

Item No. 6.2	Classification: Open	Date: 1 December 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Applications 15/AP/3504 for: Full Planning Permission and 15/AP/3505 for: Listed Building Consent Address: RED BUS SHOP (UNIT 1), WINCHESTER WHARF, 4 CLINK STREET, LONDON SE1 9DL Proposal: Removal of louvre panels and replacement with obscured double glazed windows, and removal of louvre panels above the doors to reveal the existing glass fan light		
Ward(s) or groups affected:	Cathedrals		
From:	Sarah Parsons		
Application Start Date 01/09/2015		Application Expiry Date 27/10/2015	
Earliest Decision Date 17/10/2015			

RECOMMENDATION

1. To GRANT planning 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. Planning Consent is sought for the removal of non historic louvres in the two ground floor windows fronting onto Clink Street. Retrospective Planning Consent is sought for the removal of non historic louvres from the fan lights above the two doorways.
6. Running concurrently to this application are three other applications:
 - 15/AP/3505 - Listed Building Consent for removal of non historic louvres and retrospective permission for removal of louvres over doors and installation of a glass lobby;
 - 15/AP/3502 - Advertisement Consent for applied lettering above the main doorway to the shop; and
 - 15/AP/3877 - Listed Building Consent for the applied lettering above the main doorway to the shop.
7. For clarity, this report addresses all of the issues relating to the removal of the louvres and installation of the glass lobby (LBS ref 15/AP/3505 and 15/AP/3504). The issues associated with the advertisement consent and proposed signage are addressed in another report for 15/AP/3502 and 15/AP/3877.

8. Planning history

<p>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.</p> <p>Decision date 22/08/2007 Decision: Granted (GRA)</p>
<p>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</p> <p>Decision date 10/10/2008 Decision: Granted (GRA)</p>
<p>09/EN/0455 Enforcement type: Breach of Condition (BOC) Unauthorised signage (illuminated)</p> <p>Sign-off date 22/12/2009 Sign-off reason: Final closure - breach ceased (FCBC)</p>
<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>

15/AP/0940 Application type: Advertisement Consent (ADV)
Display of x2 illuminated painted signs on external wall and x2 illuminated projecting hanging signs

Decision date 06/05/2015 Decision: Refused (REF)

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.

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).

Decision date 08/05/2015 Decision: Refused (REF)

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.

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).

Decision date 08/05/2015 Decision: Refused (REF)

Reason(s) for refusal:

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.
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.

3. Insufficient supporting documentation and detail has been provided by the applicant 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).

15/EN/0187 Enforcement type: Unauthorised building works (UBW)
WORKS TO LISTED BUILDING

Sign-off date 05/06/2015 Subject to detailed Planning Application and LBC Application to follow

Planning history of adjoining sites

9. None.

KEY ISSUES FOR CONSIDERATION

Summary of main issues for full planning consent

10. The main issues to be considered in respect of the application for Full Planning Consent (LBS ref 15/AP/3504) are:
 - a) The principle of the development in terms of land use and conformity with strategic policies;
 - b) The impact of the development on the amenity of the adjoining properties;
 - c) Design Quality;
 - d) Impact on the Listed Building and Conservation Area; and
 - e) All other relevant material planning considerations.

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/3505) is:
 - a) the desirability of preserving the special architectural and historic interest of the Listed Building.

Planning policy

12. National Planning Policy Framework (the Framework)

Section 7 - Requiring good design

Section 12: Conserving and Enhancing the Historic Environment.

13. London Plan 2015 consolidated with alterations since 2011

Policy 7.4 - Local Character

Policy 7.6 - Architecture
Policy 7.8: Heritage Assets and Archaeology.

14. Core Strategy 2011

Strategic Policy 12: Design and Conservation
Strategic Policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

15. 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.

16. Of relevance are the following Saved Policies:

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 5.2 - Transport Impacts.

