

Item No. 6.4	Classification: OPEN	Date: 12 May 2015	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/4259 for: S.73 Vary/remove conds/minor alterations Address: 190 SOUTHAMPTON WAY, LONDON SE5 7EU Proposal: Variation of condition 3 of planning permission 08-AP-1376 granted on appeal dated 17/11/2009 for 'Change of use of existing first floor residential into nursery, in connection with the existing ground floor nursery' to extend the hours of use from 08:00 to 18:00 on Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays to allow opening: 07:00 to 19:00 on Monday to Friday and 09:00 to 16:00 on Saturday, Sundays and Bank Holidays.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 27/11/2014		Application Expiry Date 22/01/2015	
Earliest Decision Date 20/12/2014			

RECOMMENDATION

1. That the Planning Sub-Committee consider the application at the request of two members with the agreement of the chair of Planning Committee; and that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application site is a two-storey semi-detached property with single storey rear extension located on the south side of Southampton Way. The property is being used as a children's day nursery which caters for approximately 20 children aged 3 months - 4 years old and it has the opening hours of use from 08:00 to 18:00 on Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.
3. To the west of the property is a vacant site owned by Family Mosaic that has been granted planning permission for housing development under ref: 14/AP/0764 and to the east is a row of residential properties. To the north are a row of two storey properties that comprise a mix of commercial properties on the ground floor with residential above. To the south of the site is Melbury Drive that comprises a cul-de-sac of residential dwellings with a car park directly to the south of the site. The car park is not for private use.
4. The application property is not located within a conservation area. However it is a Grade II listed building and is part of a group including Nos. 192 and 194 Southampton Way.

5. In July 2004 planning permission was granted by the Camberwell Community Council for a change of use of the ground floor of the single family dwelling house to provide a children's day nursery for under 2s for a temporary period of one year.
6. In September 2005 planning permission was granted by community council members for a continued use of the ground floor of the single family dwelling house as a day nursery for children aged 3 months to 4 years and increase the number of children from 12 to 20 for a temporary period of one year. Subsequent to this, under ref. 08AP1376, permission was granted on appeal for the entire property to be used as a children's day nursery, subject to conditions. One of these conditions, condition 3, stipulated that the hours of operation for the nursery were to be 0800 to 1800 Monday to Friday with no operation on Saturday, Sunday and Bank Holiday.

Details of proposal

7. This application is seeking planning permission for "Variation of Condition 3 of planning permission 08-AP-1376 granted on appeal dated 17/11/2009 for 'Change of use of existing first floor residential into nursery, in connection with the existing ground floor nursery' to extend the hours of use from 08:00 to 18:00 on Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays: to allow opening hours from 07:00 to 19:00 on Monday to Friday and 09:00 to 16:00 on Saturday, Sundays and Bank Holidays." The applicant advises that this is to enable the nursery to respond to increased demand for child care at weekends and Bank Holidays, due to increased flexible working from parents.

8. Planning history

04-AP-0320 Temporary planning permission was granted in July 2004 for the change of use of ground floor of single family dwellinghouse to provide a children's day nursery for under 2s.
04-AP-1665 Planning permission was granted in Jan 2005 for the installation of 1.8m high gate to provide new pedestrian access into Melbury Drive in connection with use of ground floor of building as a nursery.
05-AP-0725 Planning permission granted for continued use of ground floor as a day nursery for children age 3 months to 4 years and increase in number of children from 12-20.
06/AP/0976 Application type: Full Planning Permission (FUL) Continued use of the ground floor as a day nursery for 20 children aged 3 months to 4 years Decision date 28/11/2006 Decision: Granted (GRA)
08/AP/1376 Application type: Full Planning Permission (FUL) <i>Change of use of existing first floor residential into nursery, in connection with the existing ground floor nursery.</i> Decision date 23/12/2008 Decision: Refused (REF) Appeal decision date: 17/11/2009 Appeal decision: Planning appeal allowed (ALL) Reason(s) for refusal: <i>1. The proposal will result in the loss of a three bedroom residential unit of which there is a significant need for in the Borough. The proposal is therefore contrary to Policy 4.6 'Loss of Residential Accommodation' of The Southwark Plan July 2007.</i>

