

Item No. 5.1	Classification: Open	Date: 15 December 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 15/AP/3857 for: S.73 Vary/remove conds/minor alterations Address: SEA CONTAINERS HOUSE, UPPER GROUND, LONDON SE1 9PD Proposal: Variation of Condition 14 of planning permission 14/AP/3111 to extend the opening hours of the hotel bars and restaurant to any guest who is not staying at the hotel from: - 07:00 to 23:30 on any day to: 07:00 to 01:00 on Monday to Wednesday 07:00 to 01:30 on Thursday to Saturday and 07:00 to 00:30 on Sunday.		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 24/09/2015		Application Expiry Date 24/12/2015	
Earliest Decision Date 25/10/2015			

RECOMMENDATION

1. That planning permission is granted, allowing the extended opening hours to be made permanent.

BACKGROUND INFORMATION

2. Members will recall an application heard from the Mondrian Hotel in December last year, to extend the opening hours for their bars and restaurants. There were a number of objections (27 received, with a further 12 following re-consultation) from residents in Rennie Court, River Court and the Oxo Tower, objecting to the extended hours because of concerns over noise and disturbance. The extended hours were granted for a temporary period of one year, to allow for a review at the end of the period to check whether the hotel's management systems had been able to satisfactorily control noise levels and protect amenity. The temporary period ends on 8 January 2016, and accordingly, this current application has been submitted to make the extended hours permanent.

Site location and description

3. Sea Containers House is a large T-shaped building which fronts onto the Thames Path to the north and to Upper Ground to the south. The building has recently undergone substantial refurbishment and extension and now operates as a mixed use building comprising offices, a hotel and some retail use. The hotel is of the 'Mondrian' brand and opened in October 2014.

4. The hotel contains a ground floor restaurant ("Sea Containers") and two bars. The restaurant fronts onto the Thames Path. The ground floor bar is called the 'Dandelyan Bar' and also fronts onto the Thames Path. The 12th floor bar is called the 'Rumpus Room' and is located on the eastern wing of the building. This bar also has an external terrace area.
5. Rennie Court, a flatted residential block, lies to the south-east of the site, across Upper Ground. River Court, another residential block, lies to the immediate east. The Oxo Tower to the west also contains some residential units.
6. Many of the surrounding sites have been granted planning permission for substantial office and residential developments including at Kings Reach Tower (now known as South Bank Tower), 1 & 20 Blackfriars Road and Sampson and Ludgate House.
7. The site is located in an area of high public transport accessibility. The south entrance to the Blackfriars Thameslink station is 100m away and Southwark, Blackfriars and Waterloo stations are within a 10 minute walk. In addition, there are many bus services in the locality.

Details of proposal

8. The original permission (reference 11/AP/1955) limited opening hours of the restaurant and bars until 23:30 hours every day.
9. The permission issued on 9 January 2015 (reference 14/AP/3111) granted extended opening hours for one year only and allowed:-
 - 07:00 to 01:00 on Monday to Wednesday
 - 07:00 to 01:30 on Thursday to Saturday and
 - 07:00 to 00:30 on Sunday.
10. This current application has therefore been made since permission for the extended hours is due to expire and the applicant is seeking to make them permanent.

11. Planning history

<p>11/AP/1955 Application type: Full Planning Permission (FUL) Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above; refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bedroom hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant (Class A3), cafe (Class A3), service (Class A2) and retail uses (Class A1) together with new service bay, landscaping, new access arrangements and associated car and cycle parking.</p> <p>Decision date 24/11/2011 Decision: Granted with Legal Agreement (GWLA)</p>
<p>14/AP/3111 Application type: S.73 Vary/remove conds/minor alterations (VAR) Variation of Condition 18 relating to hotel bar and restaurant opening hours (new condition 14) of planning permission 11-AP-1955 (granted in 2011 for the change of</p>

use to a hotel plus erection of a new building in the servicing area), to revise the opening hours of the hotel bars and restaurant to any guest who is not staying at the hotel from:

- 07:00 to 23:30 hours on any day

to:

- 07:00 to 01:00 on Monday to Wednesday, 07:00 to 01:30 on Thursday to Saturday and 07:00 to 00:30 on Sunday, for a temporary period of one year.

