

<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 1 December 2015	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Applications 15/AP/3502 for: Advertisement Consent and 15/AP/3877 for: Listed Building Consent  <b>Address:</b> RED BUS SHOP (UNIT 1), WINCHESTER WHARF, 4 CLINK STREET, LONDON SE1 9DL  <b>Proposal:</b> Display of 19mm thick lettering fixed to the wall by concealed 20mm stand-off fixings.		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Sarah Parsons		
<b>Application Start Date</b> 01/09/2015		<b>Application Expiry Date</b> 27/10/2015	
<b>Earliest Decision Date</b> 28/10/2015			

## RECOMMENDATION

1. To GRANT advertisement consent.

## BACKGROUND INFORMATION

### Site location and description

2. The application site is Unit 1, Winchester Wharf, 4 Clink Street. The unit is currently in use as a retail shop selling tourist gifts, known as the 'Red Bus Shop'. The building is listed Grade II and the statutory list description is as follows:

*"Warehouse buildings, formerly two buildings later linked. Built after 1814 and probably soon after 1827 as two buildings, A to the west and B to the east. B has an internal timber dated 1836 with the initial NR. Painted brick, mainly in Flemish bond with English bond interior but some C20 patching, with hipped slate roof of two parallel ranges to A, former hipped roof to B removed in late C20. Four storeys. A has cambered openings with C20 windows and central bay of loading doors. Ground floor has C20 door and right window inserted into larger altered opening with flat cement lintel. Rear elevation is similar built central hoists have been filled in with brickwork, B with engineering brick, though A retain wooden support. Interior has original floorboards, dragon ties and roof with scientific kingpost with carvings too elaborate to be carpenters marks. B is of 3 x 3 bays with similar chamfered upright posts but the head posts are straight and some beams have elaborate secondary supports. Waterfront warehouses of this date in London are now a rarity and so are wooden supports".*

3. The application site is located close to the Grade II\* listed remains of Winchester Palace and within the site of the wider Winchester Palace Scheduled Ancient

Monument. Winchester Wharf is also located in the Borough High Street Conservation Area. On the northern side, Winchester Wharf fronts directly onto the River Thames and the building's southern elevation is located on Clink Street. Clink Street is a narrow shared surface, providing both vehicular and pedestrian access.

4. The application site is located in the following designated areas: Bankside, Borough and London Bridge Opportunity Area, Central Activity Zone, Strategic Cultural Area, Archaeological Priority Zone, Air Quality Management Area, District Town Centre and Borough High Street Conservation Area, as designated on the Adopted Policies Map (March 2012).

#### **Details of proposal**

5. Advertisement Consent is sought for the display of 19mm thick lettering fixed to the wall above the main entrance to the shop by concealed 20mm stand-off fixings. The sign would read '*RED BUS SHOP London Gifts*'.
6. Running concurrently to this application are three other applications:
  - 15/AP/3504 – Full Planning Consent for the removal of non historic louvres in the two ground floor windows fronting onto Clink Street. Retrospective Planning Consent for the removal of non historic louvres from the fan lights above the two doorways;
  - 15/AP/3505 – Listed Building Consent for the removal of non historic louvres in the two ground floor windows fronting onto Clink Street. Retrospective Listed Building Consent for the removal of non historic louvres from the fan lights above the two doorways and the installation of a glass lobby behind the left hand entrance door; and
7.
  - 15/AP/3877 – Listed Building Consent for the applied lettering above the main doorway to the shop.

For clarity, this report addresses all of the issues relating to the proposed signage (LBS ref 15/AP/3502 and 15/AP/3877). The issues associated with the removal of the louvres and installation of the glass lobby are addressed in another report for 15/AP/3504 and 15/AP/3505.

#### **8. Relevant planning history**

07/AP/1572 Application type: Listed Building Consent (LBC) Internal works comprising the removal of non loadbearing internal walls and timber floorboards and erection of new non loadbearing internal walls together with replacement of timber floor with oak floorboards.  Decision date 22/08/2007 Decision: Granted (GRA)
08/AP/1442 Application type: Listed Building Consent (LBC) Alteration to existing window/doors facing Clink Street to include glazing in keeping with existing window/doors in properties above  Decision date 10/10/2008 Decision: Granted (GRA)
09/EN/0455 Enforcement type: Breach of Condition (BOC) Unauthorised signage (illuminated) Sign-off date 22/12/2009 Sign-off reason: Final closure – breach ceased (FCBC)

