

Item No. 6.1	Classification: Open	Date: 8 September 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/4640 for: Full Planning Permission Address: CAPITAL HOUSE, 40-46 WESTON STREET, LONDON SE1 3QD Proposal: Demolition of Capital House, and erection of a 21 and 31 storey building (1 basement Level plus ground and 30 upper storeys) to a maximum height 108.788m to provide 119 residential units (C3), retail/cafe units (flexible Class A1, A3 Use) at ground floor level, 199 cycle parking spaces, 2 disabled car parking spaces, associated refuse and recycling, and an area of public open space.		
Ward(s) or groups affected:	Grange Ward		
From:	Director of Planning		
Application Start Date 17/12/2014		Application Expiry Date 18/03/2015	
Earliest Decision Date 15/02/2015			

RECOMMENDATION

1. Subject to the applicant first entering into an appropriate legal agreement (at no cost to the Council) by no later than 3 November 2015, and subject to referral to the GLA, planning permission be granted subject to conditions.
2. In the event that the requirements of 1 are not met by 3 November 2015 the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 196.

BACKGROUND INFORMATION

Site location and description

3. The application site is located on the eastern edge of Guy's Hospital and King's College campus and has an area of approximately 0.0912hectares (HA). It is bounded by St Thomas Street to the north, Melior Street to the south, and Weston Street to the west. North of the site is London Bridge Station whilst to the north west is the 310 metre (m) tall London Bridge Tower (known as the Shard). The redevelopment of the station approved by the Council in 2012 includes a new entrance to St Thomas Street opposite the site.
4. On the west side of Weston Street (opposite the site) is the York Clinic, a five storey building, and Guy's tower, a 34 storey building behind the York Clinic. To the southwest is Wolfson House, a 16 storey tower which is on a long-lease to Kings College for student accommodation with a swimming pool in its basement for use by Kings College students.
5. Immediately to the east of the site is 60-68 St Thomas Street (known as Beckett

House), a six storey office building used by the Home Office Border and Immigration Service and beyond that is the Snowfields Car Park site. To the south, on Melior Street, is a seven storey residential building.

6. With the exception of the railway arches to the north and a church to the south east, the immediate context of adjoining buildings date from 1970s to 1980s. The application site is not in a Conservation Area but the Bermondsey Street Conservation Area is to the south and south east of the site. Nearby listed buildings include Guys Hospital Main Building, St Thomas Street (Grade II). A more recent listing is the Railway Viaduct Arches on Crucifix Lane (Grade II), which is located to the north east of the site.
7. The site is currently occupied by a building known as 'Capital House' and was granted planning permission in 1963 and constructed in 1965. It is comprised of a two storey podium deck with eight storeys above (ten storeys in total) that is set back from the St Thomas Street frontage. It is considered to be of little architectural merit and does not positively contribute to the urban realm.

Details of proposal

8. Summary
The site has the benefit of a planning permission under Council's ref 10-AP-2754 (granted on 30 March 2011) for: Demolition of Capital House, and erection of a 21 and 31 storey building (two basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, two disabled car parking spaces and one service bay at basement level, associated refuse and recycling, and an area of public open space. Limited drainage works have been carried out in order to 'technically' implement the permission.
9. Given the fundamental change in the proposed development from student accommodation to residential apartments the applicant has submitted a new full planning application as opposed to a section 73 (minor material amendment) application. The application would involve the erection of two linked buildings of similar design approved under 10-AP-2754 and would be up to a maximum height of 31 storeys (108.78m) to provide retail/cafe units (flexible A1/A3 Class use) on the ground floor and 119 residential units (C3 Class use).
10. The two buildings (21 storeys to the south and 31 storeys to the north) would be linked up until eighth floor level. On the ground floor, the St Thomas Street elevation has been set back to provide at least 4.8m pavement width whilst a double height setback is proposed on the corner of St Thomas Street and Weston Street. In addition, a landscaped open courtyard is proposed off Weston Street which is also accessed by a route through the building from St Thomas Street on the north east corner.
11. The building rises to eight storeys before it separates into two elements with the southern core rising to 21 storeys and the northern core rising to 31 storeys. Between the two building elements there are connecting access bridges at the 12th, 16th, and 20th floors.
12. Access to the residential accommodation is via two separate residential entrances, one each at the ground floor of both the buildings facing onto the landscaped courtyard. The ground floor of the southern building provides the reception area as well as a 'community room', which is allocated to the residents of the building. A combined first floor communal space, comprising a reading room, community centre

and work space lounge is provided which are for the sole use of the residents within the building.

13. In total 119 flats are proposed as follows:
 - 6 x studios
 - 40 x one beds
 - 50 x two beds
 - 23 x three beds.
14. A total of 12 wheelchair accessible units are proposed located at levels one to eight. All 119 units, comprising 355 habitable rooms, would be for market housing. With a total of 355 habitable rooms, there is an affordable housing requirement for 124.5 habitable rooms which it is proposed to provide off-site.
15. The retail units at the ground floor of both of the northern and southern buildings would amount to a maximum of 182sqm, reduced from an original 217sqm.
16. Two ground floor level disabled parking bays are proposed accessed from Melior Street. Additionally on Melior Street next to the parking spaces an entrance is provided to a bicycle lift, giving access to the secure cycle storage at basement level.
17. A communal outdoor amenity space including children's play space is proposed between the north and south buildings on the 8th floor.

Planning history

18. As explained above, the most relevant planning history on this site is the planning permission granted under ref 10-AP-2754 (on 30 March 2011) for:

Demolition of Capital House, and erection of a 21 and 31 storey building (two basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, two disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space.
19. A number of its pre-commencement conditions were submitted and approved. The pre-commencement condition relating to the drainage strategy was approved and works to the drainage were carried out, which supports the applicant's point that this permission has already been implemented. No Certificate of Lawfulness has however been submitted to formally confirm this.

05/AP/1730 Application type: Advertisement Consent (ADV) Installation of 2 no. wall-mounted illuminated signs at front entrance Decision date 20/12/2005 Decision: Grant (GRA)
09/AP/0053 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for the demolition of Capital House and the construction of a 15954 sqm (GEA), 28 storey building for use as student accommodation Decision date 28/01/2009 Decision: Screening Opinion - EIA Regs (SCR)
09/AP/2841 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for the demolition of Capital House and the construction of a 18,557m2 (GEA), 32 storey building for use as student accommodation. Decision date 01/02/2010 Decision: Screening Opinion - EIA Regs (SCR)

<p>11/AP/0041 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for the demolition of Capital House and the construction of a 14,738m² (GEA), 31 storey building for use as student accommodation. Decision date 18/01/2011 Decision: Screening Opinion - EIA Regs (SCR)</p>
<p>10/AP/2754 Application type: Full Planning Permission (FUL) Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space. Decision date 30/03/2011 Decision: Granted with Legal Agreement (GWLA)</p>
<p>12/AP/2681 Application type: Variation: non-material changes (VNMC) Non material amendment to planning permission 10-AP-2754 (erection of a 31 storey building to provide 470 student rooms) revising the trigger for details required by condition 2. Decision date 17/10/2012 Decision: Agreed - for app types VLA & VNMC (AGR)</p>
<p>12/AP/3410 Application type: Approval of Details - Article 30 DMPO (AOD) Details of Site Characterisation (contamination) as required by Condition 9 (parts a and b) of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 30/11/2012 Decision: Granted (GRA)</p>
<p>12/AP/3414 Application type: Approval of Details - Article 30 DMPO (AOD) Details of the foundation design and groundworks as required by Condition 18 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 03/12/2012 Decision: Granted (GRA)</p>
<p>12/AP/3409 Application type: Approval of Details - Article 30 DMPO (AOD) Landscape drawings as required by Condition 4 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 10/12/2012 Decision: Refused (REF)</p>

12/AP/3413 Application type: Approval of Details - Article 30 DMPO (AOD)
Details of a programme of archaeological mitigation works as required by Condition 16 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).
Decision date 10/12/2012 Decision: Granted (GRA)

12/AP/3415 Application type: Approval of Details - Article 30 DMPO (AOD)
Details of a drainage strategy as required by Condition 21 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).
Decision date 20/12/2012 Decision: Granted (GRA)

12/AP/3412 Application type: Approval of Details - Article 30 DMPO (AOD)
Details of secure cycle storage as required by Condition 12 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).
Decision date 20/12/2012 Decision: Granted (GRA)

12/AP/3411 Application type: Approval of Details - Article 30 DMPO (AOD)
Details of an Environmental Management Plan for Construction as required by Condition 10 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space).
Decision date 21/12/2012 Decision: Granted (GRA)

12/AP/4051 Application type: Variation: non-material changes (VNMC)
Variation of condition 25 to require details to be submitted prior to any work above grade in relation to planning permission 10-AP-2754 for demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling,

<p>and an area of public open space. Decision date 11/01/2013 Decision: Agreed - for app types VLA & VNMC (AGR)</p>
<p>13/AP/0008 Application type: Approval of Details - Article 30 DMPO (AOD) Details of condition 4 Landscape drawings as required by planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 11/01/2013 Decision: Granted (GRA)</p>
<p>12/AP/4050 Application type: Variation: non-material changes (VNMC) Variation of condition 3 to require details to be submitted prior to any work above grade in relation to planning permission 10-AP-2754 for demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space. Decision date 11/01/2013 Decision: Agreed - for app types VLA & VNMC (AGR)</p>
<p>13/AP/0032 Application type: Approval of Details - Article 30 DMPO (AOD) Details of a drainage strategy pursuant to Condition 21 of planning permission 10-AP-2754 for: (Demolition of Capital House, and erection of a 21 and 31 storey building (2 basement levels plus ground and 30 upper storeys) to a maximum height of 108.788m (14,738sqm GEA) to provide 470 student accommodation units (sui generis) on floors 1-27 (13,289sqm GEA), ancillary bar, gym, library and student hub on floors 28, 30, retail/cafe units (flexible class A1, A3 use) (286sqm GEA) at ground floor level, 261 cycle parking spaces, 2 disabled car parking spaces and 1 service bay at basement level, associated refuse and recycling, and an area of public open space). Decision date 30/01/2013 Decision: Granted (GRA)</p>

Planning history of adjoining sites

20. There is a significant amount of planning history on the adjoining sites, but those that are most relevant and recent to this application would be the major developments to the London Bridge station, the Shard and other tall buildings as summarised below. These have either been granted permission, are under construction or already completed.
21. London Bridge Tower (Shard of Glass) (ref 01-AP-0476)
Redevelopment of Southwark Towers for a 306m tower for offices, hotel, residential and public viewing areas. This development is now complete.
22. London Bridge Place (ref 07-AP-0815)
The redevelopment of New London Bridge House for an 18 storey office building.
23. There is significant on-going works at the London Bridge station and the following

planning history are the most relevant:

24. London Bridge Station Masterplan (ref 00-AP-0333 and 08-AP-0832)
Redevelopment of the station to provide a street level concourse and provision of retail space as well as construction of an office building rising to 67m comprising 43,000sqm of floorspace. The new concourse includes a new pedestrian entrance to the station opposite the application site in St Thomas Street.
25. Ref: 11-AP-1987
Application made under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 seeking demolition of listed train shed, part of St Thomas Street wall, 64-84 Tooley Street, and arches together with closure of Weston Street and Stainer Street in order to provide a new station layout including: construction of a new street-level station concourse, new replacement facades on Tooley Street and St Thomas Street, new roof canopies, landscaping and other works associated with the station. Land use is to comprise station concourse, station ancillary space, operational car park, station loading bay, Class 'A' retail uses, and leisure (Class D1, D2 and *sui generis* uses).
26. Guys Hospital new Cancer Building (ref: 12-AP-2062 granted January 2013)
Demolition of existing buildings on the corner of Great Maze Pond and Snowfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional two storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus. This is currently under construction.
27. 14-16 Melior Street and Land adjoining to the rear of Our Lady of La Salle and Saint Joseph Catholic Church (ref: 13-AP-3059 granted May 2014)
Part demolition and part refurbishment / change of use of existing buildings and erection of new buildings ranging from four to seven storeys in height to provide 37 residential units (Class C3); a community centre (Class D1) and flexible commercial space at ground floor level (Class A1/A3/B1); cycle storage, new landscaping and associated works.
28. The demolition works have been carried out and the development is now in the early stages of construction.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:
 - a. The principle of the development in terms of land use and conformity with strategic policies.
 - b. Environmental Impact Assessment
 - c. Height and Design
 - d. Internal layout and quality of accommodation
 - e. Impact on Character and Setting of a Listed Building and Conservation Area
 - f. Impact on adjoining occupiers
 - g. Transport issues
 - h. Planning obligations
 - i. Sustainability
 - j. Archaeology
 - k. Flood risk.

Planning policy

30. National Planning Policy Framework (the Framework)
 - Section 1: Building a strong, competitive economy
 - Section 2: Ensuring the vitality of town centres
 - Section 4: Promoting sustainable transport
 - Section 6: Delivering a wide choice of high quality homes
 - Section 7: Requiring good design
 - Section 10: Meeting the challenge of climate change, flooding and coastal change
 - Section 11: Conserving and enhancing the natural environment
 - Section 12: Conserving and enhancing the historic environment

31. Further Alterations to the London Plan (FALP) 2015
 - 2.10 Central Activities Zone - Strategic Priorities
 - 2.13 Opportunity Areas and Intensification Areas
 - 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.6 Children and young people's play and informal recreation facilities
 - 3.8 Housing choice
 - 3.9 Mixed and balanced communities
 - 3.11 Affordable housing targets
 - 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 - 4.2 Offices
 - 4.3 Mixed use development and offices
 - 5.2 Minimising carbon dioxide emissions
 - 5.12 Flood risk management
 - 6.3 Assessing effects of development on transport capacity
 - 6.5 Funding Crossrail and other strategically important transport infrastructure
 - 6.9 Cycling
 - 6.11 Smoothing traffic flow and tackling congestion
 - 6.13 Parking
 - 7.1 Lifetime neighbourhoods
 - 7.2 An inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local character
 - 7.5 Public realm
 - 7.6 Architecture
 - 7.7 Location and design of tall and large buildings
 - 7.8 Heritage assets and archaeology
 - 7.10 World Heritage Sites
 - 7.11 London view management framework
 - 7.12 Implementing the London view management framework
 - 8.2 Planning obligations
 - 8.3 Community Infrastructure levy

32. Core Strategy 2011
 - 1 - Sustainable Development
 - 2 - Sustainable transport
 - 3 - Shopping, leisure and entertainment
 - 5 - Providing new homes
 - 6 - Homes for people on different incomes
 - 7 - Family homes
 - 10 - Jobs and businesses
 - 12 - Design and conservation
 - 13 - High environmental standards

14 - Implementation and delivery

33. Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

1.1 Access to Employment Opportunities

1.4 Employment Sites Outside The Preferred Office Locations And Preferred Industrial Locations

1.7 Development within Town and Local Centres

2.5 Planning Obligations

3.1 Environmental Effects

3.2 Protection of Amenity

3.3 Sustainability assessment

3.4 Energy efficiency

3.6 Air Quality

3.7 Waste reduction

3.9 Water

3.11 Efficient use of land

3.12 Quality in Design

3.13 Urban Design

3.14 Designing out Crime

3.15 Conservation of the Historic Environment

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

3.19 Archaeology Priority Zone

3.20 Tall Buildings

4.2 Quality of Residential Accommodation

4.3 Mix of dwellings

4.4 Affordable housing

5.1 Locating Developments

5.2 Transport impacts

5.3 Walking and cycling

5.4 Public Transport Improvements

5.6 Car parking

5.7 Parking standards for disabled people and the mobility impaired

34. The site is located within the following Core Strategy allocations:

- Central Activities Zone (CAZ)
- Bankside, Borough and London Bridge Opportunity Area
- Borough, Bermondsey and Rivers Archaeological Priority Zone
- Air Quality Management Area
- London Bridge District Town Centre
- Bankside, Borough, London Bridge Strategic Cultural Area.

Principle of development

35. The NPPF (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development that is the basis for every plan and every decision.

36. In relation to delivering housing, the NPPF states that Local Authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
37. The redevelopment of the site would result in a net loss of office floor space (Use Class B1) within the (CAZ) and the Strategic Cultural Area (SCA). This loss was accepted in principle by virtue of the previous planning permission. However notwithstanding the previous permission the building is still in occupation as offices so the principle requires consideration.
38. Central Activities Zone (CAZ)
The CAZ straddles a number of boroughs in Central London. Its primary role is to encourage office and retail uses and Policy 2.11 of the London Plan states that local authorities should ensure that development proposals increase office floorspace within the CAZ as it would be important to have an adequate supply of office accommodation and other workspaces to maintain its strategic function. Policy 4.2 of the London Plan also states that the Mayor will support the management and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of the London Plan.
39. Policies 2.10 and 4.3 of The London Plan also seeks to ensure developments enhance distinctiveness of the CAZ based on a rich mix of local as well as strategic uses, and supports a tailored approach to the unique circumstances of the CAZ.
40. Student accommodation for King's College was accepted under the previous planning permission 10-AP-2754 as it was in accordance with the specialised activities referred to by supporting the needs to the College that will enhance the CAZ.
41. Bankside, Borough and London Bridge Opportunity Area
The site is also located within the above opportunity area. This area has considerable potential for intensification, particularly at London Bridge station and its environs. There is scope to develop the strengths of the area for strategic office provision as well as housing, especially in the hinterland between Blackfriars and London bridges.
42. The London Plan recognises that the availability of a range of homes in the CAZ helps support its strategic function, as well as allowing for sustainable lifestyles and reducing the need to travel.
43. The Southwark's Core Strategy outlines the vision for the opportunity area:

"Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas."

It goes on to say that development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area.
44. The application site is located within an area designated for growth and is located adjacent to a major public transport interchange. Accordingly, the principle of a high intensity development is accepted and supported by both local and regional policy that encourages development in highly accessible locations to enable sustainable development.