The appeal lodged against the refusal of a planning permission under ref: 08/AP/136 was allowed subject to following five conditions:

1. *The development hereby permitted shall begin not later than three years from the date of this decision.*

2. *The use hereby permitted shall not begin until an evaluation of the potential for noise transmission has been carried out and full particulars and details of any measures necessary to insulate the premises against the transmission of airborne and impact sound have been submitted to and approved in writing by the Local planning Authority. The development shall not be carried out otherwise than in accordance with the approved scheme.*

3. *The use hereby permitted shall not be carried out outside the hours of 0800 to 1800 Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.*

4. *Notwithstanding the provisions of the Part D of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendments or enactment of those Orders) the use hereby permitted shall not include any use within Class D1 other than a children's day nursery.*

5. *The use of the first floor as an extension to the ground floor day nursery shall not commence before details of the arrangements for the storing of refuse have been submitted to and approved in writing by the Local Planning Authority and the facilities approved have been provided and available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and for no other purpose.*

07/EN/0329 Enforcement type: Unauthorised building works (UBW)
Erection of a large orange type porta-cabin in garden, roof above garden wall
Sign-off date 10/12/2009 Sign-off reason: Final closure - no breach of control (FCNB)

Planning history of adjoining sites

9. 184-188 Southampton Way/5A Havil Street SE5 7EU located to the west of the application site

14/AP/0764 – Erection two new buildings, the first fronting on Havil Street being up to five storeys in height, with the second fronting onto Southampton Way and being up to four storeys in height together comprising 24 residential units (10 x 1 bed, 11 x 2 bed and 3 x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores” Was granted subject to Section 106 Agreement.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
- a] Impact of proposed development on amenity of adjoining occupiers
 - b] Traffic issues

Planning policy

11. The committee should give full regard to the development plan in taking a decision, however, the following framework, policies and guidance are particularly relevant to this application:

National Planning Policy Framework (the Framework) 2012

The following "Core Planning Principles" of the NPPF are relevant to the proposal:

- always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings
- contribute to conserving and enhancing the natural environment and reducing pollution.

London Plan - consolidated with alterations March 2015

Policy 3.18 Education Facilities

Core Strategy 2011

Strategic Policy 2 – Sustainable transport

Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles

Strategic Policy 13 - High Environmental Standards

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.

SP9 - Meeting community needs

SP10 - Development impacts

2.2 - Provision of new community facilities

3.2 - Protection of amenity

5.2 - Transport impacts

5.3 - Walking and cycling

Principle of development

12. The principle of development has been established as the use of all of the existing premises as a day nursery (Use Class D1) was granted under previous planning permission ref: 08/AP/1376. The only changes sought here are for longer opening hours, as such there are no land use changes. The nursery falls within the D1 planning use class and therefore can be considered to be a 'community facility'. There is support for the enhancement of community facilities in Strategic Policy 4 of the Core Strategy, and this proposal seeks to provide greater flexibility for parents in providing increased hours of operation during the week, and weekend and bank holiday operation for the first time. However, it is important that this is considered alongside the requirement to protect amenity and conditions of highway safety. This assessment is set out below.

