Decision: Granted (GRA)

13/AP/2665 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of samples of paint colour with elevation drawings or photographs as required by condition 3 of listed building consent dated 24/05/2013 [application no. 13/AP/0387 for the external decorations of the southern facade and portico].

Decision date 30/08/2013 Decision: Granted (GRA)

13/AP/2105 Application type: Full Planning Permission (FUL)  
Proposed use of an existing vacant basement area as a public bar in association with Katzenjammers bar.

Decision date 30/09/2013 Decision: Granted (GRA)

07/EQ/0191 Application type: Pre-Application Enquiry (ENQ)  
Decision date 07/01/2014 Decision: Pre-application enquiry closed (EQC)

13/EQ/0211 Application type: Pre-Application Enquiry (ENQ)  
Part change of use of building from office to hotel use, extension to building to form office accommodation and rooftop terrace and skybar with associated enabling works.

Decision date 04/03/2014 Decision: Pre-application enquiry closed (EQC)

14/AP/0132 Application type: Listed Building Consent (LBC)  
Internal alterations to convert an existing vacant basement into a public bar comprising of the formation of two separate connecting staircases, dumb waiter lift between floors, new partitioning and creation of new openings.

Decision date 20/03/2014 Decision: Granted (GRA)

14/AP/1280 Application type: Listed Building Consent (LBC)  
Repaint area of portico, alter finishes to landing, install mat well, repair stonework  
Decision date 13/06/2014 Decision: Granted (GRA)

14/AP/2808 Application type: Approval of Details - Article 30 DMPO (AOD)  
Samples of paint finishes, coloured tiles and all other external material finishes pursuant to Condition 4 of Listed Building Consent 14-AP-1280 for: Repaint area of portico, alter finishes to landing, install mat well, repair stonework  
Decision date 22/09/2014 Decision: Granted (GRA)

14/AP/2807 Application type: Approval of Details - Article 30 DMPO (AOD)  
Details of a Schedule of Works for the repair of the steps and the laying of floor tiles pursuant to Condition 3 of Listed Building Consent 14-AP-1280 for: Repaint area of portico, alter finishes to landing, install mat well, repair stonework  
Decision date 22/09/2014 Decision: Granted (GRA)

### Planning history of adjoining sites

13. There is substantial planning history on the adjoining sites, but the most recent and most relevant are as follows:

5-7 Southwark Street:10/AP/0537 - Planning permission refused 08/07/2010 for:  
Change of use of 2nd floor from B1 offices to a lazer hair removal and skin care clinic (sui generis class)

The reason for refusal was:

*The proposal would result in the loss of a small B Class unit within the Central Activities Zone and Preferred Office Location, resulting in a loss of employment opportunities within the Borough. In the absence of any evidence to demonstrate that the premises has been vacant for more than 12 months and convincing attempts to dispose of the premises, for continued B Class use, over a period of 12 months have been unsuccessful, the proposal fails to comply with the criteria set out in Policy 1.3 'Preferred Office Location' of the Southwark Plan 2007.*

12/AP/4079 - Planning permission was granted 04/06/2013 for:  
Change of use of ground floor and basement from office (B1) to retail (A1) / professional services (A2) / restaurant (A3) / drinking establishment (A4), including the installation of a new shopfront with an additional entrance for the upper floors and installation of pavement lights (within the setting of the listed building at 3 Southwark Street)

11 Southwark Street:10/AP/3143 - Planning permission granted 29/12/2010 for:  
Change of use of ground floor and basement floors from Class B1 (office) to Class A1 (retail), A2 (financial and professional services) or A3 (restaurant and cafe) and associated external alterations to the shopfront; replace existing 2 No. rooflights at the rear with one linear rooflight and installation of extraction plant to rear.

13/AP/0728 - Planning permission granted 30/07/2013 for:  
Demolition of the existing lift tower and first floor rear extension and erection of rear extension at first to fourth floor level, with an additional fifth floor in a mansard to the front; replacement dormer windows at the front at fourth floor; and the change of use of the first to fourth floors from Class B1 (office) to Class C3 (residential) to provide for: 1 No. one bedroom and 7 No. two bedroom residential units across first to fifth floors (8 residential units in total)

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

14. The main issues to be considered in respect of this application are:
- a) whether the proposal would preserve the special historic and architectural interest of the listed building

### **Planning policy**

15. National Planning Policy Framework (the Framework)  
Section 12. Conserving and enhancing the historic environment

London Plan July 2011 consolidated with revised early minor alterations October 2013  
Policy 7.8 - Heritage assets and archaeology

Core Strategy 2011  
Strategic Policy 12 Design and Conservation

#### Southwark Plan 2007 (July) - saved policies

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.