45. Bankside, Borough and London Bridge (consultation draft) SPD
The SPD is currently in draft form and has been put on hold due to the introduction of Neighbourhood Planning in 2011 and Southwark Council has since been working with two groups to prepare neighbourhood plans: Bankside neighbourhood forum and a forum in the Bermondsey/London Bridge area. The SPD therefore holds limited planning weight at the time of writing.
46. Loss of office space
The site is not located within a Preferred Office Location. Outside these areas, saved policy 1.4 of the Southwark Plan seeks to retain existing Class B Use within certain areas, including the CAZ. Concerns have also been raised by Team London Bridge, (a London Bridge Business Improvement District) regarding the loss of the office floorspace.
47. Student accommodation for King's College was accepted under the previous planning permission 10-AP-2754 as it was in accordance with the specialised activities referred to by supporting the needs to the College that will enhance the CAZ.
48. In this instance, it is acknowledged that the proposal would now provide 119 private housing units and no student accommodation is proposed. Given that the permission was granted fairly recently however, this is a relevant material planning consideration.
49. Whilst the existing building was constructed as an office building, the applicant in the previous application had submitted supporting information demonstrating the building has been in use as ancillary education support for the wider campus for over 10 years. The following departments occupy the building:
- Thames Cancer Registry
 - King's College London Finance/Business
 - King's College London Estates and Facilities
 - King's College London Human Resources
 - King's College London Division of Health and Social Care
 - King's College London Institute of Psychiatry.
50. Accordingly, it was accepted that the existing use was ancillary to the college and not considered to be Class B Use and that the provisions of policy 1.4 were not relevant in this instance. In addition, the uses currently occupying the building are to be redistributed to other premises on the adjacent Guys and St Thomas' Campus, or to the new development proposed at Canada Water (approved in 2013) and therefore no real job losses would result from the loss of this office floorspace.
51. Officers acknowledge that the current office building built in the 1960's is outdated and unsuited to current office requirements and there is limited possibility for modernisation to bring this up to modern standards. It may also prove difficult to market in the future.
52. It is also argued that the significant amount of office floorspace that has recently been completed is under construction or has been granted planning permission in the area. These include:
- London Bridge Tower (Shard of Glass)
 - London Bridge over-station development
 - London Bridge Place
 - More London.
53. Furthermore, with the amount of office floorspace in the pipeline in the CAZ (within Southwark), there is substantial amount of office floorspace coming forward in the area which can cater for the current office demand in Southwark. The Mayor has also

acknowledged that with the strength of office stock in the area that was accepted in the previous scheme, there has been no material change in site circumstances or planning policy to justify coming to a different conclusion in this case.

54. The previous application 10-AP-2754 noted that student accommodation (a form of non self-contained form of accommodation) was defined as *Sui Generis* under the Use Classes Order 1987 (revised in 2005), and residential housing policies were not applicable. It also did not contribute to the general housing need, but there were special circumstances to allow this development. It was evident that there was also a need for student accommodation and the development being on the university campus and close to Guy's Hospital and in a highly accessible location would be ideal for student accommodation.
55. This current application now proposes C3 Class use residential accommodation and Officers consider that this would help meet the general housing need in Southwark. Strategic Policy 5 of The Core Strategy has a target of 1,900 net new homes within the Bankside, Borough and London Bridge Opportunity Area, within which the site lies. The Mayor highlights that the provision of 119 units would help to achieve Southwark's Further Alterations to the London Plan Housing target of providing 27,362 homes within the plan period and is welcomed.
56. Retail use
Saved Policy 1.7 'Town Centres' concerns development within town and local centres and identifies that most new developments for retail and other town centre uses should be accommodated within the existing town centres and local centres, including London Bridge.
57. The proposed scheme would also provide ground floor retail (A Class use) units totalling 182sqm. The site is within the CAZ and the Bankside and Borough district town centre and is therefore a suitable location for retail use and would provide active frontage at ground floor.
58. Affordable housing
The NPPF states that local planning authorities (LPAs) should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
59. Strategic priority is afforded to maximising affordable housing in London Plan Policy 3.12 which states that affordable housing contributions should represent the maximum reasonable amount, to be provided on site and based on a detailed and robust financial viability appraisal.
60. The local policies are saved Southwark Plan Policy 4.4 'Affordable housing', and Core Strategy Strategic Policy 6 'Homes for people on different incomes'. The policy requires a minimum of 35 per cent of affordable housing on developments with 10 or more units.
61. The Council's adopted Affordable Housing SPD 2008 together with the draft Affordable Housing SPD 2011 clarifies the Southwark Plan and Core Strategy policy framework and sets out the approach in relation to securing the maximum level of affordable housing from developments. Specifically, it sets out the sequential tests relating to the delivery of affordable housing, firstly relating to securing on site provision, secondly off site provision and thirdly an in lieu payment.
62. This sequential test, is summarised below:

- On-site provision: All housing, including affordable housing should be located on the development site.
- Off-site provision: In exceptional circumstances, where affordable housing cannot be provided on site or where it can be demonstrated that significant benefits will be gained by providing units in a different location in the local area, the affordable housing can be provided on another site.
- In lieu payment: In very exceptional circumstances where it is accepted that affordable housing cannot be provided on-site or off-site, a payment towards the delivery of affordable housing will be required.

63. Affordable Housing Requirement

In total there are 355 habitable rooms in the scheme and 35 per cent of this would equate to 124.25 habitable rooms. This is the minimum required affordable housing provision.

64. On-site provision

The application proposes no on-site affordable housing and the applicant has submitted an Affordable Housing Statement to demonstrate why this cannot be achieved. The amount of affordable housing that can be supported by the proposal will also be determined by scheme viability and the applicant has therefore submitted a financial viability assessment (FVA).

65. The arguments are set out below:

- Design - the design, bulk and height of the building is based on that already approved under permission ref 10-AP-2754 and as explained in the design section of this report, the high quality of architecture is most appropriate. It is a typical requirement from Registered Provider's that affordable units have their own independent access and lift core. The provision of an additional entrance and core to serve affordable homes is not possible without having a detrimental impact on the scheme's design. The impact on the scheme would include the loss of amenity space and public realm and further impacts on the overall design of the building. The proposed scheme does include two separate lift cores and access points however the level of viable contribution is such that it would not be able to cross subsidise the delivery of an entire core for affordable housing.
- Affordability criteria and viability of the scheme- the provision of intermediate accommodation is constrained by the high private residential values proposed, that equate to an unaffordable housing cost when compared to both Southwark and GLA affordability criteria. The high end residential accommodation and an associated high service charge would impact on the affordability for the residents and the Mayor also agrees that the effect of this would mean a significantly reduced number of on-site units. The loss of any net area arising from an additional entrance and core for affordable homes would also have an impact on the overall viability of the project and reduce the amount of affordable housing that could be provided.

66. Both GLA and Southwark Officers therefore agree with the above justifications and accept that the scheme would not be suitable for on-site affordable housing and that a greater quantum of affordable units could be achieved off-site.

67. The applicant's FVA was independently assessed by a consultant on behalf of the Council and the conclusion was that there is a surplus available for a donor site for off-site provision.

68. Off-site provision

- The adopted and draft Affordable Housing SPD states that, in very exceptional cases where it is justified and accepted that affordable housing cannot be built on-site as part of a development, the off-site provision is required to be built on another site near the development. The off-site affordable housing should be built and ready for occupation at the same time as the on-site market housing. The off-site affordable housing is additional to the affordable housing that would need to be provided on the identified site in any case. For off-site provision, planning permission should have been granted for the development of housing on the identified site or sites or a planning application submitted for the off-site affordable housing provision at the same time as the application for the facilitating development.
69. The applicant's original strategy was to fund the delivery of affordable housing on an identified donor site, (Kipling Estate garages), but for a number of reasons this is no longer a workable solution.
70. As a result of this, the applicant was to carry out a site search to find other suitable sites which are capable of delivering the required affordable housing. An initial site search (report dated 8 June 2015) was then undertaken by the applicant which reported that sites in the north of the borough are too expensive given the scale of viable contribution available. The above report states the applicant has engaged with Registered Providers (RP) to identify whether a payment could secure the delivery of additional affordable homes. The payment would be used effectively as a grant to meet funding deficits which reduce the amount of viable affordable housing being taken forward on registered provider-led schemes.
71. Officers encouraged the applicant to explore all options borough-wide and not be restricted to the north of Southwark and the applicant to further engage with the RPs which expressed an interest in 'gap funding'.
72. As explained above, there is a total of 355 habitable rooms in the scheme, 35 per cent of which equates to 124.25 affordable habitable rooms required.
73. Following the initial site search report, the applicant made further discussions with an affordable housing provider and has revised their offer to the Council. An agreement has been reached where a payment would be made to Family Mosaic for an initial 54 habitable rooms with a commitment to source a further 46 affordable habitable rooms. This would be for a period of two years following the signing of the S106 agreement and in the event that further off-site affordable habitable rooms cannot be secured then an in-lieu payment would be triggered at that point.
74. Family Mosaic are about to start construction on their site at 2-16 Amelia Street in Southwark (SE17), which has planning consent for the development of the site for 55 apartments. The payment offered by the applicant has been identified as a reasonable sum that would assist Family Mosaic deliver an additional eight rented and eight intermediate homes on the site. This would take the Amelia Street scheme to the 65 per cent policy cap and deliver an additional 54 habitable rooms for affordable purposes.
75. The aggregated total of 54 habitable rooms at Amelia Street and 46 unidentified habitable rooms comprises 100 in total or 28 per cent equivalent of the 355 habitable rooms in the Quill. In the event that within the two year period additional habitable rooms cannot be located then the applicant will make a financial contribution to the Council's affordable housing fund of £4.6 million (46 x £100,000). *Note: The Affordable Housing SPD states that a minimum of £100,000 of pooled contribution per habitable room of affordable housing will be required.*

76. Whilst the level of affordable housing this represents equates to 28 per cent which is below the policy level sought the final figure is significantly higher than that indicated in the agreed FVA as being the level of affordable housing that can reasonably be provided. However, the applicant has confirmed that they remain willing to deliver the above.
77. In terms of location clearly the Amelia Street site is not particularly close to the application site. However, the high development values in the locality of the application site are such that providing shared ownership units in particular is very difficult within the relevant income thresholds. The Amelia Street site has the further benefit of a planning permission and being very close to starting on site. Hence the delivery of the affordable housing at the same time as the market housing is aligned. Consequently the location is considered acceptable in these circumstances.
78. The mechanisms to secure the delivery of that affordable housing will be set out in the S106 agreement with a fall-back commuted sum figure should the other 46 off-site affordable rooms not be delivered within the two year timeframe.
79. Density
The total density of this scheme including the retail use would equate to approximately 3,965HR/Ha, which does exceed the maximum of 1,100 HR/Ha permitted in the CAZ.
80. Nevertheless, it should be acknowledged that the building occupies a small site area and the building itself has already been approved, albeit with student accommodation. Density *per se* is seldom the only factor and if there are no significant harmful impacts on the amenity of neighbouring residents or future residents of the scheme, or the character and appearance of the area, then the development may be acceptable. Furthermore, density is generally higher on smaller sites like this as there is not the same requirement for estate roads and other amenities, and therefore the density figure should not in itself be decisive in such situations.
81. Strategic Policy 5 'Providing New Homes' of the Core Strategy states that in the Opportunity Areas and Action Area Cores the maximum density range set out above may be exceeded when developments are of an exemplary standard of design. In this case, if the design is of a high standard, when considered against the criteria in the Residential Design Standards SPD (2011), as discussed further below, this should also be taken into account in the consideration of the density.
82. The site is very well located in relation to transport and on the basis of analysis further in this report it is considered that the development would not demonstrate the characteristics of overdevelopment. Consequently in this case a high density scheme is considered to be acceptable.
83. Wheelchair housing
Saved Policy 4.3 states that at least 10 per cent of all major new residential developments should be suitable for wheelchair users. 12 of the 119 units would meet the wheelchair accessible standards and would equate to 10 per cent of the total number of units being provided as wheelchair units. These are located on the first to eighth floors.
84. Mix of dwellings
Strategic Policy 7 of The Core Strategy requires residential developments over 10 units to have at least 60 per cent two or more bedrooms and at least 20 per cent three, four or five bedrooms in the CAZ. The Policy also sets a maximum of 5 per cent as studios and only for private housing.
85. The proposed mix would be as follows:

6 x studio flats
40 x one bedroom flats
50 x two bedroom flats
23 x three bedroom flats.

86.

The scheme would have at least 60 per cent of two or more bedrooms and at least 20 per cent of units would have three bedrooms and would therefore be of an appropriate mix in compliance with policy. The scheme has been revised to ensure that the rooms meet the minimum unit sizes as stipulated in the Mayor's Housing SPG and the Council's Residential Design Standards SPD 2011. All the rooms either meet or exceed the minimum standard (particularly the larger three bedroom flats) and is welcomed.

Environmental impact assessment

87. An Environmental Statement is not required with this application as the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

88. The applicant made a Screening Opinion request in relation to the proposed development. The Council advised that the development was not considered to be EIA development and that an Environmental Statement was not required. The site does not exceed five hectares (being less than 0.1HA), and therefore is not classified as a Schedule 2 'urban development project'. It has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site has an established use as offices, and is located outside a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects.

Design

89. Height

The site is located within the London Bridge Opportunity Area which seeks to encourage and support high density sustainable development. The proposed building being over 100m in height constitutes a tall building.

90. London Plan Policy 7.7 states that tall and large buildings should generally be limited to sites in the CAZ, opportunity areas, areas of intensification or town centres that have good access to public transport, and in this instance the site is therefore suitable for a tall building.

91. As explained above, the current application does not make any fundamental changes to the overall height, bulk, massing or detailed design previously approved. Notwithstanding this, Officers consider it appropriate to make an assessment following new and recent developments in the vicinity of the site and the alterations to the London Plan.

92. Saved Policy 3.20 of the Southwark Plan states that any building over 30 metres tall (or 25 metres in the Thames Policy Area) should ensure that it:

- a. Makes a positive contribution to the landscape; and
- b. Is located at a point of landmark significance; and
- c. Is of the highest architectural standard; and
- d. Relates well to its surroundings, particularly at street level; and
- e. Contributes positively to the London skyline as a whole consolidating a cluster

within that skyline or providing key focus within views.

93. The scheme addresses each of these in turn. Despite its constrained site, the proposal devotes a large proportion of the ground floor to high quality public realm not just as a semi-private forecourt to the residential flats but as a new connection between Weston Street and St Thomas Street. Further, the lowest two floors are recessed in order to maximise the public space at the foot of the building. In this way the proposed scheme makes a considerable contribution to the public realm. In addition to this, the building line in St Thomas Street has been set back to provide a generous pavement that not only provides a greater space in terms of the setting for a tall building, but it will also accommodate the increased number of pedestrians expected with the new developments within the area and the redeveloped mainline station.
94. This tall building is located at a major transport interchange, a location that is not just a result of its accessibility but also the focus of many views both from the railway and the local roads. Once the redevelopment of London Bridge Station is completed, as is necessary for the full implementation of Thameslink 2000, this site will be located directly opposite the new southern entrance to the new street level concourse. In this way the junction of Weston Street and St Thomas Street takes on a particular significance, signalling the new entrance to the station and joining the Shard and Guy's Tower as marking the location of London Bridge Station.
95. The sections following in relation to quality of design confirm the exceptional architectural qualities of the design. In its fabric, geometry and function it exceeds expectations and takes on an exceptional sculptural and architectural form that will transform and compliment its context.
96. The scheme is located in the emerging cluster of tall buildings at London Bridge. At 310 metres, the Shard is western Europe's tallest building whilst Guy's tower, at 143 metres, is the world's tallest hospital building. The proposed building is approximately 80 metres from Guy's Tower, less than 100 metres from the Shard and, at 108 metres in height, forms a 'foothill' building to the primary landmark of the cluster. By being 40 metres lower than Guy's Tower and one third the height of the Shard, the proposed scheme makes an important contribution to the cluster cementing its qualities and confirming the importance of the Shard as the pinnacle of the emerging cluster.
97. Some concerns have been raised by local residents to the height of the building and how this may have a negative impact on the character of the area and the Bermondsey Street Conservation Area. Given the proposed development is located adjacent to the Shard and Guy's Tower and there is an extant permission for the same height, it is considered that the issue of precedence for tall buildings has already been set and that this building will sit comfortably within the London Bridge context. Context and the adjoining conservation area are covered in further detail below, however it is acknowledged that the site is affected by two different contexts; the lower scaled conservation area to the south, and the tall buildings to the north west. In this way, the form has been designed as a transition between the two in that the height of the southern edge is the same height as the existing Capital House building, with the roof then sloping up to the maximum height on the northern edge. It is considered that this form successfully accommodates the transition between the lower context to the south and the taller context around the station.
98. The GLA had previously supported the principle of a tall building on the site and this still remains the case. The site is located within an area identified as being appropriate for tall buildings, subject to meeting certain criteria. As such, having regard to the London Plan and the Southwark Plan, the principle of a tall building is accepted and that there are no grounds for refusal based on the principle of a tall building.

99. Urban design

- Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape, as well as the local views and resultant streetscape.
100. The local context varies in its scale and ranges from 2 and 3 storey residential and industrial properties to the south rising to nine to ten storey buildings onto St Thomas Street. The existing building on the site is 10 storeys high and has a poor relationship with the street. The site sits between the civic scale of St Thomas Street and the finer grain and lower scale of the conservation area to the south of Melior Street. In this way the proposal on this site has to reconcile these two contexts, to respond to the unique historic and architectural character of the Bermondsey Street Conservation Area and to the substantial scale of one of London's mainline stations to the north.
101. Since the granting of the planning permission under ref 10-AP-2754, the buildings immediately adjoining the site have remained (Beckett House and 16 Melior Street). Recent developments close to the site include Nos. 6 - 14 Melior Street and land adjoining to the rear of Our Lady of La Sallette and Saint Joseph Catholic Church. Planning permission was granted for a new building ranging four to seven storeys in height to provide 37 residential units and a community centre and commercial space. Construction works have commenced on this site, but are not yet complete.
102. The footprint of the proposed Quill building has marginally shifted to the west by 700mm and now provides a narrow gap between the new development and the boundary of adjoining site to the east (Beckett House).
103. Like the original scheme, the proposal would still address both Weston Street and St Thomas Street appropriately; the ground floor is characterised by active frontages and a dramatic 'scoop' of public space which encourages public access around and through the site. There is a generous forecourt and an increased permeability between these streets to create a much improved experience at street level. The 'scoop' extends vertically to the full height of the building and gives the development its striking sculptural form.
104. The layout of the uses at first floor has changed since the first consent, and now includes a reading room, workspace/lounge and a 'community centre' all serving as 'private amenity space' for the residents in the development. The location of these communal spaces on the first floor and the corner of St Thomas Street and Weston Street help to create an active frontage and provide passive surveillance.
105. Following negotiations with the applicant, the footprint of the building on the southern side has been amended very slightly to increase the width of the footpath on the Weston Street corner. This means that the angle of the curve becomes marginally deeper, but would not change the overall form or appearance of the building.
106. The footprint of the proposal meets the edge of the north and east boundaries of the site and rises to 31 storeys (108m) at its tallest point. It is a dynamically shaped building with a deep 'scoop' that rises up the western face and is complimented by a dramatic diagonal chamfer to the south. Through its shape the building seeks to benefit from the southerly aspect of the site and rises from 10 storeys at its southerly extreme to a 31 storey presence onto St Thomas' Street. The transition in scale is handled by a dramatic sloped roof, which rises from the 10 storey southern extremity to its 31 storey pinnacle at the northern end of the site.
107. It is considered that the scheme embraces and adapts to its context. At the ground

level it has a generosity in the amount of public space it offers and presents an elegant and sculptural three-dimensional form that will compliment the local views and the emerging context of St Thomas Street.

108. Quality in Design

Policy 3.12 of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When assessing the quality of a design, the fabric, geometry and function of the proposal are considered as they are bound together in the overall concept for the design.

109. The detailed design of the development has not fundamentally changed, but the facades have been amended as the units inside the building are for C3 residential and there are requirements to provide private amenity space and privacy.

110. The concave curve of the facade will consist of a mixture of translucent coloured glass and clear glass panels. The translucent coloured panels will allow light to enter the apartments and also provide privacy for the residents on the curve of the building. The panels are so arranged and positioned in appropriate locations to increase the distance between clear sections of windows to provide good visual separation between perpendicular apartments. The view lines would also be at an oblique angle.