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

13. The application property forms part of a group with Nos. 192 and 194 Southampton Way to the east which are also two-storey Grade II listed, and are in residential use. A vacant site (No. 184-188 Southampton Way/5A Havil Street) owned by Family Mosaic is located to the west of the application site and it has been granted planning permission for housing development under ref: 14/AP/0764 which is imminently to start. To the south of the application site is Melbury Drive that comprises a cul-de-sac of residential dwellings with a car park directly to the south of the site. To the north of the application site (i.e. across the road) lies two storey residential properties including those containing commercial units on the ground floor.
14. The application is proposing extension of the opening hours of existing day nursery use from 08:00 to 18:00 on Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays: to allow opening hours from 07:00 to 19:00 on Monday to Friday and 09:00 to 16:00 on Saturday, Sundays and Bank Holidays.
15. Given that the application property is surrounded by residential properties on the east and south and will have new residential properties built close to the western boundary, additional noise from the proposed extension of operating hours needs to be carefully considered. The front of the site is already relatively noisy given that Southampton Way is a fairly busy road throughout the day. However, the rear of the site is quieter as here the application site faces various residential properties, and it is here that the main outside play area for the children is located. Therefore, it is considered that the play times give rise to the greatest impact on neighbours' amenity. The proposed extension of opening hours from 07:00 to 19:00 from Monday to Friday would result in the existing day nursery opening 1 hour earlier in the morning (i.e. at 7am) and closing 1 hour later in the evening (i.e. 7pm). The earlier opening hour (i.e. 7am) is considered to be acceptable, as most people are considered to be waking/active at this time on weekdays. The later closing time of the day nursery (i.e. 7pm) is also considered to be acceptable as this does not extend too far into the quieter evening hours. Furthermore, it is not anticipated that there will be much outside play from the children during this additional hour in the morning and evening, and the nursery would not be at capacity during these hours as some children will be dropped off later in the morning and indeed picked up earlier in the evening.
16. However, the extension of operating time of the day nursery from 09:00 to 16:00 on Saturday, Sundays and Bank Holidays causes concern. This is because residents will, quite reasonably, have a greater expectation of peace and quiet at weekends and Bank Holidays. Furthermore, at certain stages during these days the children will clearly need to be provided with play time, which will inevitably result in increased noise and potential disturbance at the rear of the property, and to a lesser extent at the front, which it is considered will have a significant impact on neighbours' amenity as they are more likely to be at home during this time, and to have an expectation of greater peace and quiet during these times. The applicant has therefore been advised by officers that the full variation of hours sought, including weekend and Bank Holiday operation, could not be recommended.
17. Having been advised of this concern, the applicants suggested varying the condition to allow the longer weekday hours and only Saturday operation. They also indicated they could work within a condition which limited play to 60 - 90 minutes during the middle of the day on Saturdays.
18. This proposed revision has been carefully considered. However, it is considered that a restrictive condition limiting play time to 60-90 minutes would be too onerous and difficult for the applicants to manage - given that the nursery accommodates young children - it would be difficult for the Council to monitor, and in any case when windows are open in the nursery (especially during summer months) noise from the nursery will still impact on neighbouring residential occupiers to the detriment of their

amenity. Therefore Saturday opening hours for the nursery can not be supported.

19. From an amenity viewpoint it is considered, therefore, that only a variation of the condition to allow the longer hours sought during weekdays would be acceptable in this context.

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

20. The neighbouring uses are predominantly residential and therefore will have an expectation of a reasonable level of amenity. Varying the condition to allow only the extended weekday hours is considered to have an acceptable impact on the amenity of neighbouring occupiers, and therefore should not give rise to sustainable complaints from these neighbours which could undermine the ongoing operation of the nursery in this location.

Transport issues

21. The applicant has advised that the proposal for extension of the opening hours of the existing day nursery would not result in an increase in the number of children attending the day nursery. It is also confirmed that at present the majority of children to the day nursery are dropped off and picked up by their parents who use either public transport or arrive on foot as they reside within close proximity to the nursery.

