

Item No. 7.5	Classification: OPEN	Date: 07 October 2015	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 15/AP/1776 for: Full Planning Permission Address: 1 POTTERS FIELDS, LONDON SE1 2AA Proposal: Temporary use of the open space for events with the erection of associated temporary structures (cumulatively of no more than 800 sq metres) for no more than 66 days in any one calendar year (56 days for events and an additional 10 days for set up and take down of associated structures) for a period of five years.		
Ward(s) or groups affected:	Riverside		
From:	Director of Planning		
Application Start Date 08/06/2015		Application Expiry Date 03/08/2015	
Earliest Decision Date 18/07/2015			

RECOMMENDATION

1. Grant temporary planning permission.

BACKGROUND INFORMATION

Site location and description

2. Potters Field comprises of a triangular section of open space designated as Metropolitan Open Land (MOL), comprising trees and a series of public footpaths. The site is bounded by the River Thames to the north and More London office complex and City Hall to the west. The land adjacent to Lambeth College and Potters Field development to the south and east is currently under construction.
3. The site adjoins the Tower Bridge Conservation Area and the Grade II listed Lambeth College Building on Tooley Street. The site is also in close proximity to Tower Bridge which is a Grade I listed structure and opposite the Tower of London which is a World Heritage Site.
4. The site is also located within the Central Activities Zone, an Air Quality Management Area, an Archaeological Priority Zone, Bankside, Borough and London Bridge District Town Centre and Opportunity Area, the Thames Policy Area and the Strategic Cultural Area.
5. The nearest residential properties are located to the south and east of the site (along Tooley Street and Tower Bridge Road).

Details of proposal

6. The proposal is for the temporary use of Potters Field Park for commercial and community events in order to help fund the maintenance of the park as set out in the

current lease agreement with the council. The use of the open space for events would be restricted to no more than 800 square metres of the park comprising of three or more structures.

7. A parameters plan has been submitted to accompany the application setting out the type of structures that will be installed on the park. This plans states that;
 - Marquees, food stalls and gazebos will be no more than 4 metres in height above ground level
 - stage performance structures and art installations will be no more than 7 metres in height above ground level
 - no two storey structures with internal staircases will be erected
 - Lawns 1-3 will be used for events for a period not exceeding 56 days per calendar year
 - Lawn 4 will not be used for events for a period exceeding 20 days (inclusive of the 56 days discussed above) per calendar year
8. The proposed hours of operation will be between 07.00 - 23.00 Monday to Saturday and 09.00 - 22.00 on Sundays.

Planning history

9. 95/AP/1097: Planning permission was granted on 29 December 1995 for the change of use of part of lorry park to public open space.
10. 97/AP/0321: Planning permission was granted on 25 June 1997 for the installation of temporary structure and equipment for the operation of a tethered balloon ride for fare paying passengers.
11. 99/AP/0502: Planning permission was granted on 11 June 1999 for the temporary display of stone sculptures for a maximum of a 3 month period.
12. 05/AP/2540: Planning permission was granted on 19 June 2006 for the erection of a class A1 retail kiosk and associated work
13. 06/AP/2407: Planning permission was granted on for the retention of the kiosk building under construction in a different position to that previously granted permission 16/06/2006 by re-siting of the kiosk 1m away from the listed wall to the rear and the use of the kiosk to include restaurant use (within use class A3) as well as use as a shop (within use class A1).
14. 08/AP/1443: Planning permission was granted on 1 August 2008 for a temporary wooden sculpture in the form of a portavilion to be positioned in the park for public enjoyment and to host a series of community events from 1 August to 28 September 2008.
15. 08/AP/2664: Planning permission was granted on 23 December 2008 for Erection of a 3-dimensional cast bronze way-finding map within Potters fields Park in close proximity to the Tooley Street frontage. The map will have a maximum height of 0.86 metres above ground level, offering a directional layout of the More London Estate and immediately adjoining areas.
16. 10/AP/0590: Planning permission was granted on 4 May 2010 for the installation of five fibreglass elephant sculptures in Potters Field Park for a temporary period.
17. 10/CO/0004: Planning permission was granted on 14 July 2010 for the display of a bronze sculpture on lawn A at Potters Field Park for a temporary period of 12 months.