111. The above changes would not significantly alter the overall fabric of the proposed development and it takes its cue from the concept of the Quill and it uses its facade expressively. As with the consented scheme, the facade of the building has a depth and complexity which gives its elevation quality that will set it aside from other buildings in the area. The facade is predominantly of metal arranged in vertical strips of 250mm wide cladding modules which give way to a glazed crown.

112. Punched apertures in the cladding would create depth and variety to the external surface and this is retained in this current design. The building would now include naturally ventilated winter garden areas with open/close glass louvre windows to each apartment. The use of these louvres does not disrupt the vertical rhythm or overall appearance of the building.

113. Finally, the Quill retains the design of expressed feathered strands which extend beyond the roof to give the design a crown and express its top in an appropriate manner befitting the design rationale.

114. The previous scheme was designed with a single car lift at ground floor, leading to two disabled bays in the basement. The current scheme now proposes two disabled bays within the Melior Street frontage and therefore a greater area is dedicated to servicing doors than was previously approved. Whilst this is the case, approximately half of the rear elevation facing Melior Street would still comprise a retail unit and would still provide an active frontage.

115. Comments received from Team London Bridge notes that while the retail spaces are to be welcomed the more northern of the units is not designed with sufficient depth on St Thomas Street such as to give it the prominence that its location opposite the new station entrance demands.

116. Officers consider that the prominent location would in itself allow the retail spaces to be clearly visible and layout of the buildings allow for greater permeability through the site.

117. Team London Bridge raises concerns that the proposed 'community room' would be

for the use of residents only and an active commercial/retail space would be more appropriate in this location. Officers consider that the community room would be frequently used by the residents in the building for recreation purposes and would still provide an active frontage.

118. The Metropolitan Police Design Advisor has reviewed the scheme and considers that the proposal should be able to gain Secured by Design accreditation for design and layout as well as Part 2 physical security, with the guidance of 'New Homes 2014' and by incorporating accredited, tested certificated products.
119. It is recommended that a 'Secure by Design' condition be attached to any permission that may be granted and that the wording is such that the development will achieve certification - not merely seeking to achieve accreditation. This will ensure that the agreed design strategy will be implemented.
120. It is noted that the building now leaves a through-route between the application site and the adjoining Beckett House and is separated by a low fence. Concerns about this have also been raised by Team London Bridge. Following discussions with the applicant, the area between the eastern boundary and the building would be gated off at both ends to restrict access for maintenance only. It is considered that as this would be gated, opportunities for crime would be reduced.
121. Efficient use of land
Saved Policy 3.11 of the Southwark Plan states that all developments should ensure that they maximise the efficient use of land whilst:
 - i) Protecting the amenity of neighbouring occupiers or users; and
 - ii) ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site; and
 - iii) Positively responding to the local context and complying with all policies relating to design; and
 - iv) Ensuring that the proposal does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites; and
 - v) Making adequate provision for servicing, circulation and access to, from and through the site; and
 - vi) Ensuring that the scale of development is appropriate to the availability of public transport and other infrastructure.
122. With the exception of iv), the above points are covered separately within the body of this report. An objection has been received from the owner of the site adjoining Capital House to the east (Beckett House) on the grounds that the proposed development would adversely impact their site in terms of access. Objections were raised by the same owners on the previous application for the student accommodation, particularly on the potential of the scheme to compromise its development potential.
123. Other representations received also relate to how the proposed development would be satisfactorily integrated into the future development of the Beckett House site. This has a stand alone iconic nature and the concerns were that this may hinder the creation of a cohesive street environment on St. Thomas Street and that granting planning permission sets a precedent that will likely result in an incoherent mix of building styles.
124. Officers note that this issue was raised and discussed at length in the previous application. The building with a 'cut' near the centre improved the relationship with the adjoining site. In addition, the windows within the eastern elevation of the southern section have been angled to the south in order to avoid overlooking. This is the case

for the existing building on the site as well as addressing its future development potential.

125. The current scheme with a shift to the west now also provides a narrow alleyway for maintenance between the building and the eastern boundary, which further assists in providing separation between the Quill and any future development at Beckett House.
126. The application site is constrained in terms of size and yet has provided generous pavement widths in St Thomas Street and on the corner of Weston Street and also creates a new courtyard on the western elevation. The adjoining Beckett House site is larger in area and therefore has scope to provide some buffer zone should it come forward for development.
127. Any development scheme on the adjacent site, particularly if for a tall building, will similarly require generous public realm and an open setting to ensure permeability. The area is generally mixed in architecture and urban grain and Officers consider that a diverse and innovative design for this future gateway to the London Bridge station entrance would be encouraged for adjoining sites. The concern about incoherent architectural styles would not be an issue here.
128. Whilst it is acknowledged that the proposed development will inevitably impact on the development potential of the adjoining site, this is not to an unreasonable degree. Hence the proposed development meets all the criteria listed in saved policy 3.11 and, on balance, it is considered that the building will be a highly efficient use of land.

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

129. Saved Policies 3.15 and 3.18 of the Southwark Plan indicate that permission will not be granted for developments that would not preserve or enhance the setting or views of a Listed Building or the setting and views into or out of a Conservation Area.
130. The proposed development is across St Thomas Street from the listed section of the London Bridge Station. Team London Bridge as consultees have noted that the daylight / sunlight assessment included with the original planning application did not address the inevitable overshadowing of the historic railway arches on St. Thomas Street.
131. In the previous application the applicant had offered a financial contribution of £50,000 secured through the S106 legal agreement to go towards repairs and maintenance of the arches to mitigate against any impacts of the development, particularly due to any shading by the Quill. Officers understand that these works of repair have already been carried out to the arches. However, it is considered reasonable and necessary to secure £50,000 for further maintenance of the Grade II listed arches. In the event that these works are not required, the pooled contribution could go towards improvements to nearby listed arches on Crucifix Lane.
132. The site is located outside the nearby Borough High Street and Bermondsey Street Conservation Areas but will be visible from within them. Weston and Melior Streets form the western and northern boundaries of the Bermondsey Street Conservation Area and development on the application site will affect the local views out of and into the conservation area. This application site is located in a part of the setting of the Bermondsey Street Conservation Area, the setting of which is characterised by London Bridge station, the Shard, Guy's & St Thomas' Hospital and the commercial structures around the station. There is no change in the boundaries of the conservation areas since the granting of planning consent 10-AP-2754 and there are no significant policy changes.

133. The character of the Bermondsey Street Conservation Area is largely fine grain, generally low scale development with a range of movement options for those circulating around it. As such, there are areas where a glimpse of the proposal would be experienced and areas where it would be fully visible in the setting. The view analysis indicates the scale of the impact from a number of conservation area viewpoints. The steeply sloped roof forms are positioned away from the conservation area and in line with the conclusion of the previous scheme, in those parts where the glimpse of the building is present, this would still preserve the special character of the conservation area.
134. The proposal would be visible from the Tower of London World Heritage Site at Tower Green and White Tower, which is a designated World Heritage Site and the NPPF and the London Plan policies notes that the extent and importance of the significance of the heritage asset is integral to assessing the potential impact, and therefore the acceptability. London Plan Policy 7.10 states that development within the setting of World Heritage Sites should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance. As with the previous application, the applicant has submitted a Townscape, Heritage and Visual Assessment (THVA) and provides a number of photomontages to illustrate the impacts of the proposed development on the views, from the north, particularly from the Tower of London. The GLA notes that the assessment of this was carried out as part of the previous application which concluded that the impact would be slight, and that the proposal would be no longer visible on the approach to the Queen's House meaning the setting of the World Heritage Site is preserved.
135. Notwithstanding this, the Mayor's SPG on London World Heritage Sites - Guidance on Setting was adopted in March 2012 and provides a framework for assessing the impact of change on World Heritage Site's Outstanding Universal Value (OUV). With the changes in the way it should be assessed, the GLA has asked the applicant to update the assessment to take account of the advice in the above SPG.
136. The applicant subsequently prepared an addendum to the THVA to take into account the SPD guidance and reconfirms the conclusion of the 2014 THVA. It concludes that the building is appropriate for its context, does no harm to the OUV, the setting or views out of the World Heritage Site and is compliant in policy terms. Officers are in agreement with this conclusion.

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

137. Saved Policy 3.2 of the Southwark Plan relates to the protection of amenity and states that permission will not be granted where a loss of amenity would be caused.
138. Daylight and sunlight
Concerns have been raised by local residents on the height of the building and how it would overshadow local residential buildings causing significant loss of daylight/sunlight. The submitted Daylight and Sunlight report also provides an assessment of the development on the amenity of the adjoining occupiers. The British Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) has been used to assess the impact on daylight and sunlight.
139. As explained above, the proportions of the building remains the same as the consented scheme, but the variables are that the building has now moved 700mm to the west and some new nearby residential accommodation, on Melior Steret, has achieved planning consent. Following further clarifications from the applicant, it is concluded that the current proposal would not have any further impact upon neighbours' sunlight than that envisaged by the currently extant consent Quill scheme.

Accordingly, it is considered that there is no detrimental impact on adjoining occupiers in relation to sunlight and daylight.

140. Privacy

The footprint of the building having moved approximately 700mm to the west does not come closer to the neighbouring properties on Melior Street. The building is designed to have punched windows and the rooms are set within the deep recess of the envelope and are not large expanse of glazing and thus limit direct overlooking.

141. Noise and vibration

A Noise and Vibration report was submitted in support of the application. As with the consented scheme, in terms of its final operation, the proposed development is not considered to generate any significant noise that will impact adjoining occupiers. The only noise generated by the development is expected to be plant associated with the general operation of the building which would be expected on any new development and is not considered to be of particular concern. The submitted report contained measures which are to be incorporated in the design of the building and a condition requiring a certain level of internal noise level to be achieved is recommended. There will be higher levels of noise and vibration during the construction stages, but these are temporary and can be controlled by other environmental legislation.

142. Wind

Some concerns have been raised by residents on the potential wind tunnel effect that will result from this new high-rise building and resulting in an increased ground wind speeds. Again, as the building has a similar height, mass and form as the consented scheme, there should not be any new impacts in terms of wind tunnelling over what was previously assessed. Notwithstanding this the applicant has still submitted a Microclimate Wind Assessment which assesses the impact of the development in terms of wind tunnelling. It concluded that the proposed development would not have an adverse impact on the wind in or around the site and that pedestrians in the surrounding area will not notice any significant changes or experience any increased discomfort or danger as a result of the new building. As such, there are no concerns in relation to wind impacts arising from the development.

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

143. Quality of accommodation

Saved Policy 4.2 'Quality of Residential Accommodation' states that planning permission will be granted for residential development where it achieves good quality living conditions, including outlook, privacy, and natural daylight.

144. The previous scheme for student accommodation for 470 rooms was assessed under criterion (iv) of saved policy 4.7 'Non Self- Contained Housing For Identified User Groups' of the Soutwark Plan, which requires any proposal for student accommodation to provide a satisfactory standard of accommodation, including shared facilities. There are no policy standards for size of units within the student accommodation.

145. The proposed use as C3 residential flats would now need to meet minimum unit sizes as stipulated in the Mayor's Housing SPG and the Council's Residential Design Standards SPD 2011. All of the proposed units would meet the minimum standards and have dual aspect and good outlook. Each of the rooms would also meet the individual room standards and some of the living/dining/kitchen would exceed the minimum.

146. Amenity space

Unlike other conventional residential developments where external balconies are proposed for flats, due to the design of the building and the desire to retain the sculptural form, the units are provided with 'winter gardens', which form an enclosed private amenity space within the building. The following minimum private amenity space will be provided for each of the proposed new dwellings:

1 bed flats - at least 5m²

2 bed flats – at least 6m²

All 3 bed flats - 10m².

147. The Residential Design Standards SPD (2011) states that for units containing three or more bedrooms, 10sqm of private amenity space is required and this scheme achieves this. For units containing two or less bedrooms, 10sqm of private amenity space should ideally be provided. Where it is not possible to provide 10sqm, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. All flat developments must provide at least 50sqm communal amenity space per development.

148. The applicant has argued that the scheme provides the following:

Ground floor communal amenity – 51sqm

Level 1 communal amenity – 315sqm

Level 8 communal amenity external terrace – 167sqm.

149. These spaces include a roof terrace, reading room and community centre in accordance with policy requirements. The roof terrace on level 8 is also external. From the submitted plans the adjoining communal space on either side of the roof terrace has been designed so that the doors can be opened up so that there will in effect be covered external space adjoining the roof terrace. This means that this space can be used in all weathers, making it a much more usable space and giving greater amenity to the residents.

150. Due to the constraints of the site and because of the exceptional circumstances for a tall building, Officers accept the concept of the proposed communal amenity space and it is recommended that a condition is imposed restricting those internal and external spaces to be reserved and used only as communal amenity space. Nevertheless, the Residential Design Standards SPD 2011 seeks 'outdoor' amenity space and Officers consider that there should be other mitigation measures for the shortfall of private amenity space. The Council's adopted S106 SPD 2015 seeks a S106 planning obligation to help improve open space elsewhere near to the development site. Any shortfall in the required provision of amenity space will be charged at £205 per square metre. £205 per sqm represents an average cost in Southwark for improving open space, taking into account all costs including fees and construction costs.

151. The proposed private amenity space in the development is 855sqm. The policy requirement for private amenity space is 1,190sqm. There is therefore a shortfall of 335sqm and this would equate to a payment of £68,675, which the applicant has confirmed would be acceptable and will be secured via a S106 agreement. This would go towards works to improve the Guy's Park located to the south of the site.

152. Policy 3.6 of the London Plan requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme. Southwark's Residential Design Standards SPD states that a minimum of 10 sqm of play space per child bed space should be provided. The GLA has published revised guidance on child play provision (Shaping Neighbourhoods Play and Informal

Recreation SPG September 2012) which includes an updated child yield calculation methodology.

153. The total minimum child yield for the development would be 13, which equates to a minimum play space requirement of 131sqm. The proposed development provides 45sqm. There is therefore a shortfall of 86sqm. In exceptional circumstances where this cannot be provided on site, the Council normally seeks to secure a S106 planning obligation to contribute to improving play space elsewhere in the surrounding area of the development site. Any shortfall in the required amount of child play space will be charged at £151 per square metre. This would equate to £12,986. Again, the applicant has agreed to pay this contribution.
154. Daylight and sunlight for future occupants within the scheme
The scheme has been revised so that the internal daylighting levels within some of the new rooms would be improved. The Daylight/sunlight report notes that as there is an extant planning consent on the site for a building of almost identical proportions, the comparison within the report is the extent to which the neighbours' daylight and sunlight amenity is altered as a consequence of this new and latest proposal.
155. The report notes that three variables have altered since the original planning was granted:
- i) The scheme has moved circa 700mm to the west;
 - ii) There are additional residential receptors in the vicinity that have since been granted planning consent in particular on Melior Street;
 - iii) The BRE Guidelines and methodology have been updated in the interim with new guidance issued in 2011.
156. The Average Daylight Factor (ADF) determines the natural internal light or day lit appearance of a room and the ideal levels of daylight for a kitchen is a minimum of 2 per cent, for a living room a minimum of 1.5 per cent and 1 per cent for a bedroom.
157. During the application stage, Officers raised concerns about the quality of light within the proposed accommodation. In particular, concerns were raised about living rooms with separate kitchens which were not expressed clearly on the drawings. The applicant has confirmed that it is the case that the kitchens would be entirely enclosed and at the rear of the room and hence have not formed part of the daylight analysis. All those areas of living and dining space which have a wall which contain windows and which are therefore material for technical analysis will comfortably satisfy and exceed the one and a half per cent ADF which both the BRE and British Standard consider appropriate. It should be noted that the number of units that have this layout are limited, with three east and three west facing lounge/dining rooms located on floors two, three and four of the proposed development. Each of these six rooms have an internalised kitchen area attached to the rear of them.
158. Concerns were raised about the quality of daylight within the proposed accommodation within some of the bedrooms on the lower floors of the building. It was explained that these were a function of the urban environment within which the scheme is located (narrow streets with tall buildings surrounding) and the ratio of glazing to room area. The minimum ADF for a bedroom should be one per cent and following discussions with the applicant, the architect SPPARC have reconsidered the façade design. In doing so, they have maintained the rhythm of the external elevation for architectural purposes but replaced some areas of the façade with an opaque/translucent glazed material. Externally this material will appear solid to maintain the architectural appearance of the building; however, internally an appreciable amount of light will pass through. As a result, the applicant has undertaken additional technical analysis on all of those rooms on the lowest floors

which would have fallen short of this target ADF. All bedrooms bar two (0.9 and 0.8 per cent ADF) now meet or exceed the one per cent target daylight criteria. As a result the quality of daylight within the proposed accommodation within the development will be good rising to exceptionally good as one rises up the building.

159. It is considered that with the changes made, the proposal would maximise the level of daylight that the units would have access to. The number of bedrooms that do not achieve the minimum one per cent ADF is very few and even those that do not achieve this standard is only at 0.8 per cent, which is not a significant shortfall.
160. In terms of sunlight within a new development, the BRE Guidelines state that the main requirement for sunlight is in living rooms. There are 83 living rooms or mixed use rooms within a living room element located on Floors 1 to 14. 62 of the 83 living rooms have at least one window orientated to within 90 degrees of due south. The applicant asserts that there are therefore no more than 25 per cent of living rooms have, by necessity, been orientated within 90 degrees of due north.
161. The analysis results submitted in August 2015 show that the sunlight levels within 51 of the 62 (82 per cent) living rooms fully meet and in most cases substantially exceed the BRE Guidelines for sunlight amenity. All rooms above Floor 11 are fully compliant in terms of sunlight amenity.
162. The 11 of the 62 living rooms which fall short of guidance do so by no more than three per cent total Annual Probable Sunlight Hours (APSH) and are fully compliant in terms of winter APSH.
163. In summary, the proposed dwellings would have adequate daylight and sunlight levels, providing a satisfactory level of accommodation.
164. Noise
A noise report was submitted by the applicant and has recommended mitigating measures which are to be incorporated in the design of the building. A condition recommended by the Environmental Protection Team for internal noise levels shall be imposed.
165. Air quality for residents
The development is in an Air Quality Management Area (AQMA). The applicant has prepared an Air Quality assessment dated October 2014 for the proposed development. The assessment confirms the need for mitigation as the pollutants concentrations are predicted to be above the air quality objectives. Mitigation in the form of mechanical ventilation is proposed. Mechanical ventilation was also proposed to ensure that the internal noise criterion is achieved. EPT has recommended air quality conditions to this application.

Transport issues

166. London Plan Policy 6.1 promotes the integration of transport and new development and Policy 6.3 states that development should not adversely affect safety on the transport network.
167. Saved Policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, or where they are not it must be demonstrated that sustainable transport options are available to site users, and sustainable transport is promoted.
168. The site is situated adjacent to London Bridge Station which is served by overland rail, two underground lines, and a bus station. Accordingly, the site has the highest possible public transport accessibility rating (PTAL) of 6b and is a sustainable location

for residential accommodation.

