

<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 21 July 2015	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/1293 for: Full Planning Permission  <b>Address:</b> UNIT 9, 139-143 BERMONDSEY STREET, LONDON SE1 3UW  <b>Proposal:</b> Removal of white upvc framed conservatory. Extension of a two-bedroom flat by 95.6 sqm g/a to create a fourth storey with a further bedroom and additional living space.		
<b>Ward(s) or groups affected:</b>	Grange		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 11/05/2015		<b>Application Expiry Date</b> 06/07/2015	
<b>Earliest Decision Date</b> 01/07/2015			

## RECOMMENDATION

1.
  - a. That this application is referred to members for decision;
  - b. That members grant full planning permission subject to conditions.

## BACKGROUND INFORMATION

### 2. Site location and description

The subject property is a one bedroom flat within a three storey former warehouse building that has been converted into residential on the first and second floor and office on the ground floor. It is not a listed building but it is within the Bermondsey Street Conservation Area. The existing building is a hipped roof structure with a conservatory and terrace at the second floor level on the north elevation.

3. The site is bounded by Hatchers Mews to the north and east which is currently occupied by residential fronting onto Bermondsey Street and two two-storey detached office buildings behind this. To the south is Bickels Yard a mixed use office and residential development and to the west is a small courtyard and three storey residential building in use as flats that fronts onto Bermondsey Street. The site is also located within the Central Activity Zone, Air Quality Management Area, the Borough, Bermondsey and Rivers Archeological Priority Zone, London Bridge Strategic Cultural Area and the Bankside, Borough and London Bridge Opportunity Area.

### Details of proposal

4. Full planning permission is sought for the removal of existing upvc conservatory at the second floor level and the erection of single storey extension to the roof of the building with associated roof terraces.

5. The proposed extension involves replacing the existing conservatory at the second floor level and the roof of the main building with a flat roofed modular structure with a double height recessed roof terrace at the north east corner at the second floor level, a recessed roof terrace at the third floor level adjacent to the boundary with the frontage property and a central roof terrace on the roof of the proposed third floor extension. The proposed roof extension would follow the L-shaped plan form of the existing warehouse. With the longer and most prominent elevations being the north and the east elevations.
6. The extension would project 4.8 m above the eaves level at its highest point and 2.8m above the existing ridgeline of the warehouse. When viewed from the north the extension would be arranged in three modular forms, each approximately a third of the width of the existing warehouse south elevation. From east to west the first module would have a height of 12.2m from the neighbouring Hatchers Mews, this part of the elevation would have a double height roof terrace accessed at the second floor level and a smaller terrace at the third floor level orientated towards the north east corner of the building. The central module would have a maximum height of 13.32m above Hatchers Mews and a large habitable room window at the second floor level through to the proposed dining room, replacing the existing conservatory and a window at third floor level through to the double height internal space of the dining room. Third modular element would include a recessed balcony and a set back third floor. The balcony level would be at 9.07m and the recessed third floor is shown with a flat roof at 12.16m.
7. When viewed from the west the closest element of the proposed extension would have a width of 3.8m and would project 1.8m above the existing parapet wall. The central element of the extension would be set back 5.35m from the west boundary and would project 2.84m above the parapet wall. The most easterly element would project a further 5.9m to the south and would be set back 8m from the existing west facing elevation of the building.

### **Planning history**

8. 15/AP/0804 Application type: Cert. of Lawfulness - existing (CLE)  
Existing residential use as a two bedroom maisonette at first and second floor levels  
Decision date 30/04/2015 Decision: Refused (REF)  
Reason(s) for refusal:  
  
14/EN/0475 Enforcement type: Change of use (COU)  
Use as residential flat.  
Sign-off date 15/05/2015 Sign-off reason: Final closure - breach ceased (FCBC)  
  
14/EN/0379 Enforcement type: Change of use (COU)  
Use as residential flat.  
Sign-off date 03/06/2015 Sign-off reason: Final closure - breach ceased (FCBC)

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

9. There is no recent planning history for neighbouring sites although the neighbouring site at Hatchers Mews is the subject of a current pre-application enquiry.