18. 10/AP/3257: Planning permission was granted on 29 December 2010 for the erection of a work of public art, close to the river and City Hall, proposed by the 9/11 London Project Foundation (an educational charity that raises awareness and understanding), comprising steel uprights of between 5m and 8.5m within a pool with lighting.
19. 11/AP/3951: Planning permission was granted on 28 February 2012 for the temporary use of Potters Field park as an event facility including the erection of temporary structures for 45 days and the erection of a media platform adjacent to the scoop for 53 days during the London 2012 Olympic and Paralympic Games.

Planning history of adjoining sites

More London

20. 98/AP/1865: Planning permission was granted on 19 August 1999 for the redevelopment to construct buildings comprising office/ business/ shops, bars, restaurants, hotel, leisure and ancillary uses, basement servicing and car parking, public routes and open spaces, landscaping and improvements to riverwalk.

City Hall

21. 99/AP/1000: Planning permission was granted on 19 January 2000 for the construction of a 9 storey headquarters building for the Greater London Authority with ancillary servicing, parking, hard and soft landscaping and other incidental works to the development of the application site.

On land at Queens Walk and More London Riverside

22. 11/AP/3421: Planning permission was granted on 10 January 2012 for the installation of Olympics and Paralympics outdoor information kiosk for a temporary period of up to 52 days.

At land adjacent to Lambeth College and Potters Field

23. 10/AP/1935: Planning permission was granted on 21 April 2011 for 45,075 sq metres (GEA) of Class C3 floorspace comprising 356 residential units and ancillary residential floorspace including an Estate Management facility; 6,554 sq metres (GEA) of cultural floorspace (Class D1/D2 to accommodate concert hall or gallery or exhibition space or museum uses); 1,827 sq metres (GEA) of commercial floorspace (to accommodate Class A1, A2, A3, A4, A5, D1, D2 and B1 uses, the latter not to exceed 500 sq metres); all accommodated within buildings of up to 11 storeys (45.505 AOD) and residential campanile of 20 storeys, plus roof garden and light box (79.3 AOD) together with 6,523.9 sq.m metres of communal and private amenity space, including an extension to and improvement of Potters Fields Park; 144 car parking spaces including two surface level parking spaces for car club use; 15 motorcycle spaces, cycle parking; together with associated highway, access and landscape works and other associated works and uses.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

24. 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) The impact on the visual, residential and commercial amenity of the area.
 - c) Design issues, including impact on character and setting of a listed building and/or

conservation area

d) All other relevant material planning considerations.

Planning policy

25. National Planning Policy Framework (the Framework) 2012
Section 7 - Requiring good design
Section 8 - Promoting healthy communities
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment
 26. London Plan 2015 consolidated with alterations since 2011
Policy 2.9 Inner London
Policy 2.10 Central Activities Zone – strategic priorities
Policy 3.19 Sports Facilities
Policy 7.17 Metropolitan Open Land
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 27. Core Strategy 2011
Strategic Policy 1 Sustainable development
Strategic Policy 2 Sustainable transport
Strategic Policy 10 Jobs and Businesses
Strategic Policy 11 Open Spaces and Wildlife
Strategic Policy 12 Design and Conservation
- Southwark Plan 2007 (July) - saved policies
28. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- Policy 1.7 - Development within Town and Local centres
Policy 1.11 - Arts, culture and tourism uses
Policy 3.2 - Protection of amenity
Policy 3.11 - Efficient use of land
Policy 3.12 - Quality in design
Policy 3.13 - Urban design
Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
Policy 3.22 - Important local views
Policy 3.25 - Metropolitan open land
Policy 3.29 - Development within the Thames Special Policy Area
Policy 5.2 - Transport impacts

Principle of development

29. Potters Field Park is designated as Metropolitan Open Land (MOL) which is the highest level of protection afforded to open spaces in the borough. Saved Policy 3.25

Metropolitan Open Land of the Southwark Plan (2007) states that;

There is a general presumption against inappropriate development on Metropolitan Open Land.