169. A Transport Assessment (TA) and Travel Plan have been provided and it identifies that there will be a reduction in peak hour movements compared to the consented student scheme. Given its high PTAL rating, it is not considered that the scheme would have an impact on the local highway network.

170. Car parking

In line with national and local policies, the Council is seeking to encourage reduced car dependence particularly in areas with good accessibility to public transport and thus encourage the use of more sustainable transport modes. The parking arrangement in this current scheme is different to the previous proposal as two disabled parking bays on the ground floor are now proposed accessed from Melior Street.

171. Generally, developments in the CAZ with good levels of public transport are expected to be car free, with the exception of disabled parking. Given the highly accessible location and in line with Southwark policy, a condition will restrict all occupants from obtaining a parking permit as this is within a Controlled Parking Zone (CPZ). Accordingly, there will be no impact on the existing street network in relation to on-street parking and congestion. The Mayor has suggested that at least one of the disabled spaces should be fitted with an electric vehicle charging point and this can be secured through condition.

172. The Council's Transport planning group recommends further measures to reduce car dependence such as the provision of three years car club membership. The applicant has agreed to contribute £5,000 towards the extra provision of car clubs in the area and this can be secured via a S106.

173. Plans have been amended to the disabled parking spaces and to realign the walls to provide adequate visibility, which would overcome any highway safety concerns.

174. Cycle parking

Policy 6.9 of the London Plan and Saved Policy 5.3 of the Southwark Plan require development to improve conditions for cyclists including providing convenient secure and weatherproof cycle parking. The double stacker cycle parking is not suitable for many. Following clarifications from the applicant, of the 193 cycle parking spaces proposed in the basement, 146 are accessible at grade, equating to 75 per cent of the total provision. In addition to these there are also 6 Sheffield visitor spaces provided on Weston Street. This is considered to be acceptable.

175. Access to the cycle storage is via a shared lift and there is some potential conflict between cyclist and refuse collectors as it would result in the lift being shared during refuse times. The applicant has agreed to a condition for the submission of a Delivery and Servicing Management Plan (DSP) and this should demonstrate how the refuse will be handled to lessen the impact on cyclists using the lift.

176. The previous application provided for an on-site TfL cycle docking station for 16 bicycles. Cycling remains a key priority of the Mayor and the provision of an on-site 24 space docking station has now been requested by TfL. However, given that the site is constrained in size and it is important to maintain a spacious pavement on the St Thomas Street frontage, it is considered that an off-site docking station and other TfL cycling initiatives would be more appropriate and a S106 financial contribution of £100,000 contribution has been agreed to secure its delivery.

177. Access and layout

As the building has moved to the west by 700mm, a pinch point of 1.4m on the south west corner of the of the footway on Weston Street would be created. Given the high

footfall in this area a setback was requested to be provided to aid pedestrian movement. The applicant has since revised plans to change the angle of the building very slightly to widen the footway. Specifically at the pinch point corner at the junction of Weston Street/ Melior Street, the building line has been pulled back to give a 2m wide footway at its most narrow point and this is considered to be satisfactory.

178. The applicant has revised plans to show a pedestrian crossing point at the north of Weston Street adjacent St Thomas Street, which was a previous requirement. The works shall be in accordance with TfL and Southwark Highways standards, forming part of a Section 278 agreement and be separate to any developer contribution secured and the applicant has agreed to this.

179. To support the car free development, the Mayor and TfL has requested that the pedestrian environment in the vicinity of the site should be enhanced. St Thomas Street is part of the Transport for London Road Network (TLRN) and it is expected that obligations requiring the developer to enter into a section 278 agreement with TfL for highway works on St. Thomas Street will be required. The applicant has also agreed to a contribution of £50,000 towards the enhancement of the St Thomas Street footway which together with Network Rail and other developer funded works to this street will ensure a consistent treatment.

180. Travel Plan

A Travel Plan was submitted with the application to promote more sustainable transport choices such as walking, cycling and public transport. Revisions have been made following discussions with the Transport planning team and whilst the targets to further increase walking would be desirable, Officers consider that on balance the scheme would promote sustainable modes of transport.

181. Servicing

The original servicing strategy for the residential development has now been amended. Following discussions with the applicant all servicing for the site will take place via a dedicated loading/servicing bay on Weston Street. This will ease pressure on Melior Street, which is not suitable for larger vehicles. The applicant has also provided a refuse holding area on the ground floor, which is considered more suitable than previous options. In addition a servicing and management plan needs to be secured as part of any planning permission granted.

182. Due to the revised servicing arrangements, the two existing residential permit parking bays would be lost. Weston Street is located within a parking zone that has a high stress parking ratio and the Highway Authority would not accept the loss of any parking bays. As such, the applicant has confirmed that two permit bays would be re-provided within the vicinity of the site. A revised parking arrangement drawing has been submitted which shows the relocation of the bays and to the south on Weston Street, with one additional pay and display bay and a car club. It is also required that the parking ticket machine be relocated to the eastern footway of Weston Street with the exact location to be agreed at a later stage. The cost of promoting and advertising the traffic order is in the region of £2,750 and this will be secure via a S106 agreement.

183. Taxis/Private Hire

Both TfL and the Council's Transport group required the applicant to demonstrate how taxi and private hire vehicles pick up and drop off will be provided for the site given that St Thomas Street will essentially be a one way single carriageway fronting the site. It is considered that the site will not require a dedicated taxi drop off/ pick up location as the site is within close proximity to a regional public transport hub and is predominantly residential in land use. Southwark's Transport team has accepted that people visiting the site could obtain taxis at London Bridge Station and the expected

numbers are low.

184. Overall, the proposal is considered to be consistent with the transport related policies in the London Plan and the saved policies of the Southwark Plan and that the development would not result in any adverse impacts in relation to transport. It would help promote non-car modes of transport and would provide an acceptable level of car parking and bicycle storage.
185. Other transport matters
In their comments, Team London Bridge has specifically requested that the Legible London signage (way-finding signage scheme) be included in the development. TfL has not made a formal request for this and in this instance Officers consider that whilst this would be desirable, it is not a requirement.

Trees and landscaping

186. Team London Bridge has commented that the development would place the Melior Street Community Garden in significant shade. This is a local green space on the corner of Melior Street and Fenning Street. Officers acknowledge this concern, but this area is to the east of the site and therefore would not be subject to overshadowing throughout the day.
187. Three small to medium sized trees exist on site which although of only minor significance help to provide green amenity which is relatively sparse within the dense urban development which characterises the north of the borough.
188. Key elements of the scheme in relation to any proposed landscaping include public realm along St Thomas Street including the response to London Bridge Station, the immediate local context on Weston Street, particularly to the recent high quality re-landscaping at the Greenwood Theatre, open space to the rear of the site on the neighbouring development at Beckett House together with the proposed access through and into the site.
189. The outline landscape plan features specimen tree planting within widened pedestrian access together with other limited greening, quality surfaces, large linear granite benches and lighting to encourage visitors 'dwelling time'.
190. The two mature trees proposed to the edge of Weston Street will mitigate the loss of street greening and help as wind breaks and whilst the number of trees cannot be increased, this is because it is on a very small site area and there are other wider public realm enhancements. Conditions have been recommended by the Council's Arboriculturalist to secure the planting. In addition, the Council's Ecology Officer has advised that if the existing building is demolished during the bird nesting season (March – August) then the developer should check the roof for black redstart nests or other nests on the roof.

Planning obligations (S.106 undertaking or agreement)

191. Saved policy 2.5 'Planning Obligations' of the Southwark Plan, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and Policy 8.2 of the London Plan advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations and Community Infrastructure Levy (2015).
192. The applicant had originally submitted a proposed draft Heads of Terms based on the Council's Planning Obligations SPD 2007 and the toolkit. Since the submission of the

application, the Southwark CIL SPD was adopted in April 2015 and the previous S106 financial contributions would now fall away. The intention of the CIL Regulations is that S106 planning obligations should mainly be used to secure site specific infrastructure which is needed to directly address the impact of development. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

193. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

194. Following negotiations with the applicant, the S106 Heads of Terms have therefore been revised as follows:

195. Amenity space

As explained above, there is a shortfall of 335sqm in the required provision of amenity space and this would equate to a payment of £68,675, which the applicant has confirmed would be acceptable and will be secured via a S106 agreement.

196. Child Playspace

As explained above, there is a shortfall of 86sqm in child play space and where this cannot be provided on site, the Council would seek to secure a S106 planning obligation to contribute to improving play space elsewhere in the surrounding area of the development site. This would equate to £12,986. Again, the applicant has agreed to pay this contribution.

197. Archaeology

Given that the site is within an Archaeological Priority Zone (APZ), the SPD seeks S106 planning obligations to support Southwark's effective monitoring of archaeological matters. This will make sure that this archaeology is properly managed and preserved. A contribution of £2,777 has been agreed.

198. Heritage

As with the previous application, a financial contribution of £50,000 has been offered by the applicant for works to refurbish other historic arches in Network Rail's ownership, close to the Quill site. The next phase of arch refurbishment, at Crucifix Lane/Shand St/Holyrood St is proposed for 2016.

Site specific transport

199. Car Club

The applicant has agreed to contribute £5,000 towards the extra provision of car clubs in the area.

200. TfL cycle docking station

A contribution of £100,000 to secure off-site docking station and other routine and reactive maintenance and cleaning of all equipment including bikes.

201. Enhancement of St Thomas Street

The applicant has also agreed to a contribution of £50,000 towards the enhancement of the St Thomas Street footway which together with Network Rail and other developer funded works to this street will ensure a consistent treatment.

202. Parking

The nearby parking ticket machine would need to be relocated to the eastern footway of Weston Street with the exact location to be agreed at a later stage. The existing on-street parking bays would also need to be relocated. The cost of promoting and advertising the traffic order is in the region of £2,750.

203. Employment

The Council seeks to secure a S106 planning obligation to help place unemployed jobseekers from the local area into jobs within the construction stage of a development. This will be through the agreement of targets and an obligation for developers to provide their own programme and/or work with council programmes to achieve them.

204. The applicant has proposed to provide a construction workplace co-ordinator and arrange the required training. The targets specified in the SPD works out to be as follows:

27 sustained jobs

27 Southwark resident trained in pre or post employment short courses

8 new apprenticeship start or in-work NVQs

205. In the event that these targets are not met, there will be a charge for the missed output and the Council reserves the right to request such sum as the Council considers may reasonably be required. This would be drafted in the S106 agreement.

206. Public Realm

To address the impact on the public realm, the applicant has committed to carry out works to improve the public realm in the local area surrounding the development. This would be set out in a schedule of works under S278 agreement of the Highway Act 1980. An agreed list of works would be detailed in the S106, with an outline of the range of works attached.

207. In summary, the s278 highway works would include the following:

- 1) Repave footways fronting the development on Weston Street and Melior Street with York stone natural paving slabs and 300mm wide granite kerbs
- 2) Provide pedestrian crossing facility on Weston Street's junction with St Thomas Street
- 3) Upgrade existing pedestrian crossing facility on Melior Street's junction with Weston Street to current LBS standards
- 4) Provide vehicle crossover to serve the two disabled bays off Melior Street
- 5) Amend the existing parking arrangement on Weston Street to include a loading only and car club bay
- 6) Relocate parking ticket machine to the eastern footway of Weston Street (exact location to be agreed)
- 7) Relocate existing lamp column on Melior Street to the front of footway.

208. Total cash contributions to the Council: £142,188. Total cash contributions to TfL, but secured via the S106 with the Council: £150,000.00

- Total: £292,188
- Administration fee of 2 per cent: £5843.76
- Total financial contribution: £298,031.76

209. The contributions agreed are considered to provide significant environmental improvements in the area and adequately mitigate against the impacts of the development in accordance with Saved Policy 2.5 of the Southwark Plan.

210. Affordable housing

As discussed above, the S106 would also secure the delivery of off-site affordable housing with a fall-back commuted sum figure should the off-site affordable housing not be delivered within a certain timeframe.

211. Wheelchair units

The S106 agreement would also secure the minimum 12 wheelchair units.

212. In accordance with the recommendation, if the Section 106 Agreement is not signed by 3 November 2015 the Director of Planning should be authorised to refuse permission if appropriate, for the reason below:

'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on employment, education, public open space, the transport network, the public realm, health care services, community facilities and affordable housing, and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011).'

213. Mayoral Community Infrastructure Levy (CIL)

Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

214. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development.

215. The Mayoral CIL with the 2015 indexation of 255/223 would equate to £411,030.27

216. The Southwark CIL amount is £3,839,670.65. The amount of existing (in lawful use) floor space is pro-rata among the different rates within a mixed use development.

Sustainable development implications

217. London Plan Policy 5.2 outlines that development proposals should make the fullest contribution to minimising carbon dioxide emissions in line with the Mayor's energy hierarchy. Strategic Policy 13 'High Environmental Standards' of the Core Strategy also stipulate that development should be designed of the highest environmental standards.

218. The reports submitted demonstrate that the development would follow the London Plan's energy hierarchy, which is as follows:

Be Lean - use less energy;
Be clean - Supply energy efficiently;
Be Green - use renewable energy.

219. Be Lean: the proposed development uses less energy through:

- Passive design features
- Mechanical ventilation with heat recovery (MHVR) system for ventilation
- Triple glazing as part of a curtain wall system

- Use of low energy lighting systems.

220. Be Clean:

- Use of a centralised CHP system
- High efficiency remote condenser chillers located in a central plant room at basement level.

221. Be Green: renewable energy:

- 100sqm of photovoltaic panels are proposed within the south facade of the tower, which equates to a reduction in regulated CO2 emissions for 6.6 tones per annum.

222. The applicant has followed the energy hierarchy in their energy assessment. However, the energy savings have not been based on Part L 2013 as the development is registered under Part L 2010. The combined CO2 reductions from the energy savings, CHP and renewable energy technology equates to approximately 31.1 per cent compared to Part L 2010 for Building Regulations baseline. The GLA has requested that the energy work be reviewed and updated in line with Part L 2013 of the Building Regulations.

223. A number of revised and updated modelling in Part L 2013 has been undertaken by the applicant and the results show that the development is predicted to meet the 35 per cent reduction target. However, the development will not meet the target emissions through energy efficiency measures alone. The applicant was therefore advised to investigate further improvements to the energy efficiency performance of the building and provide further calculations. It was also suggested by the GLA that the applicant should investigate further improvements to the curtain wall thermal performance.

224. Officers note that this element of the scheme is still to be resolved and the applicant would be submitting further calculations details to the GLA. This will be updated in an addendum report on the day of the planning committee.

225. Since the submission of the application, the requirement for achieving Code for Sustainable Homes targets no longer apply for the residential flats.

Other matters

226. Archaeology

The site in question is located within the Borough, Bermondsey and Rivers APZ. As part of the work for the previous application an archaeological evaluation was undertaken to the front of the building presently occupying the site. This revealed a late-medieval revetment very similar to some identified on moated manor sites to the north of Tooley Street. The Council's Archaeologist has reviewed the submission and considers that should any more geotechnical works be undertaken then these should be monitored by an archaeologist.

The previous application had conditions for a programme of archaeological work, foundation design proposals and the submission of a timely archaeological report. These same conditions shall apply should permission be granted.

227. Flood risk

The site is within a Flood Zone 3 and the applicant has submitted a Flood Risk Assessment (FRA) and the Environment Agency raises no objection to the scheme.

228. At this stage, the drainage for the site has not been fully defined. It has been identified that the site is within a Critical Drainage Area, which has a relatively higher risk of

surface water flooding than other parts of the borough. The Council's Flood Risk Management Team has therefore recommended a condition to require details of surface water drainage scheme to be submitted that would achieve a reduction in surface water run-off rates. In particular, the scheme should incorporate Sustainable Drainage Systems (SuDS).

Contamination

229. A Phase 1 site assessment (for contamination and ground conditions) was carried out by the applicant. The Council's Environmental Protection Team (EPT) has reviewed this and raises no objection but requests a condition to secure a phase II investigation to be carried out, which would include remediation scheme and verification reports at a later stage.

Conclusion on planning issues

230. The proposed development is located within an area designated for growth and is located adjacent to a major public transport interchange. Accordingly, it is considered that a high intensity residential accommodation and retail scheme is appropriate given that local and regional policy encourage development in highly accessible locations to enable sustainable development.
231. The principle of the loss of B1 office was established under the consent 10-AP-2754 and no new significant policy changes have been adopted since.
232. The residential scheme would be of an acceptable mix, providing the required wheelchair housing. The applicant submitted a financial viability assessment demonstrating that the scheme cannot deliver the full 35 per cent affordable housing, but alternative solutions have been made to secure the equivalent of 28 per cent off-site and with a fall back position of a commuted sum, should this not be delivered within an appropriate timeframe.
233. The London Bridge Opportunity Area acknowledges that tall buildings may be appropriate within the area and it is considered that the striking design of the building, together with its elegant form, will create an appropriate third element within the emerging cluster with Guy's Tower and the Shard.
234. The proposed residential flats would be designed to provide good quality accommodation and with mitigation measures proposed the scheme would not significantly impact on neighbouring residential amenity.
235. The level of parking (disable only) is considered acceptable and in this high PTAL location there would not be significant impact on the local highway network or safety. The scheme would also be of sustainable design and would not harm the environment significantly. It is therefore recommended for approval subject to the completion of a legal agreement and with conditions.

Community impact statement

236. 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.

Consultation

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

238. As well as the statutory consultation carried out by the Council following submission of the planning application, the applicant has carried out their own public consultation on the proposals and submitted a Statement of Community Involvement dated November 2014.

239. A range of communication methods were utilised to provide information and to give people the opportunity to get in touch to provide feedback.

240. A series of one-to-one meetings with key stakeholders were held.

241. A two day exhibition was held and feedback was provided.

Consultation replies

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

Summary of consultation responses

243. A total of seven letters or emails of representations have been received and the concerns have been summarised below. The issues have been covered in the main body of the report.

244. Principle of use

There should be no loss of B1 office floor space; the retail units should be made more prominent; the 'community' rooms on the ground floor should be replaced with active commercial/retail spaces;

245. Design

The proposed design is not in keeping with the area; it would have a negative impact on the Bermondsey Street Conservation Area; a high rise building in this location will deter from the "village feel" that local residents enjoy about the area; the design needs to be re-addressed; how is The Quill to be satisfactorily integrated into the future development of the Beckett House site; hope to see the listed arches be restored to its former glory and that the arches would not be overshadowed by the proposed building; the development pays no heed to Melior Street Community Garden and the Quill will also place this valuable local green asset in significant shade; the development of this site needs to be considered in the context of its relationship with the green, community gardening space on Melior Street and the new Greenwood Theatre Pocket Park.

246. Impact on amenity

The height of the proposed building would overshadow local residential buildings causing significant loss of daylight/sunlight; the original proposals were not as high and were less obtrusive.

247. Environmental effects

The wind tunnel effect that will result from this new high-rise building and resulting in and increased ground wind speeds; there is no benefit to the local area with a building of such height for student accommodation; concerns regarding the demolition and construction of the property; would like to know the intended hours of working during construction; what rules would there be around noise pollution and how this would affect residents' well being.