3.15 Conservation of the Historic Environment

3.17 Listed Buildings

3.18 Setting of Listed buildings, Conservation Areas and world heritage sites

### **Principle of development**

16. The principle of a scheme to alter and refurbish the property is acceptable subject to there being no impact on the special architectural interest and fabric of the Listed Building, as is discussed below. Other impacts of the development is assessed under the separate report on the full planning application 14-AP-2245 which also appears on this agenda.

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

17. This grade II listed building is located within the Borough High Street Conservation Area and it affects the setting of several other grade II listed buildings including Nos. 1, 1b and 3 Southwark Street and 1-13 Park Street to the rear.
18. Paragraph 129 of the NPPF requires that: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." This building's historic significance is principally in the front elevation, the exuberant self-importance of which dominates Southwark Street east of the railway viaduct. The grandeur of the wider design is matched by the neo-classical

details which are dominated by the theme of hops and the hop trade.

- 19** The interior of much of the building is also of historic significance, especially the central atrium, however, the significant internal features of the building are all located in the eastern end of the building as the western end, where the development is proposed, was all burnt down in the 1930s and nothing of the interior or the windows remain above lower ground floor level. The only internal feature which survives within the site boundary is the substantial wall which divides this part of the building from the more original eastern end.
- 20.** Much more survives of the original at basement level, which retains its brick vaults and original iron columns. The proposal will alter this level and after discussion and negotiation with the applicant, changes have been made. This basement forms part of the significance and though some alterations have been made to it, further alterations should be kept to a minimum with existing alteration reused where possible. The applicant has revisited the location of the lift under-run where it protrudes into the lower ground floor from the upper ground level. There were discussions regarding the construction of the lower ground floor ceiling and that the under-run should not, where possible interrupt any brick vault. The final revised plans now shows the lift moved slightly south towards the Southwark Street frontage so that it only goes through non-original ceiling of the lower ground floor.
- 21.** The addition of as much roof plant as is proposed on this listed building would have the potential to add clutter to the roof line viewed from other buildings. However, the height of the Hop Exchange will result in these services all being invisible from the street and because this end of the building has all been rebuilt since the war its installation will not result in any loss of, or harm to, historic fabric. Therefore the massing and the apparent height of the building will not be affected by the development.
- 22.** The proposed alterations to the front elevation will result in the introduction of a new door between column pedestals. This raises some concern in relation to the disruption of the rhythm of the pavement frontage as it is considered to be an awkward location for the principal entrance to this restaurant and bar. A more logical entrance may be to make use of the double width entrance to the building at the western end of the site.
- 23.** The applicant has argued that other entrances to bars and restaurants exist at the street level such as those for Katzenjammers and The Sheaf (both Public Houses within the Hop Exchange) both of which represent alterations to the original fabric of the building not affected by the fire. These alterations at the street level along the entire frontage are of varying designs of entrances between the columns including a number of unsympathetic alterations notably the entrance to The Sheaf and also ducting to the eastern end. These alterations represent varying access points along the entire frontage of The Hop Exchange and it has therefore already been subdivided over time. In terms of the western end entrance this has already been considered for the main entrance but has been discounted due to the flow of people in case of an emergency and dictated by British Standards and Building Regulations. In light of the above comments, the proposed main entrance is, on balance, considered to be acceptable.
- 24.** In the original consideration of the proposals, Officers expressed a preference for the stretch of the internal wall that divides the proposal site from the rest of the building to the east to be retained. The applicant has argued that the 0.7m 'spine wall' may have been reinforced following the fire to retain the central and eastern portion of the building. There is no appreciable sense of the wider divide in the building from outside created by the wall. There is no expression in the front elevation (already agreed to be the principally important feature of the listing) and it is considered that the removal of a

relatively small section at street level will maintain the rhythm of the columns. It is now accepted that this loss of the wall would not significantly impact on the historic fabric of the building.

25. The replacement of windows on the front elevation and the rear elevation is in principle acceptable as it appears that all from upper ground level and above are rather crude modern copies of the originals. The detail design of these are recommended to be confirmed by condition.
26. The principle of reusing this building is acceptable and it will help sustain the building in viable use, but the alterations to the building must not result in an unacceptable level of damage to the building's significance. It is acknowledged that some elements of the proposal affect the character of the building and result in some limited harm to its significance. However, there are clear heritage and public benefits of the scheme which demonstrably outweigh the limited harm resulting.
27. Overall, the revised scheme would now comply with the policies set out in the NPPF, Strategy Policy 12 - Design and Conservation of the Core Strategy and saved Southwark Plan policies relating to listed buildings and conservation areas: 3.12, 3.13, 3.15, 3.16, 3.17, 3.18.

#### **Conclusion on listed building issues**

28. Following the revisions received to the design of the scheme and subject to conditions, the proposed development would satisfactorily preserve the architectural and historic significance of the Grade II listed building. It is considered that the proposed works are acceptable and recommended for approval.