Within Metropolitan Open Land, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:

- i. Agriculture and forestry; or*
- ii. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or*
- iii. Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or*
- iv. Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.*

30. This policy allows for appropriate forms of development on MOL where it can be demonstrated that the proposal would comply with the criteria set out above. It is not considered that the current proposal for commercial and community events on Potters Field Park complies with this policy as it cannot be considered as development for;

- i. agriculture and forestry;
- ii. essential facilities for uses of land which preserves the openness of the MOL
- iii. an extension or alteration to an existing dwelling
- iv. a replacement of an existing dwelling

31. Furthermore, Policy 7.17 Metropolitan Open Land of the London Plan states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in exceptional circumstances. It also advises that essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of the MOL.

32. The applicant has submitted an exceptional circumstances case to demonstrate why an exception to saved policy 3.25 of the Southwark Plan should be made in this instance. Significantly, it should be noted that the Council has an existing lease agreement with the applicant (Potters Field Management Trust) permitting events to take place on the site in order to allow for sufficient funding to be raised for the management of the park.

33. The exceptional circumstances case sets out how the use of the open space for events is required in order to support the maintenance of the park. The park is used by millions of visitors every year given its unique location in close proximity to a large number of businesses and in an important tourist area. The park lies within both the strategic cultural area and the Thames policy area, both of which designations seek to promote landmarks of cultural and social significance promoting the use of the site as a destination for visitors. Whilst this high level of usage is encouraged, it is recognised that this puts considerable pressure on the hard and soft landscaping of the park. It is accepted in the lease agreement that the park will need to raise income from events in order to maintain the park to the high quality level expected given its strategic location. The Trust has confirmed that maintenance and management costs for the park are in the order of £360,000 per year. In addition, the trust has also recently agreed to take on the management of St Johns Churchyard which is located to the south of Tooley Street. Whilst no events are planned on this space, the trust will provide maintenance and management of the open space funded by the events that take place on Potters Field Park.

34. The proposal is for the use of Potters Field Park for a period of up to 56 days in any one calendar year for commercial and community events. This would include the erection of temporary structures on the lawns. During these periods, sections of the open space would be lost to public access. This is considered to result in a loss of openness of the MOL. However it should be noted that the Trust no longer closes off areas of the park solely for corporate events. The Trust has submitted a Community Engagement Strategy to ensure that all events are open and engaging to the public. Specifically, all events are required to engage with one or all of the following areas;
- local primary schools
 - police cycle awareness campaigns
 - Team London Bridge activities
 - Local business and social enterprise
 - Local residents associations
 - Local cultural centres.
35. The Trust now also permits a number of local community focused events to take place on the park without a fee which equates to approximately 15 days a year. It should be noted that whilst any events take place, the remainder to the park would have no perimeter fencing, nor would it be ticketed, and would be open for all visitors to enjoy, including any community groups and local schools that would normally use the park during these periods. It is considered that the loss of access to the public open space is acceptable for a temporary period subject to a condition ensuring that any events taking place on the park do not result in an area exceeding 400sqm (50% of the permitted floorspace) being lost to private function space.
36. Whilst these events would result in the erection of a number of structures resulting in a loss of openness of the MOL, it is considered that these structures by virtue of their limited size and temporary nature, would not result in significant harm to the openness of the MOL. The ability of the park to hold events is essential to both the long term management and maintenance of Potters Field Park and St Johns Churchyard, which in turn enables this facility to be maintained in a good condition as befits its prominent strategic location. It is therefore considered that an exception to policy for 56 days of the year is justified in this instance as the proposal is considered to have demonstrated very special circumstances to depart from normal Development Plan policy in respect of MOL.