Car parking

22. According to condition 3 of the previous planning permission ref: 06/AP/0979, the frontage curtilage of the application property shall not be used as a forecourt for parents dropping off children by car and the existing gate shall remain shut during the school day to preclude such a practice, to prevent traffic and pedestrian congestion in the interest of highway safety.
23. The application property at present has a vehicular access to its frontage which is hardsurfaced and therefore it is capable of providing off-street car parking for 1 or 2 cars. However, the existing frontage of the nursery has play equipment and is gated and therefore it does not appear to be used for providing off-street car parking.
24. Accordingly, vehicle drop off will need to be on-street. However, it is important to take into account that on-street drop off is an existing and long established situation with this nursery. The number of children attending the nursery are not forecast to significantly increase as a result of this extension of hours, indeed the longer hours should spread arrival/departure times. Moreover, the levels of road traffic on Southampton Way will generally be rather lower during 7- 8am and 6 - 7pm than they would be in the morning and evening peaks. For these reasons on-street vehicle drop offs during the additional hour in the morning and evening are not considered to materially impact on conditions of pedestrian or highway safety.

Cycle storage

25. The existing day nursery has no cycle parking/storage provision. It is not proposed to significantly increase the number of children attending the nursery as a result of this variation in hours and therefore the number of staff and parents at the site/dropping off should not materially change. For this reason it is not considered reasonable or necessary to impose a condition securing cycle parking as part of this recommendation.

Refuse and recycling storage

26. The application contains no plans and there is no information provided in respect of existing and proposed refuse and recycling bin storage.
27. It is noted in the previous appeal decision of 08/AP/1376 that condition 5 required the applicant to submit details of the arrangements for the storing of refuse to the Local Planning Authority prior to the nursery use commencing on the first floor of the application site. However, as no details were submitted to discharge this condition, this requirement is re-imposed as part of this recommendation.

Trip generation/ Highway impact

28. An assessment of additional trips has not been undertaken. It can be assumed that travel patterns will be similar to the existing given the comments from the applicants that they do not intend to significantly expand their numbers as a result of this variation in hours. In the circumstances therefore this is not considered to be a cause of concern.

Travel plan

29. A travel plan was not required under the previous permissions at this site. In the circumstances as the recommendation is only to vary the condition to allow one additional hour in both the morning and evening, it is not considered necessary or reasonable to impose a travel plan condition in this situation.

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

30. The proposal does not give rise to any design issues as the application proposal only relates to extension of the operating hours of the existing day nursery which is restricted by condition 3 of the appeal decision relating to the previous planning application ref: 08/AP/1376.

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

31. The application property is not located within Conservation Area. However it is a Grade II listed building and is part of a group including neighbouring Nos. 192 and 194 Southampton Way.
32. As mentioned in the above paragraph, the application relates to extension of the opening hours of the existing day nursery with no alterations proposed to the building. Given this, there are no material considerations relating to the listed building, or those adjacent, arising out of the application

Sustainable development implications

33. The site is situated in an established residential area with some local transport provision. The proposal will increase the hours of operation which will enable greater flexibility for parents in terms of hours of drop off and pick up. The nursery can be considered to be a 'community facility' and, as mentioned above, there is support for community facilities in Development Plan policy, particularly in sustainable and accessible locations, provided that this is balanced against the need to consider impacts on local amenity.

Other matters

34. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

Conclusion on planning issues

35. For the reasons set out above, the nursery does not raise land use issues as it is an existing use. Moreover, it is important to recognise that there is support in Development Plan policies for enhanced community facilities. However, this needs to be weighed against the need to protect neighbours' amenity and conditions of highway safety. Given the context of the site, with the close proximity of neighbouring residential properties, a situation that will increase with the development of the consented scheme immediately to the west of the site, there is concern that weekend and Bank Holiday operation will cause an undue impact on neighbours' amenity. Indeed, Saturday operation would cause an undue impact as it is not considered to be reasonable or enforceable to impose a condition restricting hours of play time. However, for the reasons set out above, an additional hour in the morning and evening during weekdays would not have an unacceptable impact on neighbours' amenity. Varying the existing hours condition to allow only the additional hours on weekdays would also not materially alter conditions of highway safety. The proposal is therefore recommended for approval with the hours of operation condition varied to allow 07:00 to 19:00 operation Monday to Friday, but retaining the restriction on weekend and Bank Holiday operation.