<p>11/AP/0400 Application type: Listed Building Consent (LBC) Proposed internal works to ground floor of the building</p> <p>Decision date 16/06/2011 Decision: Granted (GRA)</p>
<p>15/AP/0940 Application type: Advertisement Consent (ADV) Display of x2 illuminated painted signs on external wall and x2 illuminated projecting hanging signs</p> <p>Decision date 06/05/2015 Decision: Refused (REF)</p> <p>Reason(s) for refusal: The proposed signage, owing to the excessive and unsympathetic number of signs, design, size and illumination would be unduly obtrusive, harmful to the amenity of the area and therefore fail to preserve or enhance the special architectural and historic interest of the Grade II listed building, have a harmful impact on the character and appearance of the Borough High Street Conservation Area, and fail to preserve or enhance the setting of the nearby Grade II* listed building Remains of Winchester Palace.</p>
<p>15/AP/0936 Application type: Full Planning Permission (FUL) Removal of louvres to existing window openings and installation of new windows. Lowering of existing window cill to create a larger opening. Opening up existing blocked up window open, installation of new window and alterations to downpipe. Removal of panels to entrance doors. Installation of canopies over each of the existing door openings (Revised description).</p> <p>Decision date 08/05/2015 Decision: Refused (REF)</p> <p>Reason(s) for refusal: The proposed introduction of glazed canopies, the removal of the existing louvres, the introduction of double glazed windows, alterations to the proportions of an existing opening and the introduction of an additional window, due to the cumulative impact on the listed building and wider street scene setting, would be harmful to the amenity of the area, would cause harm to the architectural and historic significance of the Grade II listed building, the setting of the Grade II* Remains of Winchester Palace and the wider Borough High Street Conservation Area.</p>
<p>15/AP/0937 Application type: Listed Building Consent (LBC) Removal of louvres to existing window openings and installation of new windows. Lowering of existing window cill to create a larger opening. Opening up existing blocked up window open, installation of new window and alterations to the downpipe. Removal of panels to entrance doors. Installation of canopies over each of the existing door openings. Remodelling of the internal layout. Installation of 2x illuminated projecting and 2 x illuminated painted signage to existing façade (Revised description).</p> <p>Decision date 08/05/2015 Decision: Refused (REF)</p> <p>Reason(s) for refusal:</p> <ol style="list-style-type: none"> <li>1. The proposed introduction of glazed canopies, the removal of the existing louvres, the introduction of double glazed windows, alterations to the proportions of an existing opening and the introduction of an additional window, due to the cumulative impact on the listed building and wider street scene, would cause harm to the architectural and historic significance of the Grade II listed building, the setting of the Grade II* Remains of Winchester Palace and the wider Borough High Street Conservation Area.</li> </ol>

<p>2. The proposed signage, owing to the excessive and unsympathetic number of signs, design, size and illumination would be unduly obtrusive, harmful to the amenity of the area and therefore fail to preserve or enhance the special architectural and historic interest of the Grade II listed building, have a harmful impact on the character and appearance of the Borough High Street Conservation Area and fail to preserve or enhance the setting of the nearby Grade II* listed Remains of Winchester Palace.</p> <p>3. Insufficient supporting documentation and detail has been provided by the applicant to in order to assess any potential harm to the heritage asset that will be caused by the proposed internal works (installation of new partitions) and external works (removal of panels to entrance doors, treatment of new windows).</p>
<p>15/EN/0187 Enforcement type: Unauthorised building works (UBW) WORKS TO LISTED BUILDING</p> <p>Sign-off date 05/06/2015 Subject to detailed Planning Application and LBC</p> <p>Application to follow</p>

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

9. None of relevance

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues for advertisement consent**

10. The main issues to be considered in respect of this application for Advertisement Consent (LBS ref 15/AP/3502) are:
- a) The impact of the signage on the amenity of the area; and
  - b) The impact of the signage on public safety.

#### **Summary of main issues for listed building consent**

11. The main issue to be considered in respect of the application for Listed Building Consent (LBS ref 15/AP/3877) is:
- a) the desirability of preserving the special architectural and historic interest of the Listed Building.