248. Transport impacts

Any adjacent development, such as The Quill, should contribute to improving the public realm on Weston Street; the proposed development raises significant concerns regarding the level of suitable access for the emergency services to the adjacent building (Beckett House, which houses the Home Office) as the addition of further development within the immediate vicinity will further hinder the response time and access and hence cause life threatening delays; constant access to the car park is absolutely necessary for the commencement or closure of operational visits and the successful delivery of the neighbouring property's service (Beckett House). The lack of access activity effectively and for the Home Office to meet the obligations of transporting detainees appropriately; the proposal will further exacerbate the trouble with which Home Office employees have in accessing the rear car park and further hinder the operational activity; the area already has significant pressure placed on the availability of resident's parking and the proposed two disabled bays are insufficient for the development; inadequacy of the surrounding road infrastructure; The Legible London signage scheme should be included in the development.

249. Human rights impacts

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.

250. This application has the legitimate aim of providing mixed residential and retail uses. 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/214-40 Application file: 14/AP/4640 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 5729 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	Simon Bevan, Director of Planning	
Report Author	Wing Lau, Senior Planning Officer	
Version	Final	
Dated	26 August 2015	
Key Decision	N/A	
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		26 August 2015

APPENDIX 1

Consultation undertaken

Site notice date: 07/01/2015

Press notice date: 08/01/2015

Case officer site visit date: 08/01/2015

Neighbour consultation letters sent: 06/01/2015

Internal services consulted:

Ecology Officer
Economic Development Team
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
HIGHWAY LICENSING
Highway Development Management
Housing Regeneration Initiatives
Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
English Heritage
Environment Agency
Greater London Authority
London Fire & Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Network Rail (Planning)
Team London Bridge
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

36 Guinness Court Snowsfields SE1 3SX	First Floor Flat 3 Tanner Street SE1 3LE
37 Guinness Court Snowsfields SE1 3SX	First Floor Flat 109 Bermondsey Street SE1 3XB
38 Guinness Court Snowsfields SE1 3SX	First Floor Flat 96 Bermondsey Street SE1 3UB
33 Guinness Court Snowsfields SE1 3SX	Unit 12 London Bridge Railway Station SE1 9SP
34 Guinness Court Snowsfields SE1 3SX	Unit 2 London Bridge Railway Station SE1 9SP
35 Guinness Court Snowsfields SE1 3SX	Unit 5 London Bridge Station SE1 9SP
39 Guinness Court Snowsfields SE1 3SX	Unit 9 London Bridge Railway Station SE1 9SP
42 Guinness Court Snowsfields SE1 3SX	Unit 3 21 St Thomas Street SE1 9RY
43 Guinness Court Snowsfields SE1 3SX	13 Snowsfields London SE1 3SU
44 Guinness Court Snowsfields SE1 3SX	19 Snowsfields London SE1 3SU
4 Guinness Court Snowsfields SE1 3SX	Unit 4 21 St Thomas Street SE1 9RY
40 Guinness Court Snowsfields SE1 3SX	Unit 5 21 St Thomas Street SE1 9RY
41 Guinness Court Snowsfields SE1 3SX	30 London Bridge Street London SE1 9SG
24 Guinness Court Snowsfields SE1 3SX	3 Black Swan Yard London SE1 3XW
25 Guinness Court Snowsfields SE1 3SX	Unit 2 Baden Place SE1 1YW
26 Guinness Court Snowsfields SE1 3SX	Railway Arches 6 To 11 Crucifix Lane SE1 3JW
21 Guinness Court Snowsfields SE1 3SX	Railway Arch 22 Bermondsey Street SE1 3XG
22 Guinness Court Snowsfields SE1 3SX	Basement And Ground Floor 109 Bermondsey Street SE1 3XB

23 Guinness Court Snowsfields SE1 3SX
27 Guinness Court Snowsfields SE1 3SX
30 Guinness Court Snowsfields SE1 3SX
31 Guinness Court Snowsfields SE1 3SX
32 Guinness Court Snowsfields SE1 3SX
28 Guinness Court Snowsfields SE1 3SX
29 Guinness Court Snowsfields SE1 3SX
3 Guinness Court Snowsfields SE1 3SX
6 Guinness Court Snowsfields SE1 3SX
60 Guinness Court Snowsfields SE1 3SX
7 Guinness Court Snowsfields SE1 3SX
57 Guinness Court Snowsfields SE1 3SX
58 Guinness Court Snowsfields SE1 3SX
59 Guinness Court Snowsfields SE1 3SX
8 Guinness Court Snowsfields SE1 3SX
102 Guinness Court Snowsfields SE1 3TA
103 Guinness Court Snowsfields SE1 3TA
104 Guinness Court Snowsfields SE1 3TA
9 Guinness Court Snowsfields SE1 3SX
100 Guinness Court Snowsfields SE1 3TA
101 Guinness Court Snowsfields SE1 3TA
48 Guinness Court Snowsfields SE1 3SX
49 Guinness Court Snowsfields SE1 3SX
5 Guinness Court Snowsfields SE1 3SX
45 Guinness Court Snowsfields SE1 3SX
46 Guinness Court Snowsfields SE1 3SX
47 Guinness Court Snowsfields SE1 3SX
50 Guinness Court Snowsfields SE1 3SX
54 Guinness Court Snowsfields SE1 3SX
55 Guinness Court Snowsfields SE1 3SX
56 Guinness Court Snowsfields SE1 3SX
51 Guinness Court Snowsfields SE1 3SX
52 Guinness Court Snowsfields SE1 3SX
53 Guinness Court Snowsfields SE1 3SX
20 Guinness Court Snowsfields SE1 3SX
21a Crosby Row London SE1 3YD
1 Tyers Gate London SE1 3HX
62-64 Weston Street London SE1 3QJ
Flat 7 Eynsford House SE1 3YB
Flat 8 Eynsford House SE1 3YB
Flat 9 Eynsford House SE1 3YB
56 Bermondsey Street London SE1 3UD
Flat 3 92a Snowsfields SE1 3SS
Flat 4 92a Snowsfields SE1 3SS
Flat 1 40 Snowsfields SE1 3SU
Flat 1 92a Snowsfields SE1 3SS
Flat 2 92a Snowsfields SE1 3SS
Flat 20 Eynsford House SE1 3YB
Flat 21 Eynsford House SE1 3YB
Flat 22 Eynsford House SE1 3YB
Flat 18 Eynsford House SE1 3YB
Flat 19 Eynsford House SE1 3YB
Flat 2 Eynsford House SE1 3YB
Flat 23 Eynsford House SE1 3YB
Flat 4 Eynsford House SE1 3YB
Flat 5 Eynsford House SE1 3YB
Flat 6 Eynsford House SE1 3YB
Flat 24 Eynsford House SE1 3YB
Flat 25 Eynsford House SE1 3YB
Flat 3 Eynsford House SE1 3YB
11 Guinness Court Snowsfields SE1 3SX
12 Guinness Court Snowsfields SE1 3SX
13 Guinness Court Snowsfields SE1 3SX
Flat 2 11 Porlock Street SE1 3RY
1 Guinness Court Snowsfields SE1 3SX
10 Guinness Court Snowsfields SE1 3SX
14 Guinness Court Snowsfields SE1 3SX
18 Guinness Court Snowsfields SE1 3SX
19 Guinness Court Snowsfields SE1 3SX
2 Guinness Court Snowsfields SE1 3SX
15 Guinness Court Snowsfields SE1 3SX
16 Guinness Court Snowsfields SE1 3SX
17 Guinness Court Snowsfields SE1 3SX
Flat 3 40 Snowsfields SE1 3SU
Flat 3 42 Snowsfields SE1 3SU
Flat 4 40 Snowsfields SE1 3SU

Flat 1 42 Snowsfields SE1 3SU
Flat 2 40 Snowsfields SE1 3SU

First Floor 18-20 Crucifix Lane SE1 3JW
Second Floor 18-20 Crucifix Lane SE1 3JW
Third Floor 18-20 Crucifix Lane SE1 3JW
Ground Floor 18-20 Crucifix Lane SE1 3JW
Flat 5 38 Snowsfields SE1 3SU
Flat 6 38 Snowsfields SE1 3SU
Flat 7 38 Snowsfields SE1 3SU
Flat 2 38 Snowsfields SE1 3SU
Flat 3 38 Snowsfields SE1 3SU
Flat 4 38 Snowsfields SE1 3SU
Flat 8 38 Snowsfields SE1 3SU
6 Bridgewalk Heights 80 Weston Street SE1 3QZ
14a The Grain Store 70 Weston Street SE1 3HJ
Second Floor And Third Floor Flat 3 Tanner Street SE1 3LE
Third Floor Flat 75 Weston Street SE1 3RS
Flat 1 Boland House SE1 9RY
Unit 2 21 St Thomas Street SE1 9RY
Flat 6 79 Bermondsey Street SE1 3XF
Flat 7 79 Bermondsey Street SE1 3XF
Flat 8 79 Bermondsey Street SE1 3XF
Flat 3 79 Bermondsey Street SE1 3XF
Flat 4 79 Bermondsey Street SE1 3XF
Flat 5 79 Bermondsey Street SE1 3XF
Flat 9 79 Bermondsey Street SE1 3XF
56 Guy Street London SE1 3RF
50 Kipling Street London SE1 3RU
Flat 2 72 Weston Street SE1 3QG
16 Hardwidge Street London SE1 3SY
75 Bermondsey Street London SE1 3XF
54 Guy Street London SE1 3RF
60b Bermondsey Street London SE1 3UD
Flat 1 79 Bermondsey Street SE1 3XF
Flat 2 79 Bermondsey Street SE1 3XF
Lantern House 102 Bermondsey Street SE1 3UB
60 Bermondsey Street London SE1 3UD
60a Bermondsey Street London SE1 3UD
Flat 4 48 Kipling Street SE1 3RT
Flat 5 48 Kipling Street SE1 3RT
Flat 6 48 Kipling Street SE1 3RT
Flat 1 48 Kipling Street SE1 3RT
Flat 2 48 Kipling Street SE1 3RT
Flat 3 48 Kipling Street SE1 3RT
Flat 7 48 Kipling Street SE1 3RT
Flat 19 70 Weston Street SE1 3HJ
Flat 20 70 Weston Street SE1 3HJ
Flat 8 48 Kipling Street SE1 3RT
Flat 17 70 Weston Street SE1 3HJ
Flat 18 70 Weston Street SE1 3HJ
Flat 6 70 Weston Street SE1 3HJ
Flat 7 70 Weston Street SE1 3HJ
Flat 8 70 Weston Street SE1 3HJ
73a Weston Street London SE1 3RS
Flat 5 70 Weston Street SE1 3HJ
Flat 9 70 Weston Street SE1 3HJ
Flat 14 70 Weston Street SE1 3HJ
Flat 15 70 Weston Street SE1 3HJ
Flat 16 70 Weston Street SE1 3HJ
Flat 10 70 Weston Street SE1 3HJ
Flat 11 70 Weston Street SE1 3HJ
Flat 12 70 Weston Street SE1 3HJ
Flat The Old Miller Of Mansfield SE1 3SS
33 Bermondsey Street London SE1 2EG
Unit 1 8 Tyers Gate SE1 3HX
Railway Arches 895 And 896 Holyrood Street SE1 2EL
Kamen House 22 Magdalen Street SE1 2RH
73c Maltings Place London SE1 3LJ
Unit 3 Baden Place SE1 1YW
Basement And Ground Floor 63 Bermondsey Street SE1 3XF
Second Floor 59-63 Bermondsey Street SE1 3XF
First Floor 59-63 Bermondsey Street SE1 3XF
Ground Floor 21-23 Crosby Row SE1 3YD
Basement To Third Floor 8 Holyrood Street SE1 2EL
Meeting Room 1 Fourth Floor 39-45 Bermondsey Street SE1 3XF
Basement And Ground Floor 59 Bermondsey Street SE1 3XF
Rooms 2 To 6 Second Floor 3-5 Hardwidge Street SE1 3SY
Kiosk On Footbridge Between Platforms Two And Three London
Bridge Railway Station SE1 9SP
5 Joiner Street London SE1 9RU
Flat 3 Counting House Guys Hospital SE1 9TN

Flat 2 42 Snowsfields SE1 3SU
 Flat 4 42 Snowsfields SE1 3SU
 Flat 7 40 Snowsfields SE1 3SU
 Flat 8 40 Snowsfields SE1 3SU
 Flat 1 11 Porlock Street SE1 3RY
 Flat 5 40 Snowsfields SE1 3SU
 Flat 5 42 Snowsfields SE1 3SU
 Flat 6 40 Snowsfields SE1 3SU
 135 Guinness Court Snowsfields SE1 3TB
 136 Guinness Court Snowsfields SE1 3TB
 137 Guinness Court Snowsfields SE1 3TB
 132 Guinness Court Snowsfields SE1 3TB
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 124 Guinness Court Snowsfields SE1 3TB
 99 Guinness Court Snowsfields SE1 3TA
 120 Guinness Court Snowsfields SE1 3TB
 121 Guinness Court Snowsfields SE1 3TB
 125 Guinness Court Snowsfields SE1 3TB
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 130 Guinness Court Snowsfields SE1 3TB
 131 Guinness Court Snowsfields SE1 3TB
 126 Guinness Court Snowsfields SE1 3TB
 127 Guinness Court Snowsfields SE1 3TB
 128 Guinness Court Snowsfields SE1 3TB
 1 Tanner Street London SE1 3LE
 Unit 1 7 Tyers Gate SE1 3HX
 Horseshoe 26 Melior Street SE1 3QP
 Porlock Hall Porlock Street SE1 3RY
 Flat 4 11 Porlock Street SE1 3RY
 Flat B 90 Bermondsey Street SE1 3UB
 94 Bermondsey Street London SE1 3UB
 Flat 3 11 Porlock Street SE1 3RY
 Snowsfields Primary School Kirby Grove SE1 3TD
 1 Black Swan Yard London SE1 3XW
 145 Guinness Court Snowsfields SE1 3TB
 146 Guinness Court Snowsfields SE1 3TB
 147 Guinness Court Snowsfields SE1 3TB
 Flat 3 94 Bermondsey Street SE1 3UB
 Flat A 90 Bermondsey Street SE1 3UB
 80a Bermondsey Street London SE1 3UD
 6 Melior Street London SE1 3QP
 Flat 1 94 Bermondsey Street SE1 3UB
 Flat 2 94 Bermondsey Street SE1 3UB
 98 Guinness Court Snowsfields SE1 3TA
 62 Guinness Court Snowsfields SE1 3TA
 63 Guinness Court Snowsfields SE1 3TA
 64 Guinness Court Snowsfields SE1 3TA
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 65 Guinness Court Snowsfields SE1 3TA
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 107 Guinness Court Snowsfields SE1 3TA
 111 Guinness Court Snowsfields SE1 3TA
 115 Guinness Court Snowsfields SE1 3TA
 116 Guinness Court Snowsfields SE1 3TA

 Room 301 West Wing Nurses Home Guys Hospital SE1 9TN
 Room 318 Guys Hospital SE1 9TN
 Room 206 West Wing Nurses Home Guys Hospital SE1 9TN
 Flat 1 More Copper House SE1 2RU
 Flat 5 More Copper House SE1 2RU
 Flat 6 More Copper House SE1 2RU
 Flat 7 More Copper House SE1 2RU
 Flat 2 More Copper House SE1 2RU
 Flat 3 More Copper House SE1 2RU
 Flat 4 More Copper House SE1 2RU
 52 Weston Street London SE1 3QJ
 Flat 1 54 Weston Street SE1 3QJ
 Ground Floor 47 Bermondsey Street SE1 3XF
 Flat 4 West Wing Nurses Home Guys Hospital SE1 9TN
 Room 306 West Wing Nurses Home Guys Hospital SE1 9TN
 Flat 2 54 Weston Street SE1 3QJ
 Flat 3 54 Weston Street SE1 3QJ
 Flat 4 54 Weston Street SE1 3QJ
 Ground And First Floor 61 Bermondsey Street SE1 3XF
 Basement And Ground Floor Shiva The Tannery SE1 3XH
 First Floor And Second Floor Shiva The Tannery SE1 3XH
 Third Floor Shiva The Tannery SE1 3XH
 City Banking College 7-13 Melior Street SE1 3QP
 London School Of Commerce 7-13 Melior Street SE1 3QP
 Montessori 7-13 Melior Street SE1 3QP
 Fourth Floor Shiva The Tannery SE1 3XH
 Shakti The Tanneries SE1 3XL
 Ground Floor Natraj The Tannery SE1 3XG
 Laxmi The Tanneries SE1 3XJ
 Sati The Tanneries SE1 3XN
 Ganesh The Tanneries SE1 3XF
 Manasa The Tanneries SE1 3XQ
 Flat 3 5 Plantain Place SE1 1YN
 Flat 4 5 Plantain Place SE1 1YN
 Flat 5 5 Plantain Place SE1 1YN
 Second Floor 21 St Thomas Street SE1 9RY
 Unit 1 5 Plantain Place SE1 1YN
 Flat 2 5 Plantain Place SE1 1YN
 Flat 6 5 Plantain Place SE1 1YN
 Third Floor Bramah House SE1 3XF
 Fourth Floor Bramah House SE1 3XF
 Arch 12 Joiner Street SE1 9RX
 Flat 7 5 Plantain Place SE1 1YN
 Flat 8 5 Plantain Place SE1 1YN
 Ground Floor Bramah House SE1 3XF
 Fourth Floor 28 London Bridge Street SE1 9SG
 Third Floor 28 London Bridge Street SE1 9SG
 56-58 Tooley Street London SE1 2SZ
 Second Floor 16 Crucifix Lane SE1 3JW
 Ground Floor 16 Crucifix Lane SE1 3JW
 73b Maltings Place London SE1 3LJ
 Ground Floor 40 Bermondsey Street SE1 3UD
 Ground Floor 103 Bermondsey Street SE1 3XB
 103 Bermondsey Street London SE1 3XB
 Second And Third Floor 61 Bermondsey Street SE1 3XF
 First Floor 40 Bermondsey Street SE1 3UD
 Second Floor 40 Bermondsey Street SE1 3UD
 Third Floor 40 Bermondsey Street SE1 3UD
 First Floor Unit 4 Plantain Place SE1 1YN
 Fifth Floor Part 39-45 Bermondsey Street SE1 3XF
 Fourth Floor Part 39-45 Bermondsey Street SE1 3XF
 Ground Floor Unit 4 Plantain Place SE1 1YN
 Part Fifth Floor 39-45 Bermondsey Street SE1 3XF
 Ground Floor Room 1 77 Weston Street SE1 3RS
 Ground Floor Room 4 77 Weston Street SE1 3RS
 The Hide Bar 39-45 Bermondsey Street SE1 3XF
 First Floor To Third Floor Part Fourth And Part Fifth Floor 39-45
 Bermondsey Street SE1 3XF
 Bagel Factory Kiosk The Vaults London Bridge Railway Station SE1
 9SP
 Amt Kiosk The Vaults London Bridge Railway Station SE1 9SP
 Kiosk Banger Bros Joiner Street SE1 9RU
 Kiosk 8 The Vaults London Bridge Railway Station SE1 9SP
 Product Brand Kiosk The Vaults London Bridge Railway Station SE1
 9SP
 Living Accommodation Horseshoe SE1 3QP
 Flat 2 Counting House Guys Hospital SE1 9TN
 Counting House Guys Hospital SE1 9TN
 Living Accommodation 88 Tooley Street SE1 2TF