### **KEY ISSUES FOR CONSIDERATION**

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

10. The main issues to be considered in respect of this application are:
  - a) Principle of Development

- b) Design
- c) The impact of the proposed development on neighbouring residents.
- d) Other material planning considerations

11. **Planning policy**

National Planning Policy Framework (the Framework)

7. Requiring Good Design

12. Conserving and Enhancing the Natural Environment

London Plan March 2015

3.5 Quality and design of housing developments

7.4 Local character

7.6 Architecture

7.8 Heritage assets and archaeology

Core Strategy 2011

SP 11- High environmental Standards

SP12 - Design and Conservation

12. 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.

3.2 - Protection of Amenity

3.11 - Efficient Use of Land

3.12 - Quality in Design

3.13 - Urban Design

3.15 - Conservation of the Historic Environment

3.16 - Conservation Areas

4.2- Quality of residential accommodation

13. Residential Design Standards Supplementary Planning Documents 2011

**Summary of consultation replies**

14. *Neighbouring Residents*

22 Representations have been received on behalf of local residents. A summary of the issues raised is provided below:

- The existing building should be listed and the loss of the hipped roof will damage the character of the existing warehouse within the Conservation Area.
- Construction will not be safe and will block access on Hatchers Mews
- The proposed development is not in keeping with the surrounding character and lacks understanding of historical context of site in terms of orientation, its failure to properly consider the existing courtyard and the position of

windows.

- The proposal will exploit skyline and view of London this is not a public benefit and is not orientated to get good sunlight
- The multi storey aluminium structure will dominate Hatchers Mews.
- The proposal fails to comply with Residential Design Standards as higher development should be located to the north and involves the installation of windows on the boundary which are worse than the existing situation and have no existing right to light.
- The proposed construction of such an extension will bring great disruption and disturbance for neighbouring residents.
- The proposed extension and in particular the windows on the boundary will not be able to be built/installed due to lack of access to neighbouring site and the inability of builders to check correct level of external finishing. It will not be possible to maintain proposed material without access to neighbouring sites.
- The existing building may not be able to take the weight of the proposed structure
- Construction will have a detrimental impact on the operation of neighbouring businesses.
- There will be a detrimental impact on the amenity of neighbouring residents of Hatchers Mews in terms of loss of privacy, sunlight, daylight and outlook.
- The submission information fails to give proper regard to Hatchers Mews and the position of this between the park and the development site and due to the loss of the conservatory and position of proposed windows will unreasonably affect the development of Hatchers Mews and reduce the amount of CIL the Council will receive for the development of that site.
- Pre-application consultation by the applicant was not with all neighbours and there was no consultation with Hatchers Mews
- Proposal would result in the provision of a 2-bed unit which is not a family unit.
- The submission information fails to properly show how the development would look when viewed from the neighbouring courtyard and facing habitable room windows.
- The applicant owns the first and second floor units of the building could just merge the existing flats for extra space or could amend the scheme to remove boundary windows while also ensuring that the flat retains adequate floor areas.

15. One objector has also submitted details of Counsel advice he has received in relation to the weight that should be given to the Residential Design Standards SPD when assessing the proposal, the extent to which the council should consider the development potential of a neighbouring site and whether the applicants desire to create a flat where he can work from and to maximise views is relevant to planning. This states that the Council must have regard to the RDS when determining planning applications and should take a consistent approach to the application of its policies. The fact that there are proposals in for the development of a neighbouring site is a material consideration. It also states that it is highly unlikely that the private

motivation of an individual wishing to work from home and maximise his views out of the property would of itself be found to weigh in favour of the grant of planning permission.