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

Noise

37. The park is already covered by a premises license under the Licensing regime. This license already sets the acceptable levels for amplified noise, and specifies that the noise level at any noise sensitive premises shall not exceed 65dB(A) before 2300 hours. The license also sets the monitoring procedure required during events.
38. A sound management strategy has been submitted in support of the application which sets out the likely noise impacts arising from events on the park. The sound management strategy has been reviewed by the council's environmental health team who have deemed the information provided to be satisfactory subject to one outstanding query relating to event set up and break down times. The current license states that *'There shall be no movement of equipment by vehicles over 7.5 tonnes between the hours of 24:00hours and 07:00 hours Mondays to Saturdays inclusive and 08:00 hours on Sundays'*. Therefore it is permissible for vehicles of less than 7.5tonnes to deliver equipment throughout the night.

39. *Paragraph 3.2.2* of the sound management survey advises 'It is recommended that any noisy activities associated with the build and break down of an event be restricted to the licensable hours of the relevant event'. However the premises licence grants different times for different licensable activities, as well as being licensed to open to the public for 24 hours. As such there are no definitive daytime hours outlined in the licence. In addition, appendix B of the noise management plan states that "where possible all build and break activities should be carried out within the permitted hours detailed in the Premises Licence". It is considered that the term 'where possible' does not provide enough assurance that adverse impact to future residents will not occur.
40. The Trust have confirmed that the maximum number of events requiring night time build and break times would be five events per year. As such, the description of development has been amended to include a maximum of 10 days in addition to the 56 days for events in order to allow for day time build and break to occur. This will ensure that night activities do not result in any noise or amenity issues for nearby residents in accordance with saved policy 3.2 of the Southwark Plan.
41. The hours of use would be from 07.00 to 23.00 on Mondays to Saturdays and 07.00 - 22.00 on Sundays, and so would not run into the late night hours. It is recommended that a condition be attached to this permission to secure this detail.

Lighting

42. The event management plan requires that any lighting installed on the park must be positioned so that they are not pointing towards the residential development at One Tower Bridge. Furthermore, any lighting must comply with the Institute of Lighting Professionals guidance in accordance with the usual requirements set by the Council. As such, it is considered that any proposed lighting will not result in significant harm to the amenity of nearby residential occupiers.

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

43. The application site is located within an area comprising of a mix of uses including office, commercial and residential. There are a number of premises in the nearby vicinity that comprise of late night activities. Given the mixed use nature of the surrounding area it is considered that there will be no undue impact on the occupiers or users of the park during events.

Transport issues

44. The site is well connected in terms of access to public transport, with London Bridge station within a 5 minute walk, and numerous bus services operating along Tooley Street and in the wider area. No car parking is proposed for the events, and visitors will be encouraged to arrive events by public transport, or by walking and cycling. A cycle hire docking station can be found at the Tooley Street entrance to the park as such it is not considered necessary for the applicant to make alternative provision for transport during events.

Servicing

45. The event management plan states that the location for loading and unloading is at the end of Potters Field Road, off Tooley Street. This is an established access route for servicing of the adjacent More London office complex and is not considered to raise any transport issues. In accordance with the event management plan, once any vehicle is on the park, all its movements must be directed by a dedicated banksman.

Design issues, including impact on character and setting of a listed building and/or conservation area