117 Guinness Court Snowsfields SE1 3TA
112 Guinness Court Snowsfields SE1 3TA
113 Guinness Court Snowsfields SE1 3TA
114 Guinness Court Snowsfields SE1 3TA
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79 Guinness Court Snowsfields SE1 3TA
80 Guinness Court Snowsfields SE1 3TA
81 Guinness Court Snowsfields SE1 3TA
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25 Lockyer Estate Kipling Street SE1 3RX
26 Lockyer Estate Kipling Street SE1 3RX
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23 Lockyer Estate Kipling Street SE1 3RX
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32 Lockyer Estate Kipling Street SE1 3RX
33 Lockyer Estate Kipling Street SE1 3RX
28 Lockyer Estate Kipling Street SE1 3RX
29 Lockyer Estate Kipling Street SE1 3RX
30 Lockyer Estate Kipling Street SE1 3RX
49 St Thomas Street London SE1 3QX
13 Lockyer Estate Kipling Street SE1 3RX
Flat 7 64 Weston Street SE1 3QJ
Flat 8 64 Weston Street SE1 3QJ
Flat 9 64 Weston Street SE1 3QJ
14 Lockyer Estate Kipling Street SE1 3RX
18 Lockyer Estate Kipling Street SE1 3RX
19 Lockyer Estate Kipling Street SE1 3RX
20 Lockyer Estate Kipling Street SE1 3RX
15 Lockyer Estate Kipling Street SE1 3RX
16 Lockyer Estate Kipling Street SE1 3RX
17 Lockyer Estate Kipling Street SE1 3RX
50 Lockyer Estate Kipling Street SE1 3RX
51 Lockyer Estate Kipling Street SE1 3RZ
52 Lockyer Estate Kipling Street SE1 3RZ
47 Lockyer Estate Kipling Street SE1 3RX
48 Lockyer Estate Kipling Street SE1 3RX
49 Lockyer Estate Kipling Street SE1 3RX
53 Lockyer Estate Kipling Street SE1 3RZ
57 Lockyer Estate Kipling Street SE1 3RZ
58 Lockyer Estate Kipling Street SE1 3RZ
59 Lockyer Estate Kipling Street SE1 3RZ

54 Lockyer Estate Kipling Street SE1 3RZ
55 Lockyer Estate Kipling Street SE1 3RZ

56 Lockyer Estate Kipling Street SE1 3RZ
37 Lockyer Estate Kipling Street SE1 3RX
38 Lockyer Estate Kipling Street SE1 3RX
39 Lockyer Estate Kipling Street SE1 3RX
34 Lockyer Estate Kipling Street SE1 3RX
35 Lockyer Estate Kipling Street SE1 3RX
36 Lockyer Estate Kipling Street SE1 3RX
40 Lockyer Estate Kipling Street SE1 3RX

Living Accommodation 98 Bermondsey Street SE1 3UB
Living Accommodation Whitesmith House SE1 3YD
72-74 Tooley Street London SE1 2TF
Kiosk 7 The Vaults London Bridge Railway Station SE1 9SP
First Floor Natraj The Tannery SE1 3XG
Second Floor Natraj The Tannery SE1 3XG
Unit 11 Baden Place SE1 1YW
Unit 12 Baden Place SE1 1YW
39 Crosby Row London SE1 3YD
Railway Arch 891 Holyrood Street SE1 2EL
Railway Arch 892 Holyrood Street SE1 2EL
Top Floor Flat 114 Tooley Street SE1 2TH
Shangri La Hotel The Shard SE1 9RY
Service Entrance The Shard SE1 9RY
Room 307 Guys Hospital SE1 9TN
First To Third And Part Fourth And Fifth Floors And Meeting Room
One On Fourth F 39-45 Bermondsey Street SE1 3XF
Ground Floor Flat 52 Weston Street SE1 3QJ
Kiosk Sweet Express London Bridge Railway Station SE1 9SP
Site Office The Shard SE1 9SG
Part Ground And First Floor 75 Weston Street SE1 3RS
Cafe On Platform 5 And 6 London Bridge Railway Station SE1 9SP
Retail Unit Platform 1 And 2 London Bridge Railway Station SE1
9SP
Part First Floor 75 Weston Street SE1 3RS
Flat A 17a Magdalen Street SE1 2RH
Flat B 17a Magdalen Street SE1 2RH
Part Ground And First Floor 73 Weston Street SE1 3RS
Part Fourth Floor 39-45 Bermondsey Street SE1 3XF
Unit 21 52 Bermondsey Street SE1 3UD
Unit 23 52 Bermondsey Street SE1 3UD
Unit 24 52 Bermondsey Street SE1 3UD
Unit 13 52 Bermondsey Street SE1 3UD
Unit 14 52 Bermondsey Street SE1 3UD
Unit 15 52 Bermondsey Street SE1 3UD
Unit 25 52 Bermondsey Street SE1 3UD
Unit 21 54 Bermondsey Street SE1 3UD
Unit 31 54 Bermondsey Street SE1 3UD
Unit 11 56 Bermondsey Street SE1 3UD
Unit 33 52 Bermondsey Street SE1 3UD
Unit 1 54 Bermondsey Street SE1 3UD
Unit 11 54 Bermondsey Street SE1 3UD
Flat 11 More Copper House SE1 2RU
Flat 12 More Copper House SE1 2RU
Flat 13 More Copper House SE1 2RU
Flat 8 More Copper House SE1 2RU
Flat 9 More Copper House SE1 2RU
Flat 10 More Copper House SE1 2RU
Flat 14 More Copper House SE1 2RU
Unit 11 52 Bermondsey Street SE1 3UD
Unit 12 52 Bermondsey Street SE1 3UD
Student Accommodation Wolfson House SE1 3RB
Swimming Pool Wolfson House SE1 3RB
Medical School Southwark Wing Guys Hospital SE1 9TN
Flat 1 100 Tooley Street SE1 2TH
Flat 2 100 Tooley Street SE1 2TH
29 Weston Street London SE1 3RR
Room 309 West Wing Nurses Home Guys Hospital SE1 9TN
Arches 913 To 914 68-74 Tooley Street SE1 2TF
Arches 915 And 946 68-74 Tooley Street SE1 2TF
First Floor Bramah House SE1 3XF
Flat 3 100 Tooley Street SE1 2TH
Medical School Tower Wing Guys Hospital SE1 9TN
Rooms 1 Second Floor 3-5 Hardwidge Street SE1 3SY
Unit 21 56 Bermondsey Street SE1 3UD
Unit 31 56 Bermondsey Street SE1 3UD
Medical School Borough Wing And Tabard Wing Guys Hospital SE1
9TN
Friends Of Guys Hospital Shop Guys Hospital Courtyard SE1 9RT
Arches 922 To 932 And 938 To 940 And 952 68-74 Tooley Street
SE1 2TF
Arches 935 To 937 68-74 Tooley Street SE1 2TF
Room 205 West Wing Nurses Home Guys Hospital SE1 9TN
76 Bermondsey Street London SE1 3UD
Ground Floor The Blue Building SE1 3LA
First Floor The Blue Building SE1 3LA
Second Floor The Blue Building SE1 3LA
7 Raquel Court 147 Snowsfields SE1 3TE
8 Raquel Court 147 Snowsfields SE1 3TE

44 Lockyer Estate Kipling Street SE1 3RX
 45 Lockyer Estate Kipling Street SE1 3RX
 46 Lockyer Estate Kipling Street SE1 3RX
 41 Lockyer Estate Kipling Street SE1 3RX
 42 Lockyer Estate Kipling Street SE1 3RX
 43 Lockyer Estate Kipling Street SE1 3RX
 Flat 6 64 Weston Street SE1 3QJ
 58 Tyers Estate Bermondsey Street SE1 3JH
 59 Tyers Estate Bermondsey Street SE1 3JH
 60 Tyers Estate Bermondsey Street SE1 3JH
 55 Tyers Estate Bermondsey Street SE1 3JG
 56 Tyers Estate Bermondsey Street SE1 3JG
 57 Tyers Estate Bermondsey Street SE1 3JH
 61 Tyers Estate Bermondsey Street SE1 3JH
 65 Tyers Estate Bermondsey Street SE1 3JH
 66 Tyers Estate Bermondsey Street SE1 3JH
 67 Tyers Estate Bermondsey Street SE1 3JH
 62 Tyers Estate Bermondsey Street SE1 3JH
 63 Tyers Estate Bermondsey Street SE1 3JH
 64 Tyers Estate Bermondsey Street SE1 3JH
 45 Tyers Estate Bermondsey Street SE1 3JG
 46 Tyers Estate Bermondsey Street SE1 3JG
 47 Tyers Estate Bermondsey Street SE1 3JG
 42 Tyers Estate Bermondsey Street SE1 3JG
 43 Tyers Estate Bermondsey Street SE1 3JG

 44 Tyers Estate Bermondsey Street SE1 3JG
 48 Tyers Estate Bermondsey Street SE1 3JG
 52 Tyers Estate Bermondsey Street SE1 3JG
 53 Tyers Estate Bermondsey Street SE1 3JG
 54 Tyers Estate Bermondsey Street SE1 3JG
 49 Tyers Estate Bermondsey Street SE1 3JG

 50 Tyers Estate Bermondsey Street SE1 3JG
 51 Tyers Estate Bermondsey Street SE1 3JG
 Flat 11 64 Weston Street SE1 3QJ
 Flat 1 62 Weston Street SE1 3QJ
 Flat 1 64 Weston Street SE1 3QJ
 8 Tyers Estate Bermondsey Street SE1 3JQ
 9 Tyers Estate Bermondsey Street SE1 3JQ
 Flat 10 64 Weston Street SE1 3QJ
 Flat 2 62 Weston Street SE1 3QJ
 Flat 4 62 Weston Street SE1 3QJ
 Flat 4 64 Weston Street SE1 3QJ
 Flat 5 64 Weston Street SE1 3QJ
 Flat 2 64 Weston Street SE1 3QJ
 Flat 3 62 Weston Street SE1 3QJ
 Flat 3 64 Weston Street SE1 3QJ
 1 Tyers Estate Bermondsey Street SE1 3JQ
 10 Tyers Estate Bermondsey Street SE1 3JQ
 11 Tyers Estate Bermondsey Street SE1 3JQ
 68 Tyers Estate Bermondsey Street SE1 3JH
 69 Tyers Estate Bermondsey Street SE1 3JH
 70 Tyers Estate Bermondsey Street SE1 3JH
 12 Tyers Estate Bermondsey Street SE1 3JQ
 5 Tyers Estate Bermondsey Street SE1 3JQ
 6 Tyers Estate Bermondsey Street SE1 3JQ
 7 Tyers Estate Bermondsey Street SE1 3JQ
 2 Tyers Estate Bermondsey Street SE1 3JQ
 3 Tyers Estate Bermondsey Street SE1 3JQ
 4 Tyers Estate Bermondsey Street SE1 3JQ
 67 Lockyer Estate Kipling Street SE1 3SH
 68 Lockyer Estate Kipling Street SE1 3SH
 69 Lockyer Estate Kipling Street SE1 3SH
 64 Lockyer Estate Kipling Street SE1 3SH

 65 Lockyer Estate Kipling Street SE1 3SH
 66 Lockyer Estate Kipling Street SE1 3SH
 70 Lockyer Estate Kipling Street SE1 3SH
 74 Lockyer Estate Kipling Street SE1 3SH
 75 Lockyer Estate Kipling Street SE1 3SH
 93 Snowfields London SE1 3SS
 71 Lockyer Estate Kipling Street SE1 3SH
 72 Lockyer Estate Kipling Street SE1 3SH
 73 Lockyer Estate Kipling Street SE1 3SH
 38 Hamilton Square Kipling Street SE1 3SB
 39 Hamilton Square Kipling Street SE1 3SB
 4 Hamilton Square Kipling Street SE1 3SB
 35 Hamilton Square Kipling Street SE1 3SB

 9 Raquel Court 147 Snowfields SE1 3TE
 3 Raquel Court 147 Snowfields SE1 3TE
 4 Raquel Court 147 Snowfields SE1 3TE
 6 Raquel Court 147 Snowfields SE1 3TE
 10 Raquel Court 147 Snowfields SE1 3TE
 Ground Floor Right 3-5 Hardwidge Street SE1 3SY
 Ground Floor Left 3-5 Hardwidge Street SE1 3SY
 11 Raquel Court 147 Snowfields SE1 3TE
 5 Raquel Court 147 Snowfields SE1 3TE
 Fashion And Textile Museum 83 Bermondsey Street SE1 3XF
 Flat 1 16 Melior Street SE1 3QQ
 Flat 2 16 Melior Street SE1 3QQ
 Flat 3 16 Melior Street SE1 3QQ
 2 Raquel Court 147 Snowfields SE1 3TE
 1 Plantain Place London SE1 1YN
 Garfunkels London Bridge Railway Station SE1 9SP
 Lte Forecourt London Bridge Railway Station SE1 9SP
 Ground Floor 7 Holyrood Street SE1 2EL
 Second Floor 7 Holyrood Street SE1 2EL
 Bermondsey Village Hall Kirby Grove SE1 3TD
 Millies Cookies London Bridge Railway Station SE1 9SP
 Whistlestop London Bridge Railway Station SE1 9SP
 14 Ship And Mermaid Row London SE1 3QN
 Basement To Third Floor 37-37a Snowfields SE1 3SU
 Kiosks On Platforms 3 And 4 London Bridge Railway Station SE1 9SP
 The Body Shop London Bridge Railway Station SE1 9SP
 Unit 8 London Bridge Railway Station SE1 9SP
 Flat 2 Globe House SE1 3JW
 First Floor 1-7 Fenning Street SE1 3QR
 Basement And Ground Floor 7-25 Bermondsey Street SE1 2WQ
 Part Basement And Part Ground Floor 46-54 Bermondsey Street SE1 3UD
 Ground Floor 82-86 Bermondsey Street SE1 3UD
 Ground Floor 1-7 Fenning Street SE1 3QR
 Cunliffe Laboratories Guys Hospital Medical School SE1 9RT
 Unit 7 Railway Arches 881 882 882w SE1 2EL
 Basement 7 Holyrood Street SE1 2EL
 Part Ground Floor Boland House SE1 9RT
 New Hunts House Guys Hospital Courtyard SE1 9RT
 The Flower Shop Guys Hospital Courtyard SE1 9RT
 102a Tooley Street London SE1 2TH
 Flat 2 7 Tyers Gate SE1 3HX
 Flat 2 99 Bermondsey Street SE1 3XB
 Flat 1 99 Bermondsey Street SE1 3XB
 Flat 4 7 Tyers Gate SE1 3HX
 1 Raquel Court 147 Snowfields SE1 3TE
 Flat 5 7 Tyers Gate SE1 3HX
 Flat 6 7 Tyers Gate SE1 3HX
 Third Floor 92-94 Tooley Street SE1 2TH
 Flat 2 104 Tooley Street SE1 2TH
 Flat 3 7 Tyers Gate SE1 3HX
 West Wing Nurses Home Guys Hospital SE1 9TN
 Basement To First Floor 92-94 Tooley Street SE1 2TH
 Flat 3 8 Tyers Gate SE1 3HX
 Unit 1 72 Weston Street SE1 3QH
 3a Bridgewalk Heights 80 Weston Street SE1 3QZ
 Flat 4 8 Tyers Gate SE1 3HX
 Second To Fifth Floors Capital House SE1 3QD
 Sixth Floor And Seventh Floor Capital House SE1 3QD
 Fourth Floor 7 Holyrood Street SE1 2EL
 Ground Floor Raquel Court SE1 3TE
 Munro Clinic Snowfields SE1 3SS
 Ground Floor Rooms 2 And 3 77 Weston Street SE1 3RS
 Basement And Ground Floor And First Floor Rear 27 Crosby Row SE1 3YD
 First Floor Flat 72 Bermondsey Street SE1 3UD
 Fourth Floor 21 St Thomas Street SE1 9RY
 Third Floor 21 St Thomas Street SE1 9RY
 Third Floor The Blue Building SE1 3LA
 Second Floor Bramah House SE1 3XF
 Ground Floor 72 Bermondsey Street SE1 3UD
 Arthurs Mission Hall Snowfields SE1 3SU
 Atrium 2 Guys Hospital SE1 9TN
 1 Plantain Place Crosby Row SE1 1YN
 Third Floor 7 Holyrood Street SE1 2EL
 Ground Floor 48-50 Weston Street SE1 3QJ
 Part Ground Floor 17 Hardwidge Street SE1 3SY
 17 Hardwidge Street London SE1 3SY

36 Hamilton Square Kipling Street SE1 3SB
37 Hamilton Square Kipling Street SE1 3SB
40 Hamilton Square Kipling Street SE1 3SB
7 Hamilton Square Kipling Street SE1 3SB
8 Hamilton Square Kipling Street SE1 3SB

9 Hamilton Square Kipling Street SE1 3SB
41 Hamilton Square Kipling Street SE1 3SB
5 Hamilton Square Kipling Street SE1 3SB
6 Hamilton Square Kipling Street SE1 3SB
43 Snowsfields London SE1 3SU
Flat 1 Eynsford House SE1 3YB
Flat 10 Eynsford House SE1 3YB
38 Snowsfields London SE1 3SU
39 Snowsfields London SE1 3SU

41 Snowsfields London SE1 3SU

Flat 11 Eynsford House SE1 3YB
Flat 15 Eynsford House SE1 3YB
Flat 16 Eynsford House SE1 3YB
Flat 17 Eynsford House SE1 3YB
Flat 12 Eynsford House SE1 3YB
Flat 13 Eynsford House SE1 3YB
Flat 14 Eynsford House SE1 3YB
10 Snowsfields London SE1 3SU