#### **Principle of development with respect to land use**

16. No change of land use is proposed, the principle of the residential extension is thus acceptable.

#### **Environmental impact assessment**

17. Not required for an application of this size

#### **Design and impact on significance of heritage asset**

18. *Scale and Massing*

The applicants have provided a section through Bermondsey Street to Tanner Park. This shows that the proposed extension would be lower than neighbouring buildings around the park and is also be below the ridge line of the Bermondsey Street Frontage buildings. Whilst the loss of an existing hipped roof form may be regrettable in a conservation area context, a well designed scheme can outweigh any harm caused. The additional floor would be responsive and complementary to the character of the existing building and would not overly dominate it. The overall design approach is a contemporary one, comprised of three distinct elements and with the design attempting to reduce the overall mass and bulk with the use of inset single and double height inset balconies. Its scale and massing would be suitable for this location while its design would provide a contemporary addition to the older host building.

19. *Significance of Heritage Asset*

The site falls within sub area 1 of the Bermondsey Street Conservation Area. For sites on Bermondsey Street, the Conservation Area Appraisal notes the following:

*The combination of mediaeval scale and industrial detail creates a very distinctive townscape of narrow streets and building plots, arched alleyways to rear yards, warehouse architecture with tall loading bays, hoists, etc. and the backdrop of the railway arches on Crucifix Lane. This physical character continues to be expressed in a vibrant range of uses and activities that include housing, workshop and office-based businesses and many small-scale shops and cafés*

The Conservation Area is also distinctive for its warehouses which are predominantly 4 storeys in height. Although the building is not a listed building and is not included within the character appraisal as a distinctive building nos. 139-143 are referred to in the Character appraisal as:

*The latter include a renovated pair at 139-153 with distinctive central loading bays rising above three main storeys to serve an attic storey behind the roof parapet.*

In principle, council officers raise no objection is raised to the removal of the modern uPVC extension facing onto Tanner Street, which does little to enhance the conservation area.

20. The proposed extension would follow the building line of the existing building and be flush with the north and east elevations of the building, as such it would preserve this pattern of development and would not impact on the distinctive features of the

Bermondsey Street frontage. The proposed extension would not be visible from Bermondsey Street as it is below the height of the frontage building. It would be prominent when viewed from Tanner Street Park to the east and the north of the site.

21. The proposed extension would be prominent when viewed from the park. However, it would appear as an extension to the original building and is of a similar or lesser massing than surrounding development. There is no single character for the development surrounding this park as there is a range of different building types from different eras using a variety of different materials. The scale of development around the park varies from 2-7 storeys in height, with a variety of roof scapes (Flat, monopitch, gable ended, hipped, mansard) and material finishes including brick, tiles, render and cladding. The proposed development is considered to be of a scale and design which would complement the existing character of development surrounding Tanner Street Park and the wider conservation area.
22. The courtyard is a distinctive feature of the Conservation Area. In this case it is a private courtyard which is accessed through an archway from Bermondsey Street. Following pre-application discussions with neighbouring residents the applicants have set the extension away from the chamfered corner of the existing building. As such the proposed extension would be partially visible from the access courtyard to the rear of the frontage building on Bermondsey Street but would not harm the character of this space which will still be dominated by the brick elevations and glazing of the existing buildings.
23. The proposed facing material is anodised aluminium of a bronze/brown tone. This type of material is considered to be a high quality which would work with traditional brick buildings. However further details including samples and detailed drawings showing the final finish are required to ensure that the proposed development would respect the character of the existing building. Full details of the materials including samples and detailed drawings of the materials can be sought through condition.
24. On the east elevation two existing second floor windows would be removed and blocked up with brick to match the existing. The walls would be marked with the remnants of the existing windows as a reference to the original building. Additional windows are proposed on this elevation at the first floor level. These are of a modern design and appearance, which would provide coherence with the new build element.
25. However, overall in relation to the detailed design, officers consider that the contemporary approach taken of necessity results in a clear differentiation between the new building element and the lower levels of the building. The resulting appearance is one of a building with an obvious later addition. This is a preferable design approach than an attempted pastiche or replication of the warehouse style form. The additional living accommodation created would comply with the Residential Standards SPD in terms of floor area and room sizes. The proposed development is considered to preserve the character and appearance of the property and the Bermondsey Street Conservation Area.