### **Planning policy**

#### National Planning Policy Framework (NPPF)

12. The National planning policy framework (NPPF) was published in March 2012 and establishes the Government's strategy for delivering sustainable development. It is a material consideration in the determination of planning applications.
13. Section 7 of the NPPF sets out a range of guidance relating to good design. In particular, with regard to advertising, paragraph 67 states:

*“Poorly placed adverts can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and orientation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to*

*the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."*

14. Of relevance to the application for Listed Building Consent are:

Section 7 – Requiring good design

Section 12: Conserving and Enhancing the Historic Environment.

London Plan 2015 consolidated with alterations since 2011

15. None relating directly to advertisement consent, but the following are of relevance to the application for Listed Building Consent:

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Policy 7.8: Heritage Assets and Archaeology.

Core Strategy 2011

16. Strategic policy 12 – Design and conservation  
Strategic policy 13 – High environmental standards

Southwark Plan 2007 (July) – saved policies

17. 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.

Policy 3.2 – Protection of amenity

Policy 3.12 – Quality in design

Policy 3.13 – Urban design

Policy 3.16 – Conservation areas

Policy 3.17 – Listed Buildings

Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites

Policy 3.23 – Outdoor advertisements and signage

Policy 5.2 – Transport impacts

### **Summary of consultation responses**

18. For clarity, all responses received to the four associated applications are summarised here. A letter of objection signed by 118 local residents and businesses was received in objection to 15/AP/3504, 15/AP/3505 and 15/AP/3502. The issues raised are also pertinent to 15/AP/3877, which was received and advertised after the petition was received. One additional objector has also stated that they would have signed the petition but were away at the time.

19. Broadly, the issues raised in this letter are as follows:

- The submitted material is incomplete and does not give an accurate representation of the works proposed or those already carried out without permission;

- The advertising application (15/AP/3502) fails to mention seven items of advertising in the public realm (those identified: large coloured doormats, red and blue neon signs towards the rear of the unit but visible from the street, two 'A' frames, use of doors/ facade as display space, three coloured balloons, multi-coloured changing floodlight just inside the western door);
  - The proposals fail to preserve and enhance the Grade II listed building, the Conservation Area, the setting of the Scheduled Ancient Monument and the distinctive local character;
  - The visibility of neon lighting and merchandise displays within the shop would be increased if the louvres are removed;
  - The glass lobby blocks a fire escape;
  - New pipes, flues, vents etc. could be required for ventilation following the removal of the louvres;
  - The signage should be black, not 'heritage red' and its position relative to the arch above the fanlight is uncomfortable;
  - Writing/transfers could be fixed to the windows once the louvres are removed;
  - The hours of operation would result in additional light pollution, noise and anti social behaviour;
  - Customers block the street;
  - Conflict between pedestrians and delivery vans; and
  - The applicant's history of non compliance and the distress caused to residents.
20. Two other objections from residents were also received in response to LBS re 15/AP/3505. These raise similar issues to those in the petition, including:
- The previous non compliance of the applicant;
  - The size, colour and location of the signage; and
  - Failure to preserve or enhance the listed building and character of the local area.
21. One of these objections was also logged in response to 15/AP/3504 and 15/AP/3502. The other also requested that, if consent were to be granted, a condition to forbid any external advertising and display including A-boards and a condition requiring deliveries and servicing to take place between 7am (later at weekends) and 11pm only should be imposed.
22. At the time of writing, two further responses have been received to LBS ref 15/AP/3877. One objection states that the signage proposed is inappropriate for the Listed Building, that it should be black and on a single line. This objector also raised concerns about the quality of the material proposed for the lettering. The other is neutral on the content of the application itself, but raises the issue of the other advertising that is not included in the submitted material.
23. One further objection was received in response to 15/AP/3502 (also stated objection to 15/AP/3504 and 15/AP/3505 as part of this response). This states that the level of

advertising currently employed seriously detracts from the Conservation Area and causes a nuisance/ danger to the public. The signage should be non illuminated and black and the trader should not be allowed to put merchandise or sandwich boards on the street.