Decision date 09/01/2015 Decision: Granted for Limited Period (GFLP)

12. Planning history of adjoining sites

1 Blackfriars Road 12/AP/1784 Application type: Full Planning Permission (FUL)

Erection of three buildings (a 50 storey tower plus basement levels to a maximum height 170m Above Ordnance Datum (AOD), a 6 storey building - 'The Rennie Street Building', and a 4 storey building - 'The Podium Building') which together provide a mixed use development totalling 74,905sqm gross external area comprising: 11,267sqm of Class C1 use (hotel); 52,674sqm of Class C3 use (up to 274 flats); 1,316sqm of retail uses (Class A1 to A5); and 9,648sqm of basement, ancillary plant, servicing and car parking with associated public open space and landscaping.

Decision date 14/12/2012 Decision: Granted with Legal Agreement (GWLA)

A condition was attached to the permission limiting opening hours of the hotel restaurant and bar until 23:30 hours every day.

Kings Reach Tower 11/AP/1071 Application type: Full Planning Permission (FUL)

Refurbishment and re-cladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use [132.2m AOD to top of core] and change of use of floors 11 to 30 of the tower from offices to residential [to provide a total of 173 flats]; erection of a series of extensions and additions for office use including the erection of a ten storey infill atrium building between the tower and T shaped podium, erection of a part one, part three storey roof extension to the podium building and a series of other extensions to the north, east and west of the podium building to accommodate plant and stair cores.

Creation of retail (Class A1, A2, A3 and A4) space, pool and gym (Class D2) on the ground floor, provision of new and refurbished landscaping, plant and equipment, formation of new accesses, including formation of a new pedestrian route linking Stamford Street to Upper Ground, and public realm improvements.

Decision date 04/10/2011 Decision: Granted with Legal Agreement (GWLA)

A condition was attached to the permission limiting opening hours of the Class A3 (cafes and restaurants) and Class A4 (drinking establishments) uses until 23:00 hours Mondays to Saturdays and 22:30 hours on Sundays.

Wedge House, 32-40 Blackfriars Road [The Hoxton Hotel] 15/AP/0237 Application type: Full Planning Permission (FUL)

Redevelopment of land and buildings to provide a part 7, part 12, part 14 storey building plus basement, ground and mezzanine levels, comprising office (Class B1) and hotel (Class C1) with ancillary cafe/bar/restaurant and other associated supporting facilities, ancillary plant, servicing, and cycle parking and associated highway and public realm improvements.

Decision date: 09/06/2015 Decision: Granted with Legal Agreement (GWLA)

A condition was attached to the permission preventing use of the roof top external terrace after 22:00 hours.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
- a) the principle of development, including conformity with all relevant policies, including appropriate uses and activity in town centres and the central activity zone;
 - b) the impact on residential amenity; and
 - c) transport issues

Planning policy

14. The site lies within the Borough and Bankside district town centre, the central activities zone, the strategic cultural area and the Bankside, Borough and London Bridge opportunity area and has a public transport accessibility level (PTAL) of 6.

National Planning Policy Framework (the Framework)

Section 1 'Building a strong, competitive economy'

Section 2 'Ensuring the vitality of town centres'

London Plan July 2015

Policy 2.15 Town centres

Policy 7.15 Reducing noise and enhancing soundscapes

Core Strategy 2011

Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport

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.

Policy 1.12 Hotels and other visitor accommodation
Policy 3.1 Environmental effects
Policy 3.2 Protection of amenity
Policy 5.2 Transport impacts
Policy 5.3 Walking and cycling

Supplementary Planning Documents
Blackfriars Road SPD 2014

Principle of development

16. Permission was granted for extended opening hours for the hotels bars and restaurants for a temporary period of one year; the opening hours only restrict non staying customers, hotel guests can use the bars and restaurants outside of these hours. In determining the application, regard was attached to the impact on adjoining residential amenities, whilst balancing the needs of the hotel as a business, and the location within the central activities zone. Although the application at that time sought a permanent extension of the hours, the extended hours were granted for a temporary period of one year only, in order for the council to monitor the impact on the amenity of nearby residents and the effectiveness of the submitted noise management and dispersal plan. As it has been almost a year since the extended hours were granted, the temporary period is due to lapse, and the hotel operator has sought permission for the extended hours to be made permanent. A key consideration is therefore whether the hotel's practices and management regime have allowed the extended hours to operate without significantly compromising residential amenities from noise and disturbance.