Community impact statement

36. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

Neighbours Consultation:

In total 5 responses have been received following consultation of the proposal. Of which 4 responses are in support of this application saying that the application proposal would meet their required need for their child care provision while they go to work. However, one response received raises objection to the proposal on the

following grounds:

"The previous planning application, 08/AP/1376, for change of use from first floor residential to extend the existing ground floor nursery, was refused by Southwark but passed on appeal with the condition that 'the use permitted shall not be carried out outside the hours of 0800 to 1800 Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.' This condition is stated as 'reasonable and necessary to safeguard the living conditions for nearby occupiers.' (Appeal Decision Ref: APP/A5840/A/09/2100924) Residents can see no reason why this condition should not still apply. With the forthcoming large residential development immediately to the west of the nursery, there would be many more people affected.

Working at home with windows facing the nursery, residents are only too aware of the noise generated by the children in the outdoor play area. Although over the years residents have become resigned to this during the week, it can be extremely unpleasant - and with the addition of loud rap and pop music, often intolerable. With Saturday, Sunday and Bank Holiday opening as well, the prospect of not being able to enjoy the peace and quiet of their gardens at all on a fine day - or even work with the windows open - is very disturbing. Residents feel that this planning application is a step too far - encroaching even more on their right to the peaceful enjoyment of their home.

As with any business venture, there may come a time when existing premises are not suitable for further expansion. To accommodate greater demand for nursery places, whether on weekdays or at other times, a move to either larger premises or a more appropriate location would seem to be the way forward."

The above objection received is also supported by Councillor Ian Wingfield.

Internal Consultation:

Environmental Protection comments: We have now taken time to consider the above variation of condition application and can advise that we have no objection to the proposed variation to condition 3 attached to the original planning application 08-AP-1376.

From our records, we have never received any complaint regarding the premises and we seem to have no reason why the requested variation can not be changed to 07:00 – 19:00 on Monday to Friday and 09:00 – 16:00 on Saturday.

For record purposes, this department is not in support of any Sunday and banks holidays opening period and we would only support the hours 07:00 – 19:00 on Monday to Friday and 09:00 – 16:00 on Saturday.

Human rights implications

39. 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.
40. This application has the legitimate aim of providing extended opening hours. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

41. None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2229-186 Application file: 14/AP/4259 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0585 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Mumtaz Shaikh, Planning Officer	
Version	Final	
Dated	29 April 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	29 April 2015	

APPENDIX 1

Consultation undertaken

Site notice date: 28/11/2014

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 25/11/2014

Internal services consulted:

Environmental Protection Team Surgery [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 1 Orange Tree Court SE5 7LS
Flat 2 Orange Tree Court SE5 7LS
Flat 9 Beacon House SE5 7ET
137 Southampton Way London SE5 7EW
179 Southampton Way London SE5 7EJ
Flat 6 Orange Tree Court SE5 7LS
Flat 7 Orange Tree Court SE5 7LS
Flat 8 Orange Tree Court SE5 7LS
Flat 3 Orange Tree Court SE5 7LS
Flat 4 Orange Tree Court SE5 7LS
Flat 5 Orange Tree Court SE5 7LS
Flat 8 Beacon House SE5 7ET
161b Southampton Way London SE5 7EJ
Flat 1 Beacon House SE5 7ET
Flat 10 Beacon House SE5 7ET
149 Southampton Way London SE5 7EW
2 Sedgmoor Place London SE5 7SE
161a Southampton Way London SE5 7EJ
Flat 5 Beacon House SE5 7ET
Flat 6 Beacon House SE5 7ET
Flat 7 Beacon House SE5 7ET
Flat 2 Beacon House SE5 7ET
Flat 3 Beacon House SE5 7ET
Flat 4 Beacon House SE5 7ET
Second Floor And Third Floor Flat 181 Southampton Way SE5 7EJ
Second Floor Flat 177a Southampton Way SE5 7EJ
First Floor And Second Floor Flat 169 Southampton Way SE5 7EJ
First Floor Flat 177a Southampton Way SE5 7EJ
First Floor Flat 181 Southampton Way SE5 7EJ
159b Southampton Way London SE5 7EJ
159c Southampton Way London SE5 7EJ
159a Southampton Way London SE5 7EJ
First Floor And Second Floor Flat 171 Southampton Way SE5 7EJ
Flat 12 Orange Tree Court SE5 7LS
157a Southampton Way London SE5 7EJ
157b Southampton Way London SE5 7EJ
Flat 9 Orange Tree Court SE5 7LS
Flat 10 Orange Tree Court SE5 7LS
Flat 11 Orange Tree Court SE5 7LS
190 Southampton Way London SE5 7EU
Caretakers Flat 2 Sedgmoor Place SE5 7SE
Unit 10 2 Sedgmoor Place SE5 7SE
Unit 3 2 Sedgmoor Place SE5 7SE
Unit 4 2 Sedgmoor Place SE5 7SE
Flat C 167 Southampton Way SE5 7EJ
Flat D 167 Southampton Way SE5 7EJ
Flat B 167 Southampton Way SE5 7EJ
Flat 1 155 Southampton Way SE5 7EJ
Flat 2 155 Southampton Way SE5 7EJ
Flat 3 155 Southampton Way SE5 7EJ
Unit 5 2 Sedgmoor Place SE5 7SE
Unit 6 2 Sedgmoor Place SE5 7SE
Unit 9 2 Sedgmoor Place SE5 7SE
Flat A 167 Southampton Way SE5 7EJ
Room 8 2 Sedgmoor Place SE5 7SE
Top Flat 173 Southampton Way SE5 7EJ
Room 1 2 Sedgmoor Place SE5 7SE
Room 2 2 Sedgmoor Place SE5 7SE
Room 7 2 Sedgmoor Place SE5 7SE
Flat 3 165 Southampton Way SE5 7EJ
First Floor Flat 190 Southampton Way SE5 7EU
Flat 2 165 Southampton Way SE5 7EJ
163b Southampton Way London SE5 7EJ
Flat 1 165 Southampton Way SE5 7EJ
173 Southampton Way London SE5 7EJ
175 Southampton Way London SE5 7EJ
177 Southampton Way London SE5 7EJ
167 Southampton Way London SE5 7EJ
169 Southampton Way London SE5 7EJ
171 Southampton Way London SE5 7EJ
141 Southampton Way London SE5 7EW
143 Southampton Way London SE5 7EW
145 Southampton Way London SE5 7EW
181 Southampton Way London SE5 7EJ
194 Southampton Way London SE5 7EU
139 Southampton Way London SE5 7EW
165 Southampton Way London SE5 7EJ
Unit 13 2 Sedgmoor Place SE5 7SE
Unit 14 2 Sedgmoor Place SE5 7SE
Unit 15 2 Sedgmoor Place SE5 7SE
Unit 11 2 Sedgmoor Place SE5 7SE
Unit 12 To Unit 15 2 Sedgmoor Place SE5 7SE

First Floor And Second Floor Flat 163 Southampton Way SE5 7EJ
179a Southampton Way London SE5 7EJ
151 Southampton Way London SE5 7EJ
179b Southampton Way London SE5 7EJ
147 Southampton Way London SE5 7EW

Unit 12 2 Sedgmoor Place SE5 7SE
163 Southampton Way London SE5 7EJ
149a Southampton Way London SE5 7EW
153 Southampton Way London SE5 7EJ
Flat 4 84-86 Brook Drive SE11 4TS

Re-consultation: 28/11/2014

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team Surgery [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

None

Neighbours and local groups

Email representation

Email representation

Flat 4 84-86 Brook Drive SE11 4TS

149a Southampton Way London SE5 7EW

35 Mile End Road London E1 4TP

35 Mile End Road London E1 4TP