24. Southwark Cathedral wrote in objection to LBS ref 15/AP/3504. Their response stated that, whilst they acknowledge that the applicant has made some modifications, they remain concerned about the impact on the historic character of the area and the settings of the cathedral and Winchester Palace. They also expressed concern about the removal of the louvres, explicit merchandising and garish lighting.
25. Southwark Cathedral also wrote in response to 15/AP/3502. This is not an objection, but notes that they remain of the view that the signage should not be illuminated.
26. The Trustees of Borough Market (TBMS) also objected to LBS ref 15/AP/3502, 15/AP/2504 and 15/AP/3505. Broadly, their objections are as follows:
  - The established trader principles are not being upheld;
  - The proposals would harm to the character of the market, listed building, conservation area and setting of Winchester Wharf; and
  - The signage should be limited to one line of lettering.
27. They also requested conditions seeking the following:
  - Details of the proposed method of fixing the signage to the listed building;
  - A sample of the proposed lettering (to ensure that it is not bright red);
  - Prevention of the display of further advertisements within the windows or fanlights; and
  - Prevention of the display of advertisements in front of the property.
28. TBMS noted that, whilst they own the freehold to Winchester Wharf, they do not currently control the leasing of the building.
29. The Port of London Authority responded that they have no objection to the proposal.
30. The Council for British Archaeology responded, stating that the Committee *“had no objections as the proposal would have little or no impact on significance. Clarification of signage was needed and an informative might be appropriate.”* (15/AP/3877)
31. Officer Response: Where material planning considerations relating to the applications under consideration here (LBS ref 15/AP/3502 and 15/AP/3877), the issues raised above are addressed in full in the main body of this report. Where material planning considerations relating to the applications for the removal of the louvres and installation of the glass lobby, (15/AP/3504 and 15/AP/3505) the issues raised above are addressed in full in the main body of the relevant reports.
32. It should be noted that LBS ref 15/AP/3877 was submitted to clarify the impact of the signage on the Listed Building. It is considered that this addresses the concern raised by the Council for British Archaeology.

## **Principle of development**

33. It is recognised that appropriate signage is essential to the economy and to retail use in particular. Saved policy 3.23 Outdoor advertisements and signage states that advertisement consent will be permitted for new signs provided they:
- 19) Do not harm amenity or compromise safety, including security; and
    - ii) Do not obscure highway sightlines and allow the free movement along the public highway by all its users, including people with disabilities especially the visually impaired: and
    - iii) Are designed (including size, type and any illumination) to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area; and
    - iv) Do not cause light pollution.
34. The use of the application property as a retail shop is considered lawful. There is no requirement for planning permission for A3 uses (restaurants and cafes) to change to A1 uses (shops). As such, there are no land use issues associated with the application and no objection in principle to the proposals, subject to compliance with the policies set out above. Furthermore, as a result of this, it is not considered that objections raised in relation to noise, anti social behaviour, transport and servicing associated with the use of the property are material to these applications as the principle is already accepted.

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

35. The Town and Country Planning (Control of Advertisements) Regulations (2007) enables amenity and public safety to be considered in determining applications for advertisement consent. Paragraph 67 of the NPPF also provides guidance and states that 'poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts'.
36. In terms of local policy, strategic policy 12 of the Core Strategy is relevant, and saved policy 3.23 of the Southwark Plan sets out the Council's criteria for determining applications for determining applications for advertisement consent.
37. The proposed signage would take the form of applied letters affixed to the wall above the main entrance to the shop. It would not project from the wall (beyond the depth of the letters and concealed fixings) and would not be illuminated. The top row, reading 'RED BUS SHOP' would be 266mm high and 2604mm long. The bottom row, reading "London Gifts' would be 172mm high and 1338mm long. They would sit comfortably in relation to the other features on the elevation. The letters would be painted 'heritage red'. It is not considered that the signage would harm amenity or compromise safety or security; obscure highway sightlines or prohibit free movement along the public highway; or cause light pollution. Furthermore, the design is considered appropriate within the context of the site.



### **Impact(s) on public safety**

38. The proposed signage would not be illuminated and would be mounted against the wall at a high level. It is therefore not considered that it would result in any harmful impacts on public safety.
39. Additional advertising was noted during a site visit to the application property on 18<sup>th</sup> September 2015. This included two 'A' framed signs, merchandise displayed in the glass lobby and three coloured balloons. These are not shown in the submitted material under consideration here. If the applicant intends to continue to display these forms of advertising, further Advertisement Consent will be required. An informative setting this out has been added to this recommendation. A further informative also notes that the 'A' boards require a licence from the Highways department if they are to protrude into the public highway.