Environmental impact assessment

17. Not required with the scale and nature of the development proposed.

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

18. Policy 7.15 'Reducing noise and enhancing soundscapes' of the London Plan 2015 states that development proposals should seek to manage noise by avoiding significant adverse noise impacts on health and quality of life. Saved policy 3.2 'Protection of amenity' of the Southwark Plan states that planning permission will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.
19. The condition currently allows opening of the hotel bars and restaurant to non-staying customers of the hotel until 07:00 to 01:00 on Monday to Wednesday, 07:00 to 01:30 on Thursday to Saturday and 07:00 to 00:30 on Sunday. It is open to staying guests beyond these hours without limitation other than through licensing.

Premises Licence

20. A premises licence was granted by the council's licensing team on 27 November 2013 to allow opening of the hotel bars and restaurant from 07:00 and 03:00 hours every day. The application was assessed by the licensing team specifically in relation to the 'prevention of public nuisance' licensing objective. A series of measures were included as part of the application such as a 'noise management plan'. It should be

noted that the criteria and objectives for the licensing and planning regimes are different and there is not always consistency on hours of operation between the two regimes. A licence could be subject to review in the event that complaints or breaches are reported. Planning conditions limiting hours of use would usually be permanent.

Opening hours of nearby public houses and bars

21. In terms of opening times of nearby drinking establishments, the Doggett's public house at 1 Blackfriars Bridge has a licence to allow opening until 23:30 hours Mondays to Wednesdays, until 00:30 Thursdays to Saturdays and 23:00 on Sundays.
22. The Oxo Tower Bar and Brasserie to the west of the site has a licence to allow opening until 23:00 hours Mondays to Thursdays, until midnight on Fridays and Saturdays and until 22:30 on Sundays.
23. In the planning permission for the development at 1 Blackfriars Road, a condition was attached limiting the hours of opening for the hotel restaurant and bar until 23:30 hours every day. The development is under construction, but the hotel is not yet operational.
24. The applicant has also referred to other hotels in Southwark which have late opening hours, including the More London Hilton (02:00) and Shangri-La at the Shard (24 hour license). The Hoxton Hotel planned for 32-40 Blackfriars Road does not have any planning restriction on hours other than for the external terraces (until 22:00). This hotel is not yet open.

Noise

25. A total of nine objections have been received from residents and from the Deputy Chair of Kings Reach Management Flats Ltd, objecting to late night noise from customers leaving the hotel, taxi noise and to a lesser extent music from the roof top bar. There is also concern about precedent for other bars and hotels in the area, including that granted at No. 1 Blackfriars. A low number of complaints (a total of two) were received by the council's environmental protection team since the extended hours were granted; it may be assumed that the numbers are low because the incidents are short, lasting a few minutes whilst customers leave in a taxi, or make their way to Blackfriars Road, rather than protracted noisy events.
26. A noise log has also been submitted by residents, who have recorded a total of nine entries (from a period starting February 2015 and ending September 2015) relating to a number of noisy incidents including noise from customers leaving, young women screaming, and loud music from the roof top bar. In relation to loud music from the roof top bar, the hotel has advised that it now keeps the external doors closed whilst amplified music is playing. The security team ushered the young group back into the controlled lobby whilst their taxi arrived. From the log, it seems that most of the incidences were relatively short in duration.
27. Since the extended hours were granted, it is clear that the hotel have put some effective management systems in place, with security patrols, managing customers inside the hotel whilst their taxi arrives, directing customers to authorised smoking areas, encouraging customers to leave via the Thames Path and also offering regular monitoring group meetings where residents are invited to attend. It is also evident from email correspondence that the hotel has been keeping in direct contact with the

residents, replying to emails and investigating issues and queries promptly. It is therefore considered that the hotel's management of the dispersal of non resident guests has been effective. New CCTV enforcement cameras have been installed over the taxi rank on Upper Ground and this has helped the hotel in moving on unauthorised vehicles in the taxi rank.