#### **Community impact statement**

29. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
  - a) The impact on local people is set out above.
  - b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None.
  - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

#### **Consultations**

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

#### **Consultation replies**

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

#### Summary of consultation responses

31. No response has been received from neighbour regarding this LBC application. For planning application comments, see application 14-AP-2245.

#### **Human rights implications**

32. 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.

33. This application has the legitimate aim of providing mixed use 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**

34. None.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/1145-D  Application file: 14/AP/2246  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 4351 Council website: www.southwark.gov.uk

#### **APPENDICES**

<b>No.</b>	<b>Title</b>
<b>Appendix 1</b>	Consultation undertaken
<b>Appendix 2</b>	Consultation responses received
<b>Appendix 3</b>	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Wing Lau, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	29 January 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance & Corporate services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		<b>30 January 2015</b>

## Consultation undertaken

**Site notice date:** 22/07/2014

**Press notice date:** 24/07/2014

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 22/07/2014

### Internal services consulted:

Archaeology Officer  
Design and Conservation Team

### Statutory and non-statutory organisations consulted:

Council for British Archaeology  
The Victorian Society

### Neighbour and local groups consulted:

Flat 2 Town Hall Chambers SE1 1XU	Caretakers Office The Hop Exchange SE1 1TY
1b Southwark Street London SE1 1RQ	Ground Floor 24a Southwark Street SE1 1TX
30 Southwark Street London SE1 1TU	Part Lower Basement The Hop Exchange SE1 1TY
Suite 85 To 86 The Hop Exchange SE1 1TY	Second Floor 3 Southwark Street SE1 1RQ
28 Southwark Street London SE1 1TU	First Floor 3 Southwark Street SE1 1RQ
Apartment 1 11 Southwark Street SE1 1RQ	Third Floor 3 Southwark Street SE1 1RQ
Apartment 2 11 Southwark Street SE1 1RQ	Basement 5-7 Southwark Street SE1 1RQ
Apartment 4 11 Southwark Street SE1 1RQ	Fourth Floor 3 Southwark Street SE1 1RQ
Apartment 3 11 Southwark Street SE1 1RQ	Basement And Ground Floor 9 Park Street SE1 9AB
Living Accommodation 9 Stoney Street SE1 9AA	Basement And Ground Floor 5 Park Street SE1 9AB
The Wheatsheaf The Hop Exchange SE1 1TY	Ground Floor 13 Park Street SE1 9AB
First Floor St Margarets House SE1 1TS	Ground Floor 3 Southwark Street SE1 1RQ
28 Borough High Street London SE1 1YB	17 Park Street London SE1 9AB
Apartment 6 11 Southwark Street SE1 1RQ	Ground Floor St Margarets House SE1 1TJ
Apartment 5 11 Southwark Street SE1 1RQ	Second Floor St Margarets House SE1 1TJ
Apartment 7 11 Southwark Street SE1 1RQ	Part Basement The Hop Exchange SE1 1TY
11a Southwark Street London SE1 1RQ	Third Floor St Margarets House SE1 1TJ
Apartment 8 11 Southwark Street SE1 1RQ	Second Floor 5-7 Southwark Street SE1 1RQ
7b Park Street London SE1 9AB	First Floor 5-7 Southwark Street SE1 1RQ
7a Park Street London SE1 9AB	Third Floor 5-7 Southwark Street SE1 1RQ
8 Stoney Street London SE1 9AA	Fifth Floor 5-7 Southwark Street SE1 1RQ
Jade House 3 Park Street SE1 9AB	Fourth Floor 5-7 Southwark Street SE1 1RQ
4 Stoney Street London SE1 9AA	Ground Floor Right 5-7 Southwark Street SE1 1RQ
15 Park Street London SE1 9AB	Room 79 The Hop Exchange SE1 1TY
11 Park Street London SE1 9AB	Ground Floor Left 5-7 Southwark Street SE1 1RQ
7 Park Street London SE1 9AB	Part Lower Ground Floor The Hop Exchange SE1 1TY
Third Floor Rear 30 Borough High Street SE1 1XU	Part Basement Peer Group The Hop Exchange SE1 1TY
Third Floor Front 30 Borough High Street SE1 1XU	23-26 The Hop Exchange 24 Southwark Street SE1 1TY
32-34 Borough High Street London SE1 1XU	1-3 The Hop Exchange 24 Southwark Street SE1 1TY
Second Floor Evans Lombe House SE1 1XW	Rooms 34 And 35 The Hop Exchange SE1 1TY
Basement Ground Floor And First Floor Evans Lombe House SE1 1XW	Rooms 38 And 39 The Hop Exchange SE1 1TY
1a Park Street London SE1 9AB	Rooms 36 And 37 The Hop Exchange SE1 1TY
9 Stoney Street London SE1 9AA	First Floor 9 Park Street SE1 9AB
First To Third Floors 5 Park Street SE1 9AB	Flat Above 6 Stoney Street SE1 9AA
Ground Floor 30 Borough High Street SE1 1XU	Third Floor Evans Lombe House SE1 1XW
First Floor And Second Floor Flat 3 Park Street SE1 9AB	Room Adj The North Atrium Suite The Hop Exchange SE1 1TY
Flat 10 Town Hall Chambers SE1 1XU	Basement Cunchos SE1 1RQ
Flat 9 Town Hall Chambers SE1 1XU	Peer Group Part Lower Ground Floor The Hop Exchange SE1 1TY
Suite 73 To 74 The Hop Exchange SE1 1TY	Room 78 The Hop Exchange SE1 1TY
Suite 64 To 66 The Hop Exchange SE1 1TY	Room 77 The Hop Exchange SE1 1TY
Fourth Floor St Margarets House SE1 1TJ	Store 7 Warehouse Yard The Hop Exchange SE1 1TY
Flat 5 Town Hall Chambers SE1 1XU	Rooms 4 To 6 The Hop Exchange SE1 1TY