Summary of consultation responses

17. 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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.
26. 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;
 - Prevention of the display of advertisements in front of the property.
27. TBMS noted that, whilst they own the freehold to Winchester Wharf, they do not currently control the leasing of the building.
28. The Port of London Authority responded that they have no objection to the proposal. (15/AP/3877)
29. 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."*
30. Officer Response: Where material planning considerations relating to the applications under consideration here (LBS ref 15/AP/3504 and 15/AP/3505), the issues raised above are addressed in full in the main body of this report. Where material planning considerations relating to the applications for advertisement consent and signage (15/AP/3502 and 15/AP/3877) the issues raised above are addressed in full in the main body of the relevant reports.
31. 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

32. 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

33. Saved Policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of

amenity for existing and future occupiers. This includes privacy, outlook, daylight and sunlight. The area surrounding the application property is mixed in nature, characterised by buildings with commercial premises at ground floor and residential units above. It is not considered that the proposals under consideration would result in any unacceptably harmful impacts on the privacy, outlook, daylight or sunlight of residents surrounding the site.

Transport issues

34. There are no transport issues associated with the proposals under consideration. Although residents note conflict between servicing vehicles and pedestrians in their consultation responses, this would not be affected by the proposals under consideration.
35. Whilst not forming a part of the works for which consent is sought, issues relating to the 'A' boards currently displayed in the street are addressed in the concurrent report on the application for advertisement consent (15/AP/3502).

Design issues

36. The pertinent design issues to these applications relate to the impact of the proposals on the listed building and wider conservation area. They are addressed below. The design issues relating to the proposed signage are addressed in the report on the applications for the signage (15/AP/3502 and 15/AP/3877).

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

37. 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 19th 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 19th 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.
38. 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.*" It is considered that the proposals under consideration would result in less than substantial harm and that this would be outweighed by the public benefit of securing the optimum viable use of the listed building as a retail shop. As such, the proposals are considered to comply with the NPPF. This is discussed in detail below.
39. The proposals under consideration include the removal of non historic louvres from the existing window openings and the removal of non historic louvres from the fanlights above doors on the Clink Street elevation. In place of the louvres in the existing window openings, new hardwood double glazed windows would be installed to match those in the flats above. It is noted that the louvres to the fanlights have already been removed, so this aspect of the proposal is retrospective. Unlike the

previously refused application, the size of the openings would remain as existing, thus negating previous concerns that the composition of the elevation would become unbalanced. Furthermore, the window to the left would be obscure glazed. This would negate previous concerns about the internal walls and WC being visible from the street.

40. The removal of the louvres is proposed in order to increase daylight in the shop. The applicant has not shown any additional internal illumination, signage or merchandising in these windows. It is therefore assumed that they would be left clear in order to allow extra daylight into the shop. The proposal to use obscure glazing to the left hand window also means that the use of this window for display of merchandising is unlikely. An informative has been added to the recommendation stating that if these windows are to be used for advertising purposes, including the display of merchandising, signage or illumination, further advertisement consent would be required. As such, it is considered that the proposed alterations are acceptable as they would not harm the aesthetic value, special interest, character or appearance of the listed building.
41. Double glazing is not normally considered acceptable in listed buildings as it alters the profile of the windows and is therefore considered to cause harm. In this specific case however, the proposal is to install windows that match those on the upper floors and thereby enhance the overall cohesion of the building. It is therefore considered that, in this case, subject to the design of the windows matching those on the upper floors exactly (with the exception of obscure glazing), double glazing would be acceptable. This should be controlled by a compliance condition.
42. In the consultation responses received, concern was raised about the potential need for pipes, ducts, flues etc. in order to ventilate the shop and WC following the removal of the louvres. As none are shown on the drawings, a compliance condition is recommended stating that no new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by this Local Planning Authority in writing before commencement of the works on site.