28. In terms of size, the maximum licensed capacity of the ground floor restaurant and bar is 1,000 and the 12th floor bar is 300 (total 1,300 guests) although it is accepted that they would not be at this capacity most of the time, and not all customers would stay until the closing time. In addition, some of the customers would be those that are staying at the hotel and so would not be leaving the hotel at the end of the night, but the numbers provide a useful indication of scale. The hotel itself has 358 bedrooms.
29. The hotel has been very successful since its opening last year, and is keen to capitalise on its location close to the heart of London and allow customers to continue to stay for longer periods. In determining acceptable permanent opening hours, there needs to be an appropriate balance between the needs of the business, and its location in a central part of London, and the protection of amenity for surrounding residents. It is relevant that the site lies within the Bankside, Borough and London Bridge district town centre, which includes a mix of uses including retail and offices as well as residential uses and in granting planning permission it was accepted that this an appropriate location for a hotel.
30. All nine of the objections responded to the application with concerns over late night noise, however, some of these refer to an 'extension of operating hours', which indicates that these residents may not realise that the hotel is already open at the extended hours and the application is to make the current hours permanent. Measured over the period of almost a year, it is clear from the submitted noise log that the opening hours have not caused a significant loss to residential amenities. The incidents that have taken place are short in nature and have been resolved quickly and promptly. The hotel's active management procedures are considered to have effectively dealt with complaints and issues. It is therefore considered that the extended opening hours can continue to operate in a responsible manner, maintaining the objectives of the planning condition and the premises license. In conclusion, since the extended hours have operated with limited adverse impact during the course of the year it is recommended that the hours be made permanent. It is recommended that the noise management plan continue to be secured by planning condition to ensure the management policies and procedures continue to remain in place. The council's environmental protection team have not objected to the application.

Transport issues

31. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions.
32. The hotel is well served by public transport with a public transport accessibility level (PTAL) of 6a (high). The local tube stations at Blackfriars, Waterloo and Southwark are due to run all night at the weekends subject to agreement being reached with Transport for London. Late night bus services operate from Blackfriars Road and Stamford Street. In addition, there is a taxi bay on Upper Ground which can be used for picking up guests at the end of the night.
33. Accordingly, the extended opening hours are not considered to result in any adverse

highway conditions and there are a number of options for guests to make their way home.

Planning obligations (S.106 undertaking or agreement)

34. The legal agreement relating to the main planning application (11/AP/1955) contains a clause ensuring that all obligations and provisions are carried forward to any new section 73 permission that is issued. Since this is a section 73 application, all of the terms and provisions contained within the legal agreement would continue to be in force in the event that planning permission is granted.

Other matters

35. Although this is an s73 application to vary a condition, it relates to hours of use only with no uplift in floorspace therefore no CIL payment is due in this instance.

Conclusion on planning issues

36. The recommendation is that the extended hours be made permanent. The hotel has demonstrated that their management regime has been successful in managing disturbances to a minimum. Whilst there have been incidences of noisy behaviour, these are considered to be brief, infrequent and isolated and do not highlight any wider management issue with the hotel operation. The recommended hours would offer additional benefits for the hotel, and recognise the location in the district town centre and central activities zone (CAZ), whilst striking an appropriate balance with reasonable protection of amenity for local residents. It is recommended that a condition be attached to the permission requiring the on-going operation of the agreed noise management plan.