Flat 4 Town Hall Chambers SE1 1XU  
Flat 6 Town Hall Chambers SE1 1XU  
Flat 8 Town Hall Chambers SE1 1XU  
Flat 7 Town Hall Chambers SE1 1XU  
6 Stoney Street London SE1 9AA

5 Stoney Street London SE1 9AA  
Bridge Studios 13 Park Street SE1 9AB  
7a Stoney Street London SE1 9AA  
Suite 49 To 50 The Hop Exchange SE1 1TY  
Suite 45 To 47 The Hop Exchange SE1 1TY  
Suite 60 To 63 The Hop Exchange SE1 1TY  
2 Stoney Street London SE1 9AA  
1 Stoney Street London SE1 9AA  
Rooms 42 To 44 The Hop Exchange SE1 1TY  
Rooms 40 To 41 The Hop Exchange SE1 1TY  
Room 48 The Hop Exchange SE1 1TY  
Room 67 The Hop Exchange SE1 1TY  
Room 53 To 55 The Hop Exchange SE1 1TY  
Rooms 27 To 29 The Hop Exchange SE1 1TY  
Lower Ground Floor The Hop Exchange SE1 1TY  
Rooms 30 To 33 The Hop Exchange SE1 1TY  
Third Floor And Fourth Floor The Hop Exchange SE1 1TY  
Rooms 56 To 59 The Hop Exchange SE1 1TY  
Second Floor 24a Southwark Street SE1 1TY  
First Floor 24a Southwark Street SE1 1TY  
Third Floor 24a Southwark Street SE1 1TE  
Rooms 75 And 76 The Hop Exchange SE1 1TY  
Room 72 The Hop Exchange SE1 1TY

Store 8 Warehouse Yard The Hop Exchange SE1 1TY  
Workshop 3 And 4 Warehouse Yard The Hop Exchange SE1 1TY  
The Atrium Suite The Hop Exchange SE1 1TY  
First Floor Front 30 Borough High Street SE1 1XU  
First Floor Rear And Second Floor Rear 30 Borough High Street SE1 1XU  
Second Floor Front 30 Borough High Street SE1 1XU  
North Atrium Suite The Hop Exchange SE1 1TY  
Ground Floor And Kitchen Unit The Hop Exchange SE1 1TY  
Flat 4 Southwark Tavern SE1 1TU  
Flat 3 Southwark Tavern SE1 1TU  
Flat 5 Southwark Tavern SE1 1TU  
Flat 7 Southwark Tavern SE1 1TU  
Flat 6 Southwark Tavern SE1 1TU  
Rooms 80 To 82 The Hop Exchange SE1 1TY  
Flat 2 Southwark Tavern SE1 1TU  
Flat 1 Southwark Tavern SE1 1TU  
9 Southwark Street London SE1 1RQ  
Suite 7 To 9 The Hop Exchange SE1 1TY  
Suite 83 To 84 The Hop Exchange SE1 1TY  
The Hop Exchange 24 Southwark Street SE1 1TY  
Flat 1 Town Hall Chambers SE1 1XU  
32 Southwark Street London SE1 1TU  
Southwark Tavern 22-22a Southwark Street SE1 1TU  
Suite 10 To 11 The Hop Exchange SE1 1TY  
25-33 Southwark Street London SE1 1RQ  
Suite 51 To 52 The Hop Exchange SE1 1TY  
Suite 87 To 89 The Hop Exchange SE1 1TY  
40 Borough High Street London SE1 1XW  
Flat 3 Town Hall Chambers SE1 1XU

**Re-consultation:** n/a

**Consultation responses received**

**Internal services**

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

None