46. The park lies immediately to the west of Tower Bridge which is a Grade I listed structure, the park is also on the opposite site of the river to the Tower of London, a World Heritage Site. To the south of the site lies the former Lambeth College which is a Grade II listed building and to the east of the site lies the Tower Bridge Bridgemasters house which is also Grade II listed. The structures to be erected will sit within the setting of these important historic landmarks. A parameters plan has been submitted with the application stating that the temporary structures;
- will be cumulatively no more than 800 square metres within 3 or more structures
 - marquees, food stalls and gazebos to be no more than 4 metres in height above ground level
 - stages, art installations and other performance structures to be no more than 7 metres above ground level
 - no two storey structures with internal staircases will be erected
 - lawns 1-3 will be used for a period not exceeding 56 days in any one calendar year
 - lawn 4 will be used for a period not exceeding 20 days in any one calendar year.
47. These parameters have been discussed with the applicant and are considered to be appropriate for the following reasons;
1. The structures will be limited to a cumulative total of 800sqm, and this will be expected to be delivered in 3 or more structures. As a result, the erection of one single large structure covering the majority of the park and dominating the setting of the surrounding heritage assets would not be possible. This would also ensure that significant areas of the park would remain open for public use at all times.
 2. The majority of the structures likely to be erected (marquees, food stalls and gazebos) would be a maximum of 4m in height above ground level. As a result, their presence in important views into or out of the surrounding heritage assets would be minimal.
 3. An exception to the 4m maximum height has been agreed for stages, art installations and other performance structures. These are to be no more than 7m in height above ground level. Whilst they would inevitably have a greater impact on the settings of the surrounding heritage assets, it is considered that this additional height is justifiable in order to allow sufficient flexibility for a variety of events to be staged in the park. It is considered likely that such structures would not be needed for all events and that they would have a degree of visual permeability as only parts of them would need to extend up to the full 7m. As such, any harm that would be caused to the setting of the heritage assets would be minimal.
 4. In addition to the above, no two storey structures with internal staircases would be permitted.
 5. The structures would be temporary, with Lawns 1-3 only to be used for a maximum of 56 days in any calendar year and Lawn 4 only to be used for a maximum of 20 days in any calendar year. The applicant has confirmed that the 20 days on Lawn 4 would be inclusive of the 56 days on Lawns 1-3.
48. As a result of the aforementioned parameters, it is considered that the structures would be of an appropriate height, scale and mass to preserve the heritage

significance of the surrounding heritage assets. Furthermore, any harm that could be caused would be mitigated by the temporary, fully removable nature of the structures. It is stated in paragraph 134 of the NPPF that, *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”* It is considered that, subject to the parameters established above, the proposals would cause less than substantial harm to the setting of the surrounding heritage assets and that this would be outweighed by the public benefits of an on going programme of events and enabling the Trust to raise funds for the on going management and maintenance of the park.

49. There is some concern over the proposed lighting of events which would need to be considered carefully given the sensitive location of the site within close proximity of a number of Grade I and Grade II listed structures. Whilst the event management plan sets out an acceptable approach to lighting with regards to harm to residential amenity, it is recommended that further detail on a lighting plan is submitted to the LPA for approval demonstrating locations and lighting sources with respect to their impact on the historic environment.

Impact on trees

50. The location of the structures and equipment would be such that the landscape features of the park, including pathways would be retained. The locations of the structures across lawns 1-4 could be in close proximity to some trees. It is recommended that the positioning of structures should be such that would not require any form of fixing to the ground that would result in any harm being caused to tree roots. It is recommended that a condition is attached to this planning permission to secure this.

Other matters

51. The proposal is for temporary changes of use and is therefore not CIL liable.

Conclusion on planning issues

52. The use of Potters Field to for temporary events is considered acceptable. Whilst it is considered that this would represent an exception to policy, sufficient justification has been provided to demonstrate that very special circumstances apply in this instance. Furthermore, the use of the space for events would in so far as is practicable, seek to preserve the openness of the Metropolitan Open Land. Notwithstanding any structures erected, the remainder of the park would be open for all to enter, and management practices put in place should ensure the safety and security of visitors. Conditions would be imposed to control noise levels and the hours of use, to ensure no harm to residential amenity. It is therefore considered that planning permission be granted for a temporary five year period, subject to conditions.

Community impact statement

53. 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 above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of consultation responses

Neighbour consultees

56. More London Estates Management - Supportive of the proposal

External consultees

57. Historic England - This application should be determined in accordance with national and local policy guidance.

Internal consultees

58. Design and Conservation team - No objections. Detailed comments included in the assessment above.
59. Environmental Protection team - No objections. Detailed comments included in the assessment above.
60. Transport planning team - No objections. The proposal should ensure that pedestrian and disabled access is maintained at all time through the park. Existing paths should not be temporarily closed without sufficient alternatives being provided.