Flat Above 10-11 Snowsfields SE1 3SU

12 Snowsfields London SE1 3SU
94 Snowsfields London SE1 3SS
95 Snowsfields London SE1 3SS
The Old Miller Of Mansfield 96-101 Snowsfields SE1 3SS
14 Snowsfields London SE1 3SU
18 Snowsfields London SE1 3SU
20 Snowsfields London SE1 3SU
15 Snowsfields London SE1 3SU
16 Snowsfields London SE1 3SU
17 Snowsfields London SE1 3SU
34 Hamilton Square Kipling Street SE1 3SB
Flat 20 Sarah Swift House SE1 3SA
Flat 21 Sarah Swift House SE1 3SA
Flat 3 Sarah Swift House SE1 3SA
Flat 18 Sarah Swift House SE1 3SA
Flat 19 Sarah Swift House SE1 3SA
Flat 2 Sarah Swift House SE1 3SA
Flat 4 Sarah Swift House SE1 3SA
Flat 8 Sarah Swift House SE1 3SA
Flat 9 Sarah Swift House SE1 3SA
1 Hamilton Square Kipling Street SE1 3SB
Flat 5 Sarah Swift House SE1 3SA
Flat 6 Sarah Swift House SE1 3SA
Flat 7 Sarah Swift House SE1 3SA
63 Lockyer Estate Kipling Street SE1 3RZ
Flat 1 Sarah Swift House SE1 3SA
Flat 10 Sarah Swift House SE1 3SA
60 Lockyer Estate Kipling Street SE1 3RZ
61 Lockyer Estate Kipling Street SE1 3RZ
62 Lockyer Estate Kipling Street SE1 3RZ
Flat 11 Sarah Swift House SE1 3SA
Flat 15 Sarah Swift House SE1 3SA
Flat 16 Sarah Swift House SE1 3SA
Flat 17 Sarah Swift House SE1 3SA
Flat 12 Sarah Swift House SE1 3SA
Flat 13 Sarah Swift House SE1 3SA
Flat 14 Sarah Swift House SE1 3SA
25 Hamilton Square Kipling Street SE1 3SB
26 Hamilton Square Kipling Street SE1 3SB
27 Hamilton Square Kipling Street SE1 3SB
22 Hamilton Square Kipling Street SE1 3SB
23 Hamilton Square Kipling Street SE1 3SB
24 Hamilton Square Kipling Street SE1 3SB
28 Hamilton Square Kipling Street SE1 3SB
31 Hamilton Square Kipling Street SE1 3SB
32 Hamilton Square Kipling Street SE1 3SB
33 Hamilton Square Kipling Street SE1 3SB
29 Hamilton Square Kipling Street SE1 3SB
3 Hamilton Square Kipling Street SE1 3SB
30 Hamilton Square Kipling Street SE1 3SB
13 Hamilton Square Kipling Street SE1 3SB

34 Oxford Drive London SE1 2FB
Flat 4 16 Melior Street SE1 3QQ
Flat 5 16 Melior Street SE1 3QQ
Flat 6 16 Melior Street SE1 3QQ
Maisonette Second Floor And Third Floor 109 Bermondsey Street SE1 3XB
Flat C Second Floor 2 Whites Grounds SE1 3LA
Flat D Third Floor And Fourth Floor 2 Whites Grounds SE1 3LA
Living Accommodation The Britannia SE1 3RU
Second Floor And Third Floor Flat 72 Bermondsey Street SE1 3UD
Second Floor And Third Floor Flat 96 Bermondsey Street SE1 3UB
Flat B First Floor 2 Whites Grounds SE1 3LA
2 Carmarthen Place London SE1 3TS
81 Weston Street London SE1 3RS
Railway Arch 916 To 921 And 947 And 948 68-74 Tooley Street SE1 2TF
Railway Arches 119 To 123 And 909 To 951 68-74 Tooley Street SE1 2TF
Kiosk 2 The Vaults London Bridge Railway Station SE1 9SP
Kiosk 3 The Vaults London Bridge Railway Station SE1 9SP
Kiosk 4 The Vaults London Bridge Railway Station SE1 9SP
Flat 1 Old Bank Court SE1 3HB
Kiosk 1 The Vaults London Bridge Railway Station SE1 9SP
Kiosk 5 The Vaults London Bridge Railway Station SE1 9SP
15 Hardwidge Street London SE1 3SY
The Wine And Spirit Trade Association Ltd 39-45 Bermondsey Street SE1 3XF
4 Carmarthen Place London SE1 3TS
Kiosk 6 The Vaults London Bridge Railway Station SE1 9SP
Burger King London Bridge Railway Station SE1 9SP
Kiosk 9 The Vaults London Bridge Railway Station SE1 9SP
23 Oxford Drive London SE1 2FB
24 Oxford Drive London SE1 2FB
25 Oxford Drive London SE1 2FB
20 Oxford Drive London SE1 2FB
21 Oxford Drive London SE1 2FB
22 Oxford Drive London SE1 2FB
26 Oxford Drive London SE1 2FB
30 Oxford Drive London SE1 2FB
31 Oxford Drive London SE1 2FB
32 Oxford Drive London SE1 2FB
27 Oxford Drive London SE1 2FB
28 Oxford Drive London SE1 2FB
29 Oxford Drive London SE1 2FB
10 Oxford Drive London SE1 2FB
11 Oxford Drive London SE1 2FB
12 Oxford Drive London SE1 2FB
7 Oxford Drive London SE1 2FB
8 Oxford Drive London SE1 2FB
9 Oxford Drive London SE1 2FB
13 Oxford Drive London SE1 2FB
17 Oxford Drive London SE1 2FB
18 Oxford Drive London SE1 2FB
19 Oxford Drive London SE1 2FB
14 Oxford Drive London SE1 2FB
15 Oxford Drive London SE1 2FB
16 Oxford Drive London SE1 2FB
50 Oxford Drive London SE1 2FB
51 Oxford Drive London SE1 2FB
52 Oxford Drive London SE1 2FB
47 Oxford Drive London SE1 2FB
48 Oxford Drive London SE1 2FB
49 Oxford Drive London SE1 2FB
53 Oxford Drive London SE1 2FB
1 Melior Place London SE1 3SZ
47 Bermondsey Street London SE1 3XT
54 Oxford Drive London SE1 2FB
96 Tooley Street London SE1 2TH
Second Floor 90a Tooley Street SE1 2TH
37 Oxford Drive London SE1 2FB
38 Oxford Drive London SE1 2FB
39 Oxford Drive London SE1 2FB
33 Oxford Drive London SE1 2FB
35 Oxford Drive London SE1 2FB
36 Oxford Drive London SE1 2FB
40 Oxford Drive London SE1 2FB
44 Oxford Drive London SE1 2FB
45 Oxford Drive London SE1 2FB
46 Oxford Drive London SE1 2FB

14 Hamilton Square Kipling Street SE1 3SB
15 Hamilton Square Kipling Street SE1 3SB
10 Hamilton Square Kipling Street SE1 3SB
11 Hamilton Square Kipling Street SE1 3SB
12 Hamilton Square Kipling Street SE1 3SB
16 Hamilton Square Kipling Street SE1 3SB
2 Hamilton Square Kipling Street SE1 3SB
20 Hamilton Square Kipling Street SE1 3SB
21 Hamilton Square Kipling Street SE1 3SB
17 Hamilton Square Kipling Street SE1 3SB
18 Hamilton Square Kipling Street SE1 3SB
19 Hamilton Square Kipling Street SE1 3SB
The Glasshouse 3 Melior Place SE1 3QP
54 Burwash House Kipling Estate Weston Street SE1 3RP
55 Burwash House Kipling Estate Weston Street SE1 3RP
56 Burwash House Kipling Estate Weston Street SE1 3RP
52 Burwash House Kipling Estate Weston Street SE1 3RP
45 Burwash House Kipling Estate Weston Street SE1 3RP
53 Burwash House Kipling Estate Weston Street SE1 3RP
57 Burwash House Kipling Estate Weston Street SE1 3RP
61 Burwash House Kipling Estate Weston Street SE1 3RP
62 Burwash House Kipling Estate Weston Street SE1 3RP
63 Burwash House Kipling Estate Weston Street SE1 3RP
58 Burwash House Kipling Estate Weston Street SE1 3RP
59 Burwash House Kipling Estate Weston Street SE1 3RP
60 Burwash House Kipling Estate Weston Street SE1 3RP
47 Burwash House Kipling Estate Weston Street SE1 3RP
40 Burwash House Kipling Estate Weston Street SE1 3RP
48 Burwash House Kipling Estate Weston Street SE1 3RP
46 Burwash House Kipling Estate Weston Street SE1 3RP
39 Burwash House Kipling Estate Weston Street SE1 3RP
41 Burwash House Kipling Estate Weston Street SE1 3RP
43 Burwash House Kipling Estate Weston Street SE1 3RP
51 Burwash House Kipling Estate Weston Street SE1 3RP
44 Burwash House Kipling Estate Weston Street SE1 3RP
49 Burwash House Kipling Estate Weston Street SE1 3RP
42 Burwash House Kipling Estate Weston Street SE1 3RP
50 Burwash House Kipling Estate Weston Street SE1 3RP
40-40a Snowsfields London SE1 3SU
42-42a Snowsfields London SE1 3SU
Block K 106 Guinness Buildings SE1 3TA
Ground Floor Fielden House SE1 9SG
First Floor Fielden House SE1 9SG
Second Floor Fielden House SE1 9SG
Part Basement 21 St Thomas Street SE1 9RY
80-82 St Thomas Street London SE1 3QU
3-5 Stainer Street London SE1 9RL
Part Ground Floor 21 St Thomas Street SE1 9RY
Unit 1 21 St Thomas Street SE1 9RY
First Floor 21 St Thomas Street SE1 9RY
Second Floor 3-5 Hardwidge Street SE1 3SY
Unit 6 Railway Arches 883 And 884 SE1 2EL
Unit 5 Railway Arches 885 And 886 SE1 2EL
Fifth Floor 18-20 Crucifix Lane SE1 3JW
Sixth Floor 18-20 Crucifix Lane SE1 3JW
First Floor 3-5 Hardwidge Street SE1 3SY
Unit 4a Railway Arches 887 SE1 2EL
Railway Arch 899 Holyrood Street SE1 2EL
All Bar One Fielden House SE1 9SG
Unit 3 Railway Arches 889 And 890 SE1 2EL
Unit 1 Railway Arches 893 And 894 SE1 2EL
Railway Arches 897 And 898 Holyrood Street SE1 2EL
Ground Floor 60 Weston Street SE1 3QJ
First Floor 60 Weston Street SE1 3QJ
Second Floor 60 Weston Street SE1 3QJ
Part Ground Floor And Eighth Floor Capital House SE1 3QD
Part Ground Floor And Ninth Floor Capital House SE1 3QD
Basement 60 Weston Street SE1 3QJ
Unit 1 The Grain Stores SE1 3HJ
Second Floor 77 Weston Street SE1 3SD
The Greenwood Theatre 55 Weston Street SE1 3RA
Ground Floor 2 Whites Grounds SE1 3LA
Unit 2 The Grain Stores SE1 3QH
Units 3 And 4 The Grain Stores SE1 3HJ
Basement 77 Weston Street SE1 3RS
Basement And Ground Floor 88a Tooley Street SE1 2TF
First To Third Floors 88a Tooley Street SE1 2TF
41 Oxford Drive London SE1 2FB
42 Oxford Drive London SE1 2FB
43 Oxford Drive London SE1 2FB
6 Oxford Drive London SE1 2FB
Unit 4 Baden Place SE1 1YW
Unit 1 Baden Place SE1 1YW
Unit 10 Baden Place SE1 1YW
Unit 6 Baden Place SE1 1YW
Unit 7 Baden Place SE1 1YW
Unit 9 Baden Place SE1 1YW
Unit 5 Baden Place SE1 1YW
Unit 13 Baden Place SE1 1YW
Unit 14 Baden Place SE1 1YW
Shipwrights Arms 88 Tooley Street SE1 2TF
Third Floor 90a Tooley Street SE1 2TH
1-5 Bermondsey Street London SE1 2ER
Flat 2 98 Tooley Street SE1 2TH
3 Oxford Drive London SE1 2FB
4 Oxford Drive London SE1 2FB
5 Oxford Drive London SE1 2FB
112-114 Tooley Street London SE1 2TH
1 Oxford Drive London SE1 2FB
2 Oxford Drive London SE1 2FB
84 Tooley Street London SE1 2TF
14 Bermondsey Street London SE1 2EG
102 Tooley Street London SE1 2TH
17 Bermondsey Street London SE1 2EQ
Flat 1 98 Tooley Street SE1 2TH
Flat 1 104 Tooley Street SE1 2TH
80 Bermondsey Street London SE1 3UD
99 Bermondsey Street London SE1 3XB
88 Bermondsey Street London SE1 3UB
Woolpack 98 Bermondsey Street SE1 3UB
68 Bermondsey Street London SE1 3UD
19 Crosby Row London SE1 3YD
13 Tyers Estate Bermondsey Street SE1 3JG
14 Tyers Estate Bermondsey Street SE1 3JG
15 Tyers Estate Bermondsey Street SE1 3JG
25 Crosby Row London SE1 3YD
27 Crosby Row London SE1 3YD
Whitesmith House 37 Crosby Row SE1 3YD
1 Porlock Street London SE1 3RY
10 Porlock Street London SE1 3RY
2 Porlock Street London SE1 3RY
8 Guy Street London SE1 3RF
79 Weston Street London SE1 3RS
The Britannia 44 Kipling Street SE1 3RU
3 Porlock Street London SE1 3RY
7 Porlock Street London SE1 3RY
8 Porlock Street London SE1 3RY
9 Porlock Street London SE1 3RY
4 Porlock Street London SE1 3RY
5 Porlock Street London SE1 3RY
6 Porlock Street London SE1 3RY
32 Tyers Estate Bermondsey Street SE1 3JG
33 Tyers Estate Bermondsey Street SE1 3JG
34 Tyers Estate Bermondsey Street SE1 3JG
29 Tyers Estate Bermondsey Street SE1 3JG
30 Tyers Estate Bermondsey Street SE1 3JG
31 Tyers Estate Bermondsey Street SE1 3JG
35 Tyers Estate Bermondsey Street SE1 3JG
39 Tyers Estate Bermondsey Street SE1 3JG
40 Tyers Estate Bermondsey Street SE1 3JG
41 Tyers Estate Bermondsey Street SE1 3JG
36 Tyers Estate Bermondsey Street SE1 3JG
37 Tyers Estate Bermondsey Street SE1 3JG
38 Tyers Estate Bermondsey Street SE1 3JG
19 Tyers Estate Bermondsey Street SE1 3JG
20 Tyers Estate Bermondsey Street SE1 3JG
21 Tyers Estate Bermondsey Street SE1 3JG
16 Tyers Estate Bermondsey Street SE1 3JG
17 Tyers Estate Bermondsey Street SE1 3JG
18 Tyers Estate Bermondsey Street SE1 3JG
22 Tyers Estate Bermondsey Street SE1 3JG
26 Tyers Estate Bermondsey Street SE1 3JG
27 Tyers Estate Bermondsey Street SE1 3JG
28 Tyers Estate Bermondsey Street SE1 3JG

4-8 Stainer Street London SE1 9RL
10-20 Stainer Street London SE1 9RL
Basement And Ground Floor 90 Tooley Street SE1 2TH
Rear Of 116-118 Tooley Street SE1 2TH
Part Ground Floor And First Floor 5 Tyers Gate SE1 3HX
Part Ground Floor And First Floor Capital House SE1 3QD
First Floor 90a Tooley Street SE1 2TH
Basement And Ground Floor 98 Tooley Street SE1 2TH
Basement And Ground Floor 104 Tooley Street SE1 2TH
24 Mulvaney Way Kipling Estate Weston Street SE1 3RG
25 Mulvaney Way Kipling Estate Weston Street SE1 3RG
26 Mulvaney Way Kipling Estate Weston Street SE1 3RG
21 Mulvaney Way Kipling Estate Weston Street SE1 3RG
22 Mulvaney Way Kipling Estate Weston Street SE1 3RG
23 Mulvaney Way Kipling Estate Weston Street SE1 3RG
27 Mulvaney Way Kipling Estate Weston Street SE1 3RG
30 Mulvaney Way Kipling Estate Weston Street SE1 3RG
4 Mulvaney Way Kipling Estate Weston Street SE1 3RG
5 Mulvaney Way Kipling Estate Weston Street SE1 3RG
28 Mulvaney Way Kipling Estate Weston Street SE1 3RG
29 Mulvaney Way Kipling Estate Weston Street SE1 3RG
3 Mulvaney Way Kipling Estate Weston Street SE1 3RG
12 Mulvaney Way Kipling Estate Weston Street SE1 3RG
13 Mulvaney Way Kipling Estate Weston Street SE1 3RG
14 Mulvaney Way Kipling Estate Weston Street SE1 3RG
1 Mulvaney Way Kipling Estate Weston Street SE1 3RG
10 Mulvaney Way Kipling Estate Weston Street SE1 3RG
11 Mulvaney Way Kipling Estate Weston Street SE1 3RG
15 Mulvaney Way Kipling Estate Weston Street SE1 3RG
19 Mulvaney Way Kipling Estate Weston Street SE1 3RG
2 Mulvaney Way Kipling Estate Weston Street SE1 3RG
20 Mulvaney Way Kipling Estate Weston Street SE1 3RG
16 Mulvaney Way Kipling Estate Weston Street SE1 3RG
17 Mulvaney Way Kipling Estate Weston Street SE1 3RG
18 Mulvaney Way Kipling Estate Weston Street SE1 3RG
112 Whites Grounds Estate Whites Grounds SE1 3JX
113 Whites Grounds Estate Whites Grounds SE1 3JX
114 Whites Grounds Estate Whites Grounds SE1 3JX
109 Whites Grounds Estate Whites Grounds SE1 3JX
110 Whites Grounds Estate Whites Grounds SE1 3JX
111 Whites Grounds Estate Whites Grounds SE1 3JX
115 Whites Grounds Estate Whites Grounds SE1 3JX
99 Whites Grounds Estate Whites Grounds SE1 3JX
96 Whites Grounds Estate Whites Grounds SE1 3JX
97 Whites Grounds Estate Whites Grounds SE1 3JX
98 Whites Grounds Estate Whites Grounds SE1 3JX
9 Mulvaney Way Kipling Estate Weston Street SE1 3RG
100 Whites Grounds Estate Whites Grounds SE1 3JX
101 Whites Grounds Estate Whites Grounds SE1 3JX
6 Mulvaney Way Kipling Estate Weston Street SE1 3RG
7 Mulvaney Way Kipling Estate Weston Street SE1 3RG
8 Mulvaney Way Kipling Estate Weston Street SE1 3RG
102 Whites Grounds Estate Whites Grounds SE1 3JX
106 Whites Grounds Estate Whites Grounds SE1 3JX
107 Whites Grounds Estate Whites Grounds SE1 3JX
108 Whites Grounds Estate Whites Grounds SE1 3JX
103 Whites Grounds Estate Whites Grounds SE1 3JX
104 Whites Grounds Estate Whites Grounds SE1 3JX
105 Whites Grounds Estate Whites Grounds SE1 3JX
9 Burwash House Kipling Estate Weston Street SE1 3RW
10 Burwash House Kipling Estate Weston Street SE1 3RW
11 Burwash House Kipling Estate Weston Street SE1 3RW
12 Burwash House Kipling Estate Weston Street SE1 3RW
77 Burwash House Kipling Estate Weston Street SE1 3RP
78 Burwash House Kipling Estate Weston Street SE1 3RP
1 Burwash House Kipling Estate Weston Street SE1 3RW
13 Burwash House Kipling Estate Weston Street SE1 3RW
17 Burwash House Kipling Estate Weston Street SE1 3RW
18 Burwash House Kipling Estate Weston Street SE1 3RW
19 Burwash House Kipling Estate Weston Street SE1 3RW
14 Burwash House Kipling Estate Weston Street SE1 3RW
15 Burwash House Kipling Estate Weston Street SE1 3RW
16 Burwash House Kipling Estate Weston Street SE1 3RW
67 Burwash House Kipling Estate Weston Street SE1 3RP
68 Burwash House Kipling Estate Weston Street SE1 3RP
69 Burwash House Kipling Estate Weston Street SE1 3RP
64 Burwash House Kipling Estate Weston Street SE1 3RP
65 Burwash House Kipling Estate Weston Street SE1 3RP
23 Tyers Estate Bermondsey Street SE1 3JG
24 Tyers Estate Bermondsey Street SE1 3JG
25 Tyers Estate Bermondsey Street SE1 3JG
6 Guy Street London SE1 3RF
40 Crosby Row London SE1 3PT
42 Crosby Row London SE1 3PT
44 Crosby Row London SE1 3PT
34 Crosby Row London SE1 3PT
36 Crosby Row London SE1 3PT
38 Crosby Row London SE1 3PT
46 Crosby Row London SE1 3PT
54 Crosby Row London SE1 3PT
56 Crosby Row London SE1 3PT
58 Crosby Row London SE1 3PT
48 Crosby Row London SE1 3PT
50 Crosby Row London SE1 3PT
52 Crosby Row London SE1 3PT
14 Crosby Row London SE1 3PT
16 Crosby Row London SE1 3PT
18 Crosby Row London SE1 3PT
Navigator House 4a Tyers Gate SE1 3HX
12 Crosby Row London SE1 3PT
20 Crosby Row London SE1 3PT
28 Crosby Row London SE1 3PT
30 Crosby Row London SE1 3PT
32 Crosby Row London SE1 3PT
22 Crosby Row London SE1 3PT
24 Crosby Row London SE1 3PT
26 Crosby Row London SE1 3PT
92 Crosby Row London SE1 3PU
66 Weston Street London SE1 3QJ
10 Guy Street London SE1 3RF
86 Crosby Row London SE1 3PU
88 Crosby Row London SE1 3PU
90 Crosby Row London SE1 3PU
12 Guy Street London SE1 3RF
2 Guy Street London SE1 3RF
20 Guy Street London SE1 3RF
4 Guy Street London SE1 3RF
14 Guy Street London SE1 3RF
16 Guy Street London SE1 3RF
18 Guy Street London SE1 3RF
66 Crosby Row London SE1 3PT
68 Crosby Row London SE1 3PT
70 Crosby Row London SE1 3PT
60 Crosby Row London SE1 3PT
62 Crosby Row London SE1 3PT
64 Crosby Row London SE1 3PT
72 Crosby Row London SE1 3PT
80 Crosby Row London SE1 3PT
82 Crosby Row London SE1 3PT
84 Crosby Row London SE1 3PU
74 Crosby Row London SE1 3PT
76 Crosby Row London SE1 3PT
78 Crosby Row London SE1 3PT
Level 10 The Shard SE1 9SY
Level 11 The Shard SE1 9SY
Level 12 The Shard SE1 9SY
Level 7 The Shard SE1 9SY
Level 8 The Shard SE1 9SY
Level 9 The Shard SE1 9SY
Level 13 The Shard SE1 9SY
Level 17 The Shard SE1 9SY
Level 18 The Shard SE1 9SY
Level 19 The Shard SE1 9SY
Level 14 The Shard SE1 9SY
Level 15 The Shard SE1 9SY
Level 16 The Shard SE1 9SY
New Hunts House & Henriette Rapheal Guys Hospital Medical School SE1 9RT
Kings Food Guys Hospital Medical School SE1 9RT
Apartment 9 The Shard SE1 9RY
Apartment 10 The Shard SE1 9RY
82 St Thomas Street London SE1 3QU
Level 3 The Shard SE1 9SG
Level 4 The Shard SE1 9SY
Level 5 The Shard SE1 9SY
Level 6 The Shard SE1 9SY
Level 32 The Shard SE1 9SY