Community impact statement

37. 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

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

Consultation replies

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

Summary of consultation responses

8 objections received from the residents of Rennie Court and the Oxo Tower, on the following grounds:

- noise and disturbance to residents, when customers are leaving the bars;
- noise from music being played at the roof top bar;
- increase in traffic and congestion on Upper Ground;
- no effective systems in place to deal with the noise disturbances;
- will set a precedent for other local bars and hotels
- increase in vandalism and graffiti since the hotel has been in use;
- impacts on sleep with some residents needing to be up early for school or work
- impact on physical and mental health

Deputy Chair of the Kings Reach Flats Management Limited: Objects

40. A record has been kept of the noisy events that have taken place since permission for the extended hours was granted, with a total of 12 entries on the log relating to noise from guests leaving and music coming from the roof top bar. Local residents were happy with the hours originally recommended by officers (until midnight Monday to Thursday, 0100 Friday and Saturday and until 2330 on Sunday). [Video footage of a music event at the rooftop bar was also sent in].

Environmental Protection Team

41. Recommend approval. Application reference 14/AP/3111 allowed extended hours for a temporary period of one year only, in order for the council to monitor the impact on the amenity of nearby residents and the effectiveness of the operator's Noise Management and Dispersal plan. Since then, the Noise & Nuisance Team have received two complaints from the same complainant back to back on the afternoon on 27 June 2015. The resident complained of loud music noise coming from the roof bar at the Mondrian at 15:35 and at 16:12, and when a noise officer called back it was confirmed the disturbance had stopped.
42. If problems with these extended hours do occur in future, then measures within the Licensing Act 2003 are available to review Mondrian's premises licence if necessary. Any premises license holder that regularly (rather than occasionally) fails to meet one or more of the 4 licensing objectives can be called, by either one of the responsible authorities or local residents, to a license review. Even if this planning application is granted, the license review process is available to both residents and environmental protection officers should problems occur in future. The environmental protection team therefore have no objections to the hours outlined within the proposal description above becoming permanent.

Human rights implications

43. 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.
44. This application has the legitimate aim of extending the hours of opening for the hotel bars and restaurant. 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/1227-22 Application file: 15/AP/3857 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5513 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	Kiran Chauhan, Team Leader Majors	
Version	Final	
Dated	1 December 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		3 December 2015

APPENDIX 1

Consultation undertaken

Site notice date: 02/10/2015

Press notice date: 01/10/2015

Case officer site visit date: n/a

Neighbour consultation letters sent: 02/10/2015

Internal services consulted:

EH & TS Licensing Unit
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

Greater London Authority

Neighbour and local groups consulted:

Unit 115 Oxo Tower Wharf SE1 9PH	Flat 28 Rennie Court SE1 9LP
Unit 111 Oxo Tower Wharf SE1 9PH	Flat 27 Rennie Court SE1 9LP
Unit 117 Oxo Tower Wharf SE1 9PH	Flat 3 Rennie Court SE1 9LP
Unit 122 Oxo Tower Wharf SE1 9PH	Flat 32 Rennie Court SE1 9LP
Unit 120 And Unit 121 Oxo Tower Wharf SE1 9PH	Flat 31 Rennie Court SE1 9LP
Unit 118 And Unit 119 Oxo Tower Wharf SE1 9PH	Flat 30 Rennie Court SE1 9LP
Unit 103 Oxo Tower Wharf SE1 9PH	Flat 22 Rennie Court SE1 9LP
Unit 102 Oxo Tower Wharf SE1 9PH	Flat 21 Rennie Court SE1 9LP
Unit 101 Oxo Tower Wharf SE1 9PH	Flat 20 Rennie Court SE1 9LP
Unit 106 Oxo Tower Wharf SE1 9PH	Flat 23 Rennie Court SE1 9LP
Unit 110 Oxo Tower Wharf SE1 9PH	Flat 26 Rennie Court SE1 9LP
Unit 109 Oxo Tower Wharf SE1 9PH	Flat 25 Rennie Court SE1 9LP
Unit 108 Oxo Tower Wharf SE1 9PH	Flat 24 Rennie Court SE1 9LP
Unit 201 And Unit 202 Oxo Tower Wharf SE1 9PH	Flat 33 Rennie Court SE1 9LP
Flat 506 Oxo Tower Wharf SE1 9GY	Flat 42 Rennie Court SE1 9LP
Flat 505 Oxo Tower Wharf SE1 9GY	Flat 41 Rennie Court SE1 9LP
Flat 504 Oxo Tower Wharf SE1 9GY	Flat 40 Rennie Court SE1 9LP
Flat 507 Oxo Tower Wharf SE1 9GY	Flat 43 Rennie Court SE1 9LP
Flat 510 Oxo Tower Wharf SE1 9GY	Flat 46 Rennie Court SE1 9LP
Flat 509 Oxo Tower Wharf SE1 9GY	Flat 45 Rennie Court SE1 9LP
Flat 508 Oxo Tower Wharf SE1 9GY	Flat 44 Rennie Court SE1 9LP
Unit 208 Oxo Tower Wharf SE1 9PH	Flat 36 Rennie Court SE1 9LP
Unit 207 Oxo Tower Wharf SE1 9PH	Flat 35 Rennie Court SE1 9LP
Unit 204 Oxo Tower Wharf SE1 9PH	Flat 34 Rennie Court SE1 9LP
Unit 209 Oxo Tower Wharf SE1 9PH	Flat 37 Rennie Court SE1 9LP
Flat 503 Oxo Tower Wharf SE1 9GY	Flat 4 Rennie Court SE1 9LP
Flat 502 Oxo Tower Wharf SE1 9GY	Flat 39 Rennie Court SE1 9LP
Flat 501 Oxo Tower Wharf SE1 9GY	Flat 38 Rennie Court SE1 9LP
G11 Oxo Tower Wharf SE1 9PH	Flat 2 Rennie Court SE1 9LP
Flat 311 Oxo Tower Wharf SE1 9GY	Unit 305 To 305a Enterprise House SE1 9PG
Flat 310 Oxo Tower Wharf SE1 9GY	And 14 11-11a Enterprise House SE1 9PQ
Flat 309 Oxo Tower Wharf SE1 9GY	Unit 112 To 113 Oxo Tower Wharf SE1 9PH
Flat 312 Oxo Tower Wharf SE1 9GY	Unit 8 Basement Enterprise House SE1 9PQ
Flat 315 Oxo Tower Wharf SE1 9GY	Unit 502 Enterprise House SE1 9PG
Flat 314 Oxo Tower Wharf SE1 9GY	Unit 501 Enterprise House SE1 9PG