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

40. Paragraph 129 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. It is considered that the significance of Winchester Wharf lies in the building's external facing walls onto the river and Clink Street and internal supporting system, where it survives. The significance of Winchester Wharf also lies in contribution to the street scene as a legible reminder of the area's industrial and trading past. The small quarter of riverside warehousing around Clink Street still retains the characteristics of the 19<sup>th</sup> Century London dockland streets, a narrow street hemmed in by tall building elevations. Warehouse buildings such as Winchester Wharf were built in this way to maximise building areas for storing goods coming off the ships and were simple utilitarian buildings. Despite conversion of Winchester Wharf into a mix of residential and commercial units, the 19<sup>th</sup> century warehouse aesthetic is still discernible, with the central vertical slot originally for the loading doors and the regular pattern of arched window openings still evident.
41. Paragraph 134 of the NPPF states 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."* Due to its relatively modest size and unobtrusive design, it is not considered that the proposed signage would be harmful to the character of the listed building or conservation area. However, in order to ensure that the quality of the materials used and the proposed 'heritage red' colour is appropriate, a condition requiring a sample of the lettering to be approved prior to commencement of works should be imposed. In order to avoid duplication, this condition is only recommended for the Listed Building Consent 15/AP/3877. Subject to satisfactory discharge of this condition, it is considered that the proposed signage would result in less than substantial harm to the significance of the listed building and wider conservation area. In accordance with the NPPF, this would be outweighed by the public benefit of securing the optimum viable use of the ground floor of the listed building as a retail shop.

### **Comparison With the Previously Refused Scheme**

42. The previously refused proposals included two illuminated fascia and hanging signs. Officers were concerned that this created an inappropriate shop front language to the warehouse building. As described above, the number of signs has been reduced to only one and it would not be illuminated. As such, it is considered that the proposals are now acceptable and both Advertisement Consent (15/AP/3502) and Listed Building Consent (15/AP/3877) should be granted.

43. Strategic Policy 12, 'Design and Conservation' of the Southwark Core Strategy, Saved Policy 3.15 'Conservation of the Historic Environment', Saved Policy 3.16 'Conservation Areas', Saved Policy 3.17, 'Listed Buildings' and Saved Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Local Plan all expect development to conserve or enhance the special architectural or historic interest of listed buildings and conservation areas. It is considered that the proposals under consideration would comply with the requirements of these local policies as the special architectural and historic interest of the listed building, the wider Borough High Street Conservation Area and the setting of the Grade II\* Remains of Winchester Palace would be preserved or enhanced. There would be no loss of important historic fabric and the proposed design would relate sensitively to the host building.
44. Southwark's local policies are reinforced by London Plan Policy 7.8, 'Heritage Assets and Archaeology'. It is considered that the works proposed would comply with London Plan Policy 7.8.

#### **Other matters**

45. This application is not CIL liable.

#### **Conclusion on planning issues**

46. It is not considered that the proposed signage would harm amenity or compromise safety or security; obscure highway sightlines or prohibit free movement along the public highway; or cause light pollution. Furthermore, the design is considered appropriate within the context of the site. It would preserve or enhance the special architectural and historic interest of the listed building, the wider Borough High Street Conservation Area and the Grade II\* Remains of Winchester Palace. Any less than substantial harm that would be caused to the heritage significance of these assets would be outweighed by the public benefits of the scheme. As such, it is recommended that both Advertisement Consent and Listed Building Consent should be granted.

#### **Community impact statement**

47. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

#### **Consultations**

48. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1 and 3.

#### **Consultation replies**

49. Details of consultation responses received are set out in Appendix 2 and 4.

#### **Human rights implications**

50. 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.

51. This application has the legitimate aim of altering a listed building. 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.
52. An extension of time until 25 November 2015 was agreed in order to allow the applications to be decided by Planning Sub Committee A.

However, the matter was then deferred for consideration by the Planning Committee on 1 December 2015 as it was felt that the agenda for the meeting of Planning Sub-Committee A on 11 November 2015 was too full.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ADV-1153-2  Application file: 15/AP/3502 and 15/AP/3877  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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 0207 525 7194 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken 15/AP/3502
Appendix 2	Consultation responses received 15/AP/3877
Appendix 3	Consultation undertaken 15/AP/3502
Appendix 4	Consultation responses received 15/AP/3877
Appendix 5	Recommendation 15/AP/3502
Appendix 6	Recommendation 15/AP/3877

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Sarah Parsons, Team Leader, Design and Conservation	
<b>Version</b>	Final	
<b>Dated</b>	19 November 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		19 November 2015