#### *Quality of Proposed Accommodation*

26. The proposed internal space involves the creation of double height dining area on the second floor, a large music room for the use of the applicant at the third floor level and a variety of terraces and balconies. It is considered to provide high quality internal and external spaces.

#### **The impact of the proposed development on neighbouring residents.**

27. The site of the proposed development is bounded by Hatchers Mews to the north

and east, Bickels Yard to the south and the main frontage building to the west. Given the conservation status of the frontage building and the fairly recent development of Bickels Yard the only site with development site with potential for future development is the neighbouring Hatchers Mews, which is the subject of a current pre-application enquiry. Concerns have been expressed that the proposed development would have an unacceptable impact on the development of this site due to the loss of the conservatory and the positions of proposed windows.

28. The proposed development would not unreasonably compromise the redevelopment of this site beyond the existing situation. The subject property already has habitable room windows and balconies on the east elevation at first and second floor levels and habitable room windows and terraces on the north elevation at the second floor level. Any proposed development of Hatchers Mews would already need to give due consideration to the impact on these windows. The proposed development currently would not significantly change the area of windows at the second floor level while the proposed rooms are predominantly dual aspect. There is a proposed sole habitable room window at the second floor level. This is set back 2.4m from the existing elevation which contains habitable room windows while the proposed terrace is situated directly next to the rear terrace of the neighbouring property at the third floor level of 139-143 Bermondsey Street.
29. Therefore it is considered that the proposed development would not unreasonably compromise the development potential of Hatcher's Mews or the other neighbouring sites.

#### *Daylight and Sunlight*

30. The applicants have submitted a daylight and sunlight analysis with the proposed submission documents which confirms that there would be no detrimental impact on daylight and sunlight through to neighbouring properties.
31. There are habitable room windows on the frontage buildings which face towards the proposed development. The most sensitive of these is a sole habitable room window at the first floor level. The proposed extension is set back from the existing building line closest to this window and the daylight report from Dixon Payne concludes that the proposed development would only result in a reduction of less than 15% in vertical sky component from this window. The Building Research Establishment (BRE) guidelines state that a reduction of Vertical Sky Component of greater than 20% would be noticed. As such the Dixon Payne surveyors state that the proposed development should be considered to entirely accord with the BRE guidelines for *'Site layout planning for daylight and sunlight: A guide to good practice' Second Edition 2011*.
32. The proposed development directly abounds the boundary with the neighbouring property at No. 139-143 Bermondsey Street and would be situated 4.62m from the rear elevation. The proposed extension is shown to have a height of 3m above external floor level at this point and is shown to project 1.6m above the existing boundary wall with a width of 3.4m. This additional height would have an acceptable impact on daylight and sunlight through to the neighbouring property of the frontage building.
33. The only residential properties to the north of the site are those situated in the upper floors of the frontage building of Hatchers Mews. The sunlight analysis shows that the proposed extension would have no detrimental impact from overshadowing or loss of sunlight. The proposed extension does not project beyond the existing flank wall so there is no detrimental impact on daylight to rear windows of the frontage building at Hatchers Mews.

### *Privacy*

34. At the second floor level the proposed windows and roof terraces are situated in the same position as existing windows at this level and in some cases the proposed windows are shown to be smaller, as such any loss of privacy from these windows would be minimised. Towards the courtyard the existing habitable room window would be replaced with an obscure glazed window through to the wet room.
35. On the proposed third floor there is one habitable room window, one window over the internal void and two inset balconies. The proposed terrace closest to neighbouring development at the third floor level is that accessed from the proposed bedroom. The west boundary of this forms the rear boundary of a neighbouring roof terrace for the third floor flat within the Bermondsey Street Frontage building. The boundary is shown as a 1.4m high wall which is situated on the neighbour's land. This could result in loss of privacy and overlooking of the neighbouring property at No. 139 Bermondsey Street. To ensure that the privacy of residents is protected the applicants have submitted amended plans detailing proposed planters situated closest to this boundary.
36. On the east elevation two habitable room windows are proposed while on the south elevation one habitable room window is proposed. There are no habitable room windows proposed to face towards the existing courtyard of 139-143 Bermondsey Street. These windows reflect the position of the windows on the floor below and as such would not have a detrimental impact on the amenity of neighbouring residents.
37. An additional roof terrace is proposed on top of the third floor in the centre of the building. This has a 1.3m high boundary wall around the perimeter. Its central position would ensure that there is no direct overlooking of neighbouring habitable room windows. The flat roof sections closest to neighbouring properties are to be green roofs but with no access for residents. These would have an acceptable impact on the privacy of neighbouring residents.
38. There are two proposed windows at the third floor level in the south elevation. One facing towards the courtyard and one facing the rear courtyard shared with Bickels Yard. The window to the main courtyard is through to a bathroom and is high level. It does not directly face any habitable room windows of neighbouring development. The window facing the rear courtyard is a high level secondary window through to living space, it does not face any neighbouring windows and would have an acceptable impact on privacy of neighbouring residents.