Flat 313 Oxo Tower Wharf SE1 9GY
Flat 304 Oxo Tower Wharf SE1 9GY
Flat 303 Oxo Tower Wharf SE1 9GY
Flat 302 Oxo Tower Wharf SE1 9GY
Flat 305 Oxo Tower Wharf SE1 9GY
Flat 308 Oxo Tower Wharf SE1 9GY
Flat 307 Oxo Tower Wharf SE1 9GY
Flat 306 Oxo Tower Wharf SE1 9GY
Flat 401 Oxo Tower Wharf SE1 9GY
Flat 411 Oxo Tower Wharf SE1 9GY
Flat 410 Oxo Tower Wharf SE1 9GY
Flat 409 Oxo Tower Wharf SE1 9GY
Flat 412 Oxo Tower Wharf SE1 9GY
Flat 415 Oxo Tower Wharf SE1 9GY
Flat 414 Oxo Tower Wharf SE1 9GY
Flat 413 Oxo Tower Wharf SE1 9GY
Flat 404 Oxo Tower Wharf SE1 9GY
Flat 403 Oxo Tower Wharf SE1 9GY
Flat 402 Oxo Tower Wharf SE1 9GY
Flat 405 Oxo Tower Wharf SE1 9GY
Flat 408 Oxo Tower Wharf SE1 9GY
Flat 407 Oxo Tower Wharf SE1 9GY
Flat 406 Oxo Tower Wharf SE1 9GY
Flat 511 Oxo Tower Wharf SE1 9GY
Unit 104 Oxo Tower Wharf SE1 9PH
Bargehouse Oxo Tower Wharf SE1 9PH
Unit 107 Oxo Tower Wharf SE1 9PH
Unit 114 Oxo Tower Wharf SE1 9PH
Unit 210 Oxo Tower Wharf SE1 9PH
Unit 105 Oxo Tower Wharf SE1 9PH
G1 And G12 Oxo Tower Wharf SE1 9PH
Flat 712 Oxo Tower Wharf SE1 9GY
Flat 711 Oxo Tower Wharf SE1 9GY
Flat 710 Oxo Tower Wharf SE1 9GY
Flat 713 Oxo Tower Wharf SE1 9GY
Flat 716 Oxo Tower Wharf SE1 9GY
Flat 715 Oxo Tower Wharf SE1 9GY
Flat 714 Oxo Tower Wharf SE1 9GY
Unit 211 Oxo Tower Wharf SE1 9PH
Unit 203 Enterprise House SE1 9PG
Unit 10 Enterprise House SE1 9PQ
9 Enterprise House 59-65 Upper Ground SE1 9PQ
Unit 204 Enterprise House SE1 9PG
Unit B2 Enterprise House SE1 9PQ
Unit B1 Enterprise House SE1 9PQ
15 Enterprise House 59-65 Upper Ground SE1 9PQ
3 Enterprise House 59-65 Upper Ground SE1 9PQ
Units 6 And 6a Enterprise House SE1 9PQ
Unit 2 Enterprise House SE1 9PQ
5 Enterprise House 59-65 Upper Ground SE1 9PQ
Unit 6 Basement Enterprise House SE1 9PQ
5b Enterprise House 59-65 Upper Ground SE1 9PQ
5a Enterprise House 59-65 Upper Ground SE1 9PQ
Flat 709 Oxo Tower Wharf SE1 9GY
Flat 605 Oxo Tower Wharf SE1 9GY
Flat 604 Oxo Tower Wharf SE1 9GY
Flat 603 Oxo Tower Wharf SE1 9GY
Flat 606 Oxo Tower Wharf SE1 9GY
Flat 609 Oxo Tower Wharf SE1 9GY
Flat 608 Oxo Tower Wharf SE1 9GY
Flat 607 Oxo Tower Wharf SE1 9GY
Flat 514 Oxo Tower Wharf SE1 9GY
Flat 513 Oxo Tower Wharf SE1 9GY
Flat 512 Oxo Tower Wharf SE1 9GY
Flat 515 Oxo Tower Wharf SE1 9GY
Flat 602 Oxo Tower Wharf SE1 9GY
Flat 601 Oxo Tower Wharf SE1 9GY
Flat 516 Oxo Tower Wharf SE1 9GY
Flat 610 Oxo Tower Wharf SE1 9GY
Flat 704 Oxo Tower Wharf SE1 9GY
Flat 703 Oxo Tower Wharf SE1 9GY
Flat 702 Oxo Tower Wharf SE1 9GY
Flat 705 Oxo Tower Wharf SE1 9GY
Unit 503 Enterprise House SE1 9PG
Unit B5 Enterprise House SE1 9PQ
G5 Oxo Tower Wharf SE1 9PH
G3 And G10 Oxo Tower Wharf SE1 9PH
Units 1 And 4 And Unit 3 Basement Enterprise House SE1 9PQ
G2 Oxo Tower Wharf SE1 9PH
G6 And G8 Oxo Tower Wharf SE1 9PH
Unit 507 Enterprise House SE1 9PG
Flat 14 Rennie Court SE1 9LP
Flat 13 Rennie Court SE1 9LP
Flat 12 Rennie Court SE1 9LP
Flat 15 Rennie Court SE1 9LP
Flat 19 Rennie Court SE1 9LP
Flat 18 Rennie Court SE1 9LP
Flat 16 Rennie Court SE1 9LP
22 Stamford Street London SE1 9LJ
20 Upper Ground London SE1 9PD
Kings Reach Tower Stamford Street SE1 9LS
Flat 11 Rennie Court SE1 9LP
Flat 10 Rennie Court SE1 9LP
Flat 1 Rennie Court SE1 9LP
Flat 47 Rennie Court SE1 9LP
Flat 82 Rennie Court SE1 9NZ
Flat 81 Rennie Court SE1 9NZ
Flat 80 Rennie Court SE1 9NZ
Flat 83 Rennie Court SE1 9NZ
Flat 86 Rennie Court SE1 9NZ
Flat 85 Rennie Court SE1 9NZ
Flat 84 Rennie Court SE1 9NZ
Flat 75 Rennie Court SE1 9NZ
Flat 74 Rennie Court SE1 9NZ
Flat 73 Rennie Court SE1 9NZ
Flat 76 Rennie Court SE1 9NZ
Flat 79 Rennie Court SE1 9NZ
Flat 78 Rennie Court SE1 9NZ
Flat 77 Rennie Court SE1 9NZ
Flat 87 Rennie Court SE1 9NZ
Flat 97 Rennie Court SE1 9NZ
Flat 96 Rennie Court SE1 9NZ
Flat 95 Rennie Court SE1 9NZ
Flat 98 Rennie Court SE1 9NZ
24 Upper Ground London SE1 9PD
26 Upper Ground London SE1 9PD
Flat 99 Rennie Court SE1 9NZ
Flat 90 Rennie Court SE1 9NZ
Flat 89 Rennie Court SE1 9NZ
Flat 88 Rennie Court SE1 9NZ
Flat 91 Rennie Court SE1 9NZ
Flat 94 Rennie Court SE1 9NZ
Flat 93 Rennie Court SE1 9NZ
Flat 92 Rennie Court SE1 9NZ
Flat 72 Rennie Court SE1 9NZ
Flat 56 Rennie Court SE1 9LP
Flat 55 Rennie Court SE1 9LP
Flat 54 Rennie Court SE1 9LP
Flat 57 Rennie Court SE1 9LP
Flat 6 Rennie Court SE1 9LP
Flat 59 Rennie Court SE1 9LP
Flat 58 Rennie Court SE1 9LP
Flat 5 Rennie Court SE1 9LP
Flat 49 Rennie Court SE1 9LP
Flat 48 Rennie Court SE1 9LP
Flat 50 Rennie Court SE1 9LP
Flat 53 Rennie Court SE1 9LP
Flat 52 Rennie Court SE1 9LP
Flat 51 Rennie Court SE1 9LP
Flat 7 Rennie Court SE1 9LP
Flat 67 Rennie Court SE1 9NZ
Flat 66 Rennie Court SE1 9NZ
Flat 65 Rennie Court SE1 9NZ
Flat 68 Rennie Court SE1 9NZ
Flat 71 Rennie Court SE1 9NZ
Flat 70 Rennie Court SE1 9NZ