## 15/AP/3502 APPENDIX 1

### Consultation undertaken

**Site notice date:** 11/09/2015

**Press notice date:** 17/09/2015

**Case officer site visit date:** 19/09/2015

**Neighbour consultation letters sent:** 05/10/2015

#### Internal services consulted:

n/a

#### Statutory and non-statutory organisations consulted:

n/a

#### Neighbour and local groups consulted:

Flat 6 Horseshoe Wharf SE1 9FE  
8 Southwark Street London SE1 1TL  
Flat 4 Winchester Wharf 4 Clink Street SE1 9DL

2 Little Winchester Wharf 5 Clink Street SE1 9DL  
Southwark Cathedral London Bridge SE1 9DA  
7 Horseshoe Wharf Apartments 6 Clink Street SE1 9FE

**Re-consultation:** n/a

## 15/AP/3502 APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

None

#### Neighbours and local groups

Flat 4 Winchester Wharf 4 Clink Street SE1 9DL  
Flat 6 Horseshoe Wharf SE1 9FE  
Southwark Cathedral London Bridge SE1 9DA  
2 Little Winchester Wharf 5 Clink Street SE1 9DL  
7 Horseshoe Wharf Apartments 6 Clink Street SE1 9FE  
8 Southwark Street London SE1 1TL

## 15/AP/3877 APPENDIX 3

### Consultation undertaken

**Site notice date:** 09/10/2015

**Press notice date:** 15/10/2015

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

**Neighbour consultation letters sent:** 09/10/2015

#### Internal services consulted:

n/a

#### Statutory and non-statutory organisations consulted:

Council for British Archaeology  
Port of London Authority  
The Georgian Group  
The Victorian Society

#### Neighbour and local groups consulted:

Flat 4 5 Clink Street SE1 9DL  
Studio 1, Clink Wharf, Clink St London SE1 9DG  
Chair, Borough Market Environs Group C/O 18 Great Guildford St SE1 0FD  
7 Horseshoe Wharf Apartments 6 Clink Street SE1 9FE  
Flat 10 Victor Wharf SE1 9DW  
Flat 11 Victor Wharf SE1 9DW  
Flat 12 Victor Wharf SE1 9DW  
Flat 9 Victor Wharf SE1 9DW  
Flat 6 Victor Wharf SE1 9DW  
Flat 7 Victor Wharf SE1 9DW  
Flat 8 Victor Wharf SE1 9DW  
Ground Floor West Winchester Wharf SE1 9DL  
Flat 4 Winchester Wharf SE1 9DL  
  
Unit 1 Victor Wharf SE1 9DW  
Flat 13 Victor Wharf SE1 9DW  
Flat 14 Victor Wharf SE1 9DW  
The Factory Winchester Wharf SE1 9DL  
Flat 5 Victor Wharf SE1 9DW

5 Winchester Wharf 4 Clink Street SE1 9DL  
1 Winchester Wharf 4 Clink Street SE1 9DL  
2 Winchester Wharf 4 Clink Street SE1 9DL  
  
Flat 1 Little Winchester Wharf SE1 9DG  
Flat 3 Little Winchester Wharf SE1 9DG  
Flat 2 Little Winchester Wharf SE1 9DG  
Flat 2 Victor Wharf SE1 9DW  
Flat 3 Victor Wharf SE1 9DW  
Flat 4 Victor Wharf SE1 9DW  
Flat 1 Victor Wharf SE1 9DW  
3 Winchester Wharf 4 Clink Street SE1 9DL  
5 Bolton Street London W1J 8BA  
Bankside Community Space 18 Great Guildford Street SE1 0FD  
2 Little Winchester Wharf 5 Clink Street SE1 9DL  
8 Southwark Street London SE1 1TL  
London Bridge London SE1 9DA  
2 Little Winchester Wharf 5 Clink Street SE1 9DL  
Horseshoe Wharf Clink Street SE1 9FE

**Re-consultation:** n/a

## 15/AP/3877 APPENDIX 4

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

Council for British Archaeology  
Port of London Authority

#### Neighbours and local groups

Flat 2 Little Winchester Wharf SE1 9DG  
Flat 2 Little Winchester Wharf SE1 9DG  
Flat 4 5 Clink Street SE1 9DL  
Horseshoe Wharf Clink Street SE1 9FE  
London Bridge London SE1 9DA  
5 Bolton Street London W1J 8BA  
7 Horseshoe Wharf Apartments 6 Clink Street SE1 9FE  
8 Southwark Street London SE1 1TL