### *Outlook*

39. The proposed extension would be visible from habitable room windows of properties at 139 and 145 Bermondsey Street, Hatchers Mews and Bickels Yard. The proposed development is sufficiently set in from the boundary with the properties on Bermondsey Street such that there would be no significant loss of outlook from these windows. The extension does not project beyond the existing north elevation of the building and therefore there would be no significant loss of outlook from the residential properties on Hatchers Mews above that which presently exists.
40. The proposed development is therefore considered to have an acceptable impact on the amenity of neighbouring residents.

### **Transport issues**

41. The site is in a very sustainable location in terms of good public transport



accessibility and its situation within the Central Activities Zone. The increase in the number of bedrooms should not have a significant impact on local parking or highway conditions.

### **Impact on trees**

42. No impact on trees is anticipated.

### **Planning obligations (S.106 undertaking or agreement)**

43. Not required for a development of this size.

### **Sustainable development implications**

44. The proposed development is an intensification of residential use within a urban location with very good public transport accessibility and good access to local amenities. As such the development is considered to accord with the sustainable development principles of the NPPF 2012.

### **Other matters**

45. A number of objections raise an issue with disruption during the construction of the development given the constrained nature of the site, the limited access points to the site and the unwillingness of neighbouring residents to provide access through their sites. In addition to this others have expressed concern that the existing building would require structural support to support the weight of the proposed development. There may be some disruption during construction but its impact can be controlled through existing regulations on noise and other environmental impacts from construction sites while the construction work whether any structural support would be needed is regulated through the Building Regulations.
46. Concern has also been raised that the proposed development fails to comply with the Residential Design Standards SPD. The SPD has the following objectives:
1. To provide a clear set of standards to guide the design of residential development
  2. To provide design guidelines for a wide range of dwelling types required to meet housing need.
  3. To ensure a high standard of housing design

While it is noted that the proposal will not comply with all aspects relating to the scale and design of extensions to the rear and roof of an existing building the impacts of the scale and appearance of the proposed extension are assessed above in relation to design and impact on significance of the heritage asset and the impact on amenity of neighbouring residents and are considered to be acceptable.

### **Conclusion on planning issues**

47. The proposed extension is a modern extension to an existing building within the Bermondsey Street Conservation Area. It is considered to be of a scale, massing and design which preserves the significance of the heritage asset and is in keeping with its context. The proposed development would have an acceptable impact on the amenity of neighbouring residents. Accordingly approval is recommended subject to the conditions set out in the decision notice. It is recognised that there can be disruption associated with the construction of extensions however this is temporary in nature and is controlled by non-planning legislation in the form of building control, environmental and health and safety regulations.

## Community impact statement

48. 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. No adverse impact on any group with the protected characteristics identified above is expected.