Flat 708 Oxo Tower Wharf SE1 9GY
Flat 707 Oxo Tower Wharf SE1 9GY
Flat 706 Oxo Tower Wharf SE1 9GY
Flat 613 Oxo Tower Wharf SE1 9GY
Flat 612 Oxo Tower Wharf SE1 9GY
Flat 611 Oxo Tower Wharf SE1 9GY
Flat 614 Oxo Tower Wharf SE1 9GY
Flat 701 Oxo Tower Wharf SE1 9GY
Flat 616 Oxo Tower Wharf SE1 9GY
Flat 615 Oxo Tower Wharf SE1 9GY
Flat 301 Oxo Tower Wharf SE1 9GY
Flat 29 Rennie Court SE1 9LP

Flat 69 Rennie Court SE1 9NZ
Flat 60 Rennie Court SE1 9NZ
Flat 9 Rennie Court SE1 9LP
Flat 8 Rennie Court SE1 9LP
Flat 61 Rennie Court SE1 9NZ
Flat 64 Rennie Court SE1 9NZ
Flat 63 Rennie Court SE1 9NZ
Flat 62 Rennie Court SE1 9NZ
50 Rennie Court 11 Upper Ground SE1 9LP
Reception 11 Upper Ground SE1 9LP
Rennie Court London SE1 9LP
By Email

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Email representation

Flat 40 Rennie Court SE1 9LP

Flat 414 Oxo Tower Wharf SE1 9GY

Flat 60 Rennie Court SE1 9NZ

Flat 703 Oxo Tower Wharf SE1 9GY

Flat 9 Rennie Court SE1 9LP

Reception 11 Upper Ground SE1 9LP

Rennie Court London SE1 9LP

50 Rennie Court 11 Upper Ground SE1 9LP