Human rights implications

61. 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.
62. This application has the legitimate aim of providing for temporary changes of use to allow the use of the park as an events facility. 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/26-G Application file: 15/AP/1776 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: 0207 525 5345 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	Kate Johnson, Senior Planning Officer	
Version	Final	
Dated	21 September 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	24 September 2015	

APPENDIX 1

Consultation undertaken

Site notice date: 17/06/2015

Press notice date: 18/06/2015

Case officer site visit date: n/a

Neighbour consultation letters sent: 18/06/2015

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
HIGHWAY LICENSING
Highway Development Management
Parks & Open Spaces

Statutory and non-statutory organisations consulted:

Historic England

Neighbour and local groups consulted:

Suite 133 First Floor SE1 2AP
Suite 132 First Floor SE1 2AP
Suite 131 First Floor SE1 2AP
Suite 134 First Floor SE1 2AP
Suite 137 First Floor SE1 2AP
Suite 136 First Floor SE1 2AP
Suite 135 First Floor SE1 2AP
Suite 130 First Floor SE1 2AP

Suite 125 First Floor SE1 2AP
Suite 124 First Floor SE1 2AP
Suite 123 First Floor SE1 2AP
Suite 126 First Floor SE1 2AP
Suite 129 First Floor SE1 2AP
Suite 128 First Floor SE1 2AP
Suite 127 First Floor SE1 2AP
Second Floor Part 3 More London Place SE1 2AP
Second Floor East 3 More London Place SE1 2AP
Suite 101b First Floor SE1 2AP
Part Third Floor 3 More London Place SE1 2AP
Former Lambeth College Tooley Street SE1 2JR
155 Tooley Street London SE1 2JP
Basement To Ninth Floor Excluding First And Second Floors
And Part Of Third Floor 3 More London Place SE1 2AP
Suite 147 First Floor SE1 2AP
Suite 140 First Floor SE1 2AP
Suite 139 First Floor SE1 2AP
Suite 138 First Floor SE1 2AP
Suite 141 First Floor SE1 2AP
Suite 144 First Floor SE1 2AP
Suite 143 First Floor SE1 2AP
Suite 142 First Floor SE1 2AP

Suite 101 First Floor SE1 2RE

Suite 146b First Floor SE1 2AP
Suite 146a First Floor SE1 2AP
Suite 102 First Floor SE1 2AP
Suite 107 First Floor SE1 2AP
Suite 104 First Floor SE1 2AP
Suite 103 First Floor SE1 2AP
Suite 145b First Floor SE1 2AP
Excluding First Floor And Second Floor 3 More London Place SE1 2AP
Second Floor West 3 More London Place SE1 2AP
City Hall 110 The Queens Walk SE1 2AA
First Floor 3 More London Place SE1 2AP
Suite 145a First Floor SE1 2AP
Suite 109a First Floor SE1 2AP
Cafe Parkside Kiosk SE1 2RL
Suite 118 First Floor SE1 2AP
Suite 117 First Floor SE1 2AP
Suite 116 First Floor SE1 2AP
Suite 119 First Floor SE1 2AP
Suite 122 First Floor SE1 2AP
Suite 121 First Floor SE1 2AP
Suite 120 First Floor SE1 2AP
Suite 115 First Floor SE1 2AP

Suite 110 First Floor SE1 2AP
Suite 109 First Floor SE1 2AP
Suite 108 First Floor SE1 2AP
Suite 111 First Floor SE1 2AP
Suite 114 First Floor SE1 2AP
Suite 113 First Floor SE1 2AP
Suite 112 First Floor SE1 2AP
More London Estates Management 2a More London Riverside SE1 2DB
Berkeley Homes (South East London) Ltd. First Floor, India House SE1 2ND

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Historic England

Neighbours and local groups

More London Estates Management 2a More London Riverside SE1 2DB