## Consultations

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

## Consultation replies

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

## Human rights implications

52. 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.
53. This application has the legitimate aim of providing an extension to an existing residential property. 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.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/11-139 Application file: 15/AP/1293 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 inquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 3920 Council website: www.southwark.gov.uk

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Robin Sedgwick, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	8 July 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, 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
<b>Date final report sent to Constitutional Team</b>		10 July 2015

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 15/05/2015

**Press notice date:** 14/05/2015

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

**Neighbour consultation letters sent:** 08/06/2015

### Internal services consulted:

n/a

### Statutory and non-statutory organisations consulted:

n/a

### Neighbour and local groups consulted:

Flat 5 Rankin House SE1 3UW	5 Hatchers Mews Bermondsey Street SE1 3GS
Flat 4 Rankin House SE1 3UW	2 Hatchers Mews Bermondsey Street SE1 3GS
Flat 7 Rankin House SE1 3UW	1 Hatchers Mews Bermondsey Street SE1 3GS
Flat 6 Rankin House SE1 3UW	4 Hatchers Mews Bermondsey Street SE1 3GS
8 Hatchers Mews Bermondsey Street SE1 3GS	3 Hatchers Mews Bermondsey Street SE1 3GS
First Floor Flat 151b Bermondsey Street SE1 3UW	135 Bermondsey Street London SE1 3UW
Ground Floor Office 151b Bermondsey Street SE1 3UW	8 Bickels Yard 151-153 Bermondsey Street SE1 3HA
Units 18 And 19 Bickels Yard SE1 3HA	2-3 Bickels Yard 151-153 Bermondsey Street SE1 3HA
16 Bickels Yard 151-153 Bermondsey Street SE1 3HA	Ground Floor Rankin House SE1 3UW
Flat 8 Rankin House SE1 3UW	5 Bickels Yard 151-153 Bermondsey Street SE1 3HA
Top Floor Flat 145 Bermondsey Street SE1 3UW	26-27 Bickels Yard 151-153 Bermondsey Street SE1 3HA
Second Floor Flat 145 Bermondsey Street SE1 3UW	Second Floor Rankin House SE1 3UW
Rankin House 139-143 Bermondsey Street SE1 3UW	1 Bickels Yard 151-153 Bermondsey Street SE1 3HA
Ground Floor Flat 145 Bermondsey Street SE1 3UW	2 Hatchers Mews, Bermondsey Street London SE1 3GS
Flat 10 Rankin House SE1 3UW	2 Hatchers Mews Bermondsey Street SE1 3GS
Flat 9 Rankin House SE1 3UW	
First Floor Flat 145 Bermondsey Street SE1 3UW	8 Hatchers Mews Bermondsey Street SE1 3GS
2-4 Bickels Yard 151-153 Bermondsey Street SE1 3HA	Flat 4 Hatchers Mews London SE1 3GS
7 Hatchers Mews Bermondsey Street SE1 3GS	Flat 4 Keppel Row SE1 0FB
6 Hatchers Mews Bermondsey Street SE1 3GS	3 Hatchers Mews Bermondsey Street SE1 3GS
Unit 30 Bickels Yard SE1 3HA	5 Hatchers Mews London SE1 3GS
Flat 2 Rankin House SE1 3TQ	5 Hatchers Mews London SE1 3GS

**Re-consultation:** n/a

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

None

#### Neighbours and local groups

Email representation

Flat 4 Hatchers Mews London SE1 3GS

Flat 4 Keppel Row SE1 0FB

Flat 5 Rankin House SE1 3UW

Flat 7 Rankin House SE1 3UW

135 Bermondsey Street London SE1 3UW

2 Hatchers Mews, Bermondsey Street London SE1 3GS

2 Hatchers Mews Bermondsey Street SE1 3GS

2 Hatchers Mews Bermondsey Street SE1 3GS

3 Hatchers Mews Bermondsey Street SE1 3GS

3 Hatchers Mews Bermondsey Street SE1 3GS

4 Hatchers Mews Bermondsey Street SE1 3GS

5 Hatchers Mews Bermondsey Street SE1 3GS

5 Hatchers Mews London SE1 3GS

5 Hatchers Mews London SE1 3GS

6 Hatchers Mews Bermondsey Street SE1 3GS

7 Hatchers Mews Bermondsey Street SE1 3GS

8 Hatchers Mews Bermondsey Street SE1 3GS

8 Hatchers Mews Bermondsey Street SE1 3GS