Retrospective Works : Internal Fit Out and Glass Lobby

43. Also shown on the application drawings are the works that have already been carried out to strip out and replace the previous Starbucks fit out of the unit and to install a glass lobby inside the existing left hand door.
44. Officers are satisfied that the strip out of the Starbucks fit out did not affect any features of architectural or historic significance and therefore does not require Listed Building Consent. The work as carried out was inspected by a Design and Conservation Officer on 18th September 2015 and deemed satisfactory.
45. The glass lobby is attached to historic fabric and does impact on the perception of the plan form of the building. As such, it is considered that it does require Listed Building Consent. The lobby is necessary for the functional operation of the shop in order to overcome security concerns whilst allowing light into the unit. It is considered that, given the transparent nature of the lobby and the light touch of the fittings to the historic fabric, whilst the glass lobby does result in less than substantial harm to the heritage significance of the listed building, this is outweighed by the public benefits of enhancing the operation of the shop. The application drawings do not show any lighting, signage or merchandise displays within this lobby. This too would require further advertisement consent, and is noted in the informative described above. The existing external doors would be retained in situ and shut when the shop is closed. As such, retrospective listed building consent for these reversible works should be granted.

46. In their response to the application, residents note that this lobby obstructs a fire escape from the shop. However, as this is an internal change to the unit the only material planning considerations taken into account here are the impact on the special architectural and historic interest of the listed building.

Comparison With the Previously Refused Scheme:

47. The proposals currently under consideration have been substantially simplified when compared with those that were previously refused. The main elements of concern previously, including the reintroduction of an opening, changes to the size of existing openings and the installation of two glazed canopies have been removed. It is therefore considered that the proposals are now acceptable and both Planning Consent (15/AP/3504) and Listed Building Consent (15/AP/3505) should be granted.

Local Policies

48. 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.
49. 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.

Archaeology

50. Winchester Wharf is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The former warehouse stands within the Scheduled Monument of Remains of Winchester Palace, Clink Street and Waterfront. This scheduled monument covers the remains of the medieval palace of the Bishops of Winchester. The scheduled monument also covers the remains of a major Roman palatial or administrative building that occupies much of the area of the medieval palace. The proposed works for this application concern the fabric of the listed building and would have no impact upon buried archaeological remains.

Planning obligations (S.106 undertaking or agreement)

51. This application is not CIL liable.

Conclusion on planning issues

52. The proposals under consideration would have no harmful impact on the amenity of surrounding occupiers. They 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 allowing the optimum use of the ground floor. As

such, it is recommended that both full planning permission and listed building consent should be granted.

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.

Consultations

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

Consultation replies

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

Human rights implications

56. 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.
57. 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.
58. An extension of time until 25th November has been 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/1153-4 Application file: 15/AP/3504 & 15/AP/3505 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 7194 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken 15/AP/3504
Appendix 2	Consultation responses received 15/AP/3504
Appendix 3	Consultation undertaken 15/AP/3505
Appendix 4	Consultation responses received 15/AP/3505
Appendix 5	Recommendation 15/AP/3504
Appendix 6	Recommendation 15/AP/3505

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Sarah Parsons, Team Leader, Design and Conservation	
Version	Final	
Dated	19 November 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
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
Date final report sent to Constitutional Team	19 November 2015	

15/AP/3504 APPENDIX 1

Consultation undertaken

Site notice date: 18/09/2015

Press notice date: 24/09/2015

Case officer site visit date: 18/09/2015

Neighbour consultation letters sent: 18/09/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

Port of London Authority

Neighbour and local groups consulted:

Chair, Borough Market Environs Group C/O 18 Great Guildford St SE1 0FD	5 Winchester Wharf 4 Clink Street SE1 9DL
7 Horseshoe Wharf Wharf Apartments SE1 9FE	1 Winchester Wharf 4 Clink Street SE1 9DL
Flat 10 Victor Wharf SE1 9DW	2 Winchester Wharf 4 Clink Street SE1 9DL
Flat 11 Victor Wharf SE1 9DW	Flat 1 Little Winchester Wharf SE1 9DG
Flat 12 Victor Wharf SE1 9DW	Flat 3 Little Winchester Wharf SE1 9DG
Flat 9 Victor Wharf SE1 9DW	Flat 2 Little Winchester Wharf SE1 9DG
Flat 6 Victor Wharf SE1 9DW	Flat 2 Victor Wharf SE1 9DW
Flat 7 Victor Wharf SE1 9DW	Flat 3 Victor Wharf SE1 9DW
Flat 8 Victor Wharf SE1 9DW	Flat 4 Victor Wharf SE1 9DW
Ground Floor West Winchester Wharf SE1 9DL	Flat 1 Victor Wharf SE1 9DW
Flat 4 Winchester Wharf SE1 9DL	3 Winchester Wharf 4 Clink Street SE1 9DL
Unit 1 Victor Wharf SE1 9DW	4 Winchester Wharf 4 Clink Street SE1 9DL
Flat 13 Victor Wharf SE1 9DW	Bankside Community Space 18 Great Guildford Street SE1 0FD
Flat 14 Victor Wharf SE1 9DW	2 Little Winchester Wharf 5 Clink Street SE1 9DL
The Factory Winchester Wharf SE1 9DL	8 Southwark Street London SE1 1TL
Flat 5 Victor Wharf SE1 9DW	London Bridge London SE1 9DA
	Southwark Cathedral London Bridge SE1 9DA

Re-consultation: n/a

15/AP/3504 APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Flat 4 Winchester Wharf SE1 9DL
Southwark Cathedral London Bridge SE1 9DA
2 Little Winchester Wharf 5 Clink Street SE1 9DL

15/AP/3505 APPENDIX 3

Consultation undertaken

Site notice date: 11/09/2015

Press notice date: 10/09/2015

Case officer site visit date: 18/09/2015

Neighbour consultation letters sent: 10/09/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

Council for British Archaeology
Port of London Authority
The Victorian Society

Neighbour and local groups consulted:

Chair, Borough Market Environs Group	1 Winchester Wharf 4 Clink Street SE1 9DL
C/O 18 Great Guildford St SE1 0FD	
7 Horseshoe Wharf Apartments 6 Clink Street SE1 9FE	2 Winchester Wharf 4 Clink Street SE1 9DL
Flat 10 Victor Wharf SE1 9DW	Flat 1 Little Winchester Wharf SE1 9DG
Flat 11 Victor Wharf SE1 9DW	Flat 3 Little Winchester Wharf SE1 9DG
Flat 12 Victor Wharf SE1 9DW	Flat 2 Little Winchester Wharf SE1 9DG
Flat 9 Victor Wharf SE1 9DW	Flat 2 Victor Wharf SE1 9DW
Flat 6 Victor Wharf SE1 9DW	Flat 3 Victor Wharf SE1 9DW
Flat 7 Victor Wharf SE1 9DW	Flat 4 Victor Wharf SE1 9DW
Flat 8 Victor Wharf SE1 9DW	Flat 1 Victor Wharf SE1 9DW
Ground Floor West Winchester Wharf SE1 9DL	3 Winchester Wharf 4 Clink Street SE1 9DL
Flat 4 Winchester Wharf SE1 9DL	4 Winchester Wharf 4 Clink Street SE1 9DL
Unit 1 Victor Wharf SE1 9DW	Bankside Community Space 18 Great Guildford Street SE1 0FD
Flat 13 Victor Wharf SE1 9DW	2 Little Winchester Wharf 5 Clink Street SE1 9DL
Flat 14 Victor Wharf SE1 9DW	8 Southwark Street London SE1 1TL
The Factory Winchester Wharf SE1 9DL	London Bridge London SE1 9DA
Flat 5 Victor Wharf SE1 9DW	2 Little Winchester Wharf 5 Clink Street SE1 9DL
5 Winchester Wharf 4 Clink Street SE1 9DL	Studio 1, Clink Wharf, Clink St London SE1 9DG

Re-consultation: n/a

15/AP/ 3505 APPENDIX 4

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Council for British Archaeology

Neighbours and local groups

Flat 4 Winchester Wharf SE1 9DL
Studio 1, Clink Wharf, Clink St London SE1 9DG
2 Little Winchester Wharf 5 Clink Street SE1 9DL