66 Burwash House Kipling Estate Weston Street SE1 3RP	Level 1 The Shard SE1 9SY
70 Burwash House Kipling Estate Weston Street SE1 3RP	Level 2 The Shard SE1 9SY
74 Burwash House Kipling Estate Weston Street SE1 3RP	2-3 Plantain Place London SE1 1YN
75 Burwash House Kipling Estate Weston Street SE1 3RP	Arch W962 London Bridge Railway Station SE1 2QN
76 Burwash House Kipling Estate Weston Street SE1 3RP	Flat 5 54 Weston Street SE1 3QJ
71 Burwash House Kipling Estate Weston Street SE1 3RP	Sainsburys Guys Hospital Medical School SE1 9RT
72 Burwash House Kipling Estate Weston Street SE1 3RP	Level 23 The Shard SE1 9SY
73 Burwash House Kipling Estate Weston Street SE1 3RP	Level 24 The Shard SE1 9SY
34 Burwash House Kipling Estate Weston Street SE1 3RW	Level 25 The Shard SE1 9SY
35 Burwash House Kipling Estate Weston Street SE1 3RW	Level 20 The Shard SE1 9SY
36 Burwash House Kipling Estate Weston Street SE1 3RW	Level 21 The Shard SE1 9SY
31 Burwash House Kipling Estate Weston Street SE1 3RW	Level 22 The Shard SE1 9SY
32 Burwash House Kipling Estate Weston Street SE1 3RW	Level 26 The Shard SE1 9SY
33 Burwash House Kipling Estate Weston Street SE1 3RW	Level 30 The Shard SE1 9SY
37 Burwash House Kipling Estate Weston Street SE1 3RW	Level 31 The Shard SE1 9SY
6 Burwash House Kipling Estate Weston Street SE1 3RW	Level 33 The Shard SE1 9SY
7 Burwash House Kipling Estate Weston Street SE1 3RW	Level 27 The Shard SE1 9SY
8 Burwash House Kipling Estate Weston Street SE1 3RW	Level 28 The Shard SE1 9SY
38 Burwash House Kipling Estate Weston Street SE1 3RW	Level 29 The Shard SE1 9SY
4 Burwash House Kipling Estate Weston Street SE1 3RW	Apartment 8 The Shard SE1 9RY
5 Burwash House Kipling Estate Weston Street SE1 3RW	11 Vintry Court 18 Porlock Street SE1 3RY
22 Burwash House Kipling Estate Weston Street SE1 3RW	12 Vintry Court 18 Porlock Street SE1 3RY
23 Burwash House Kipling Estate Weston Street SE1 3RW	13 Vintry Court 18 Porlock Street SE1 3RY
24 Burwash House Kipling Estate Weston Street SE1 3RW	8 Vintry Court 18 Porlock Street SE1 3RY
2 Burwash House Kipling Estate Weston Street SE1 3RW	9 Vintry Court 18 Porlock Street SE1 3RY
20 Burwash House Kipling Estate Weston Street SE1 3RW	10 Vintry Court 18 Porlock Street SE1 3RY
21 Burwash House Kipling Estate Weston Street SE1 3RW	14 Vintry Court 18 Porlock Street SE1 3RY
25 Burwash House Kipling Estate Weston Street SE1 3RW	18 Vintry Court 18 Porlock Street SE1 3RY
29 Burwash House Kipling Estate Weston Street SE1 3RW	19 Vintry Court 18 Porlock Street SE1 3RY
3 Burwash House Kipling Estate Weston Street SE1 3RW	20 Vintry Court 18 Porlock Street SE1 3RY
30 Burwash House Kipling Estate Weston Street SE1 3RW	15 Vintry Court 18 Porlock Street SE1 3RY
26 Burwash House Kipling Estate Weston Street SE1 3RW	16 Vintry Court 18 Porlock Street SE1 3RY
27 Burwash House Kipling Estate Weston Street SE1 3RW	17 Vintry Court 18 Porlock Street SE1 3RY
28 Burwash House Kipling Estate Weston Street SE1 3RW	Unit 4b Arch 887 Railway Arches 888 SE1 2EL
33a Bridgewalk Heights 80 Weston Street SE1 3QZ	Vintry Court 18 Porlock Street SE1 3RY
35 Bridgewalk Heights 80 Weston Street SE1 3QZ	Vintry Court Community Centre 18a Porlock Street SE1 3RY
106 Weston Street London SE1 3QB	Restaurants The Shard SE1 9RY
51-57 St Thomas Street London SE1 3QX	Viewing Gallery The Shard SE1 9EX
83 Weston Street London SE1 3RS	1 Vintry Court 18 Porlock Street SE1 3RY
The York Clinic 47 Weston Street SE1 3RR	5 Vintry Court 18 Porlock Street SE1 3RY
92 Bermondsey Street London SE1 3UB	6 Vintry Court 18 Porlock Street SE1 3RY
42-44 Bermondsey Street London SE1 3UD	7 Vintry Court 18 Porlock Street SE1 3RY
107 Bermondsey Street London SE1 3XB	2 Vintry Court 18 Porlock Street SE1 3RY
23a Bridgewalk Heights 80 Weston Street SE1 3QZ	3 Vintry Court 18 Porlock Street SE1 3RY
25 Bridgewalk Heights 80 Weston Street SE1 3QZ	4 Vintry Court 18 Porlock Street SE1 3RY
26 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 1 The Shard SE1 9RY
21 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 5 The Shard SE1 9RY
22 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 6 The Shard SE1 9RY
23 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 7 The Shard SE1 9RY
27 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 2 The Shard SE1 9RY
31 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 3 The Shard SE1 9RY
32 Bridgewalk Heights 80 Weston Street SE1 3QZ	Apartment 4 The Shard SE1 9RY
33 Bridgewalk Heights 80 Weston Street SE1 3QZ	Flat 9b 79 Bermondsey Street SE1 3XF
28 Bridgewalk Heights 80 Weston Street SE1 3QZ	Office A First Floor 7 Holyrood Street SE1 2EL
29 Bridgewalk Heights 80 Weston Street SE1 3QZ	Office B First Floor 7 Holyrood Street SE1 2EL
30 Bridgewalk Heights 80 Weston Street SE1 3QZ	21 Vintry Court 18 Porlock Street SE1 3RY
6 Tyers Gate London SE1 3HX	22 Vintry Court 18 Porlock Street SE1 3RY
First Floor 77 Weston Street SE1 3SD	Flat 9a 79 Bermondsey Street SE1 3XF
Flat 3 72 Weston Street SE1 3QG	Kiosk Adjacent To Vaults Joiner Street SE1 9SP
30 Snowsfields London SE1 3SU	Flat 14 Elizabeth Newcomen House SE1 1YZ
Ground Floor 3 Tanner Street SE1 3LE	Flat 15 Elizabeth Newcomen House SE1 1YZ
Flat 4 72 Weston Street SE1 3QG	Flat 16 Elizabeth Newcomen House SE1 1YZ
Flat 8 72 Weston Street SE1 3QG	Flat 11 Elizabeth Newcomen House SE1 1YZ
106a Weston Street London SE1 3QB	Flat 12 Elizabeth Newcomen House SE1 1YZ
Flat 5 72 Weston Street SE1 3QG	Flat 13 Elizabeth Newcomen House SE1 1YZ
Flat 6 72 Weston Street SE1 3QG	Flat 17 Elizabeth Newcomen House SE1 1YZ
Flat 7 72 Weston Street SE1 3QG	Flat 20 Elizabeth Newcomen House SE1 1YZ
Flat 2 4b Tyers Gate SE1 3HX	Flat 21 Elizabeth Newcomen House SE1 1YZ
Flat 3 4b Tyers Gate SE1 3HX	Flat 22 Elizabeth Newcomen House SE1 1YZ
Flat 4 4b Tyers Gate SE1 3HX	Flat 18 Elizabeth Newcomen House SE1 1YZ
Flat 1 4b Tyers Gate SE1 3HX	Flat 19 Elizabeth Newcomen House SE1 1YZ
Flat 5 4b Tyers Gate SE1 3HX	Flat 2 Elizabeth Newcomen House SE1 1YZ
5 Kipling Street London SE1 3RU	Unit 8 Baden Place SE1 1YW
105 Bermondsey Street London SE1 3XB	Flat 1 Elizabeth Newcomen House SE1 1YZ
Fourth Floor 18-20 Crucifix Lane SE1 3JW	Flat 10 Elizabeth Newcomen House SE1 1YZ
Flat 6 4b Tyers Gate SE1 3HX	Flat 38 Elizabeth Newcomen House SE1 1YZ
20 Kipling Street London SE1 3RU	Flat 39 Elizabeth Newcomen House SE1 1YZ
20 Bridgewalk Heights 80 Weston Street SE1 3QZ	Flat 4 Elizabeth Newcomen House SE1 1YZ
92 Snowsfields London SE1 3SS	Flat 35 Elizabeth Newcomen House SE1 1YZ

8-9 Snowsfields London SE1 3SU
5-7 Tanner Street London SE1 3LE
4 Leathermarket Street London SE1 3HN
Beckett House 60-68 St Thomas Street SE1 3QU
3 Tyers Gate London SE1 3HX
Neighbourhood Housing Office 26 Leathermarket Street SE1 3HN
75-79 St Thomas Street London SE1 3QX
62-66 Bermondsey Street London SE1 3UD
4 Black Swan Yard London SE1 3XW
96 Bermondsey Street London SE1 3UB
104 Bermondsey Street London SE1 3UB
9 Fenning Street London SE1 3QR
81 Bermondsey Street London SE1 3XF
74 Bermondsey Street London SE1 3UD
61 St Thomas Street London SE1 3QX
Ronald Mcdonald House 115-122 Snowsfields SE1 3SS
1-7 Snowsfields London SE1 3SU
10 Bridgeway Heights 80 Weston Street SE1 3QZ
11 Bridgeway Heights 80 Weston Street SE1 3QZ
12 Bridgeway Heights 80 Weston Street SE1 3QZ
7 Bridgeway Heights 80 Weston Street SE1 3QZ
8 Bridgeway Heights 80 Weston Street SE1 3QZ
9 Bridgeway Heights 80 Weston Street SE1 3QZ
12a Bridgeway Heights 80 Weston Street SE1 3QZ
17 Bridgeway Heights 80 Weston Street SE1 3QZ
18 Bridgeway Heights 80 Weston Street SE1 3QZ
19 Bridgeway Heights 80 Weston Street SE1 3QZ
13a Bridgeway Heights 80 Weston Street SE1 3QZ
15 Bridgeway Heights 80 Weston Street SE1 3QZ
16 Bridgeway Heights 80 Weston Street SE1 3QZ
Flat 3 2 Tyers Gate SE1 3HX
Flat 4 2 Tyers Gate SE1 3HX
Flat 5 2 Tyers Gate SE1 3HX
17 Crosby Row London SE1 3YD
Flat 1 2 Tyers Gate SE1 3HX
Flat 2 2 Tyers Gate SE1 3HX
Flat 6 2 Tyers Gate SE1 3HX
2 Bridgeway Heights 80 Weston Street SE1 3QZ
3 Bridgeway Heights 80 Weston Street SE1 3QZ
5 Bridgeway Heights 80 Weston Street SE1 3QZ
Flat 7 2 Tyers Gate SE1 3HX
1 Bridgeway Heights 80 Weston Street SE1 3QZ
St Pauls Vicarage 54 Kipling Street SE1 3RU
First Floor And Second Floor Flat 114 Tooley Street SE1 2TH
First Floor Flat The Glasshouse SE1 3SZ
90 Bermondsey Street London SE1 3UB
Beormund School Crosby Row SE1 3PS
70 Bermondsey Street London SE1 3UD
Flat 1 Globe House SE1 3JW
Flat 1 38 Snowsfields SE1 3SU
Flat 12 64 Weston Street SE1 3QJ
Flat 2 8 Tyers Gate SE1 3HX

Flat 36 Elizabeth Newcomen House SE1 1YZ
Flat 37 Elizabeth Newcomen House SE1 1YZ
Flat 40 Elizabeth Newcomen House SE1 1YZ
Flat 7 Elizabeth Newcomen House SE1 1YZ
Flat 8 Elizabeth Newcomen House SE1 1YZ
Flat 9 Elizabeth Newcomen House SE1 1YZ
Flat 41 Elizabeth Newcomen House SE1 1YZ
Flat 5 Elizabeth Newcomen House SE1 1YZ
Flat 6 Elizabeth Newcomen House SE1 1YZ
Flat 26 Elizabeth Newcomen House SE1 1YZ
Flat 27 Elizabeth Newcomen House SE1 1YZ
Flat 28 Elizabeth Newcomen House SE1 1YZ
Flat 23 Elizabeth Newcomen House SE1 1YZ
Flat 24 Elizabeth Newcomen House SE1 1YZ
Flat 25 Elizabeth Newcomen House SE1 1YZ
Flat 29 Elizabeth Newcomen House SE1 1YZ
Flat 32 Elizabeth Newcomen House SE1 1YZ
Flat 33 Elizabeth Newcomen House SE1 1YZ
Flat 34 Elizabeth Newcomen House SE1 1YZ
Flat 3 Elizabeth Newcomen House SE1 1YZ
Flat 30 Elizabeth Newcomen House SE1 1YZ
Flat 31 Elizabeth Newcomen House SE1 1YZ
Fourth Floor 18-20 Crucifix Lane SE1 3JW
10 Crucifix Lane London SE1 3JW
2 Crucifix Lane London SE1 3JW
6 Crucifix Lane London SE1 3JW
4 Crucifix Lane London SE1 3JW
8 Crucifix Lane London SE1 3JW
Second Floor 18-20 Crucifix Lane SE1 3JW
First Floor 18-20 Crucifix Lane SE1 3JW
Third Floor 18-20 Crucifix Lane SE1 3JW
Sixth Floor 18-20 Crucifix Lane SE1 3JW
Fifth Floor 18-20 Crucifix Lane SE1 3JW
7 Crucifix Lane London SE1 3JW
Railway Arches 6 To 11 Crucifix Lane SE1 3JW
11 Crucifix Lane London SE1 3JW
Ground Floor 18-20 Crucifix Lane SE1 3JW
13 Crucifix Lane London SE1 3JW
Flat 2 Crucifix Lane SE1 3JW
Second Floor 16 Crucifix Lane SE1 3JW
First Floor 16 Crucifix Lane SE1 3JW
Ground Floor 16 Crucifix Lane SE1 3JW
First Floor 40 Bermondsey Street SE1 3UD
Ground Floor 40 Bermondsey Street SE1 3UD
Flat 4b 16 Crucifix Lane SE1 3JW
Flat 4a 16 Crucifix Lane SE1 3JW
Flat 3 Globe House SE1 3JW
Third Floor 40 Bermondsey Street SE1 3UD
Second Floor 40 Bermondsey Street SE1 3UD
33 Bermondsey Street London SE1 2EG
Flat 3b 16 Crucifix Lane SE1 3JW
Flat 3a 16 Crucifix Lane SE1 3JW

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Highway Development Management

Statutory and non-statutory organisations

English Heritage
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Network Rail (Planning)
Team London Bridge
Thames Water - Development Planning

Neighbours and local groups

Email representation
Email representation
Email representation
Flat 3 16 Melior Street SE1 3QQ
Flat 5 40 Snowfields SE1 3SU
1 Colmore Square Birmingham B4 6AJ
1 Colmore Square Birmingham B4 6AJ
69 Burwash House Kipling Estate Weston Street SE1 3RP
7 Tyers Estate Bermondsey Street SE1 3JQ
7 Tyers Estate London SE1 3JQ