

<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 19 January 2016	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/4008 for: S.73 Vary/remove conds/minor alterations  <b>Address:</b> THE HORACE JONES VAULT, SHAD THAMES, LONDON SE1 2UP  <b>Proposal:</b>  Variation of condition 5 (hours of use) of planning permission reference 14/AP/0893 to increase the hours of use for the outside area from 08:00-19:30 to 08:00-21:30 (temporary).		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	05/10/2015	<b>Application Expiry Date</b>	30/11/2015
<b>Earliest Decision Date</b>	26/11/2015		

## RECOMMENDATION

1. To grant the application subject to additional conditions.

## BACKGROUND INFORMATION

### Site location and description

2. Horace Jones Vault is a cafe bar comprising indoor seating, bar area and kitchen within the abutment of Tower Bridge with an outdoor seating area immediately to the east of Tower Bridge sometimes referred to as Portland Wharf. The planning unit is unusual in that it has a distinct indoor element and a distinct outdoor element. The actual bar is in a vault in the abutment underneath Tower Bridge roadway. It is accessed by going along Shad Thames under the road way and through an entrance virtually in the centre of the bridge. It has a large glass window that looks directly onto the Thames beneath Tower Bridge.
3. The external element - a terrace or sitting out area - which is the focus of this application is immediately to the east of Tower Bridge. The distance between the two elements is small, but it does mean that inside the Vault the terrace cannot be observed from within the cafe bar. This is different to a more usual arrangement of a terrace on the frontage of a restaurant.
4. This application concerns the terrace, the outdoor seating element of the planning unit. That area is alongside the river wall with the Thames to the north. To the west is Tower Bridge rising above the site. An external lift allows access from Tower Bridge Road to Shad Thames. That lift is not part of this site. To the east is Horsleydown old

stairs and the Anchor Brewhouse with residential over commercial. The southern edge of the site is bounded by Shad Thames. Opposite the site is the office block known as Tower Bridge Court. To the south east are the mixed use developments of residential over commercial at both Admiral and Compass Court.

5. The relevant part of the planning unit is within the central activities zone as designated in the London Plan, but outside a designated town centre. It is in the Thames policy and Thames special policy area, the Bankside, Borough, London Bridge strategic cultural areas and the Tower Bridge conservation area.
6. The character of the area is one of a mix of uses. In general there tends to be no or very little residential use at the ground floor, which has a mix of offices, restaurants, shops and estate agents. Above ground floor level residential use is more prevalent, with some office use as well. Shad Thames and adjoining roads are narrow at points little over 7 metres wide including both footways. Shad Thames carriageway is cobbled. Vehicle traffic is not significant, but pedestrian footfall is, the road forms part of the Thames Path and the site is very close to a world heritage site.

### **Details of proposal**

7. The application seeks to vary the hours of use of the area of outside seating. At present the use of the outside area is set to stop 19:30; the proposal is to increase that time to 21:30 for a year. The temporary nature of the permission can be controlled by condition.

### **8. Planning history**

04-AP-1718 for conversion of existing shop into cafe/coffee shop serving licensed alcoholic drinks, with external seating area adjacent on Portland Wharf.

#### Condition:

The use hereby permitted for the use of a cafe bar/coffee shop, serving licensed alcoholic drinks, shall not be carried on outside of the hours 8:00am to 11pm on Monday to Saturday or 8:00am to 10.30pm on Sundays. The use of the outside seating area shall not be carried on outside of the hours 8:00am to 7.30pm Monday to Saturday or 8:00am to 7.30pm on Sundays

#### Reason

In the interests of residential amenity in respect of noise and disturbance, to be in accordance with policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan 1995 and 3.2 'Protection of Amenity' of the Southwark Plan (Revised Draft Unitary Development Plan) February 2005

10/EN/0244 Breach of Condition

Condition 2 hours of use and Condition 5 table and chairs storage of planning permission 04-AP-1718 for conversion of existing shop into cafe/coffee shop serving licensed alcoholic drinks, with external seating area adjacent on Portland Wharf

Notice served 1/8/2013

Due to breach of hours and failure to put tables and chairs away at night. Subsequently complied with and locking of tables and chairs regularised by

subsequent application - see below.

11/AP/0782

Variation of conditions 2, 5 and 6 of planning permission dated 12/04/2005 [application no. 04AP1718 for the "Conversion of existing shop into cafe/coffee shop serving licensed alcoholic drinks, with external seating area adjacent on Portland Wharf") to:

- a) extend the opening hours for use of the seating area (Condition 2) to 8.00am to 11.00pm Monday to Saturday and 8.00am to 10.30pm on Sundays from currently 8.00am to 7.30pm on Mondays to Saturdays and 8.00am to 7.30pm on Sundays.
- b) removal of Condition 5 that requires all of the outside seating to be removed after 9.00pm
- c) increase the number of covers (Condition 6) permitted on the seating area from 40 to 60.

Refused 5/5/2011

Reason: It is considered that the removal or variation of conditions controlling the extension of the opening hours, the retention of the seating after 9pm and the increase in the number of covers would be detrimental to the residential amenity of surrounding occupiers having regard to noise and disturbance as well the potential for anti-social behaviour. As such the proposal would be contrary to saved Southwark Plan Policies 3.2 'Protection of Amenity' and 3.14 'Designing out Crime' and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

11/AP/0796 Application type: Full Planning Permission (FUL)

Retention of change of use of land adjacent to the permitted seating area of Most Cafe to form an extension to this seating area.

Decision date 05/05/2011 Decision: Refused (REF)

Reason for refusal:

It is considered that the extension of the seating area would be detrimental to the amenity of surrounding occupiers having regard to the potential for anti-social behaviour. As such the proposal is contrary to saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007).

11/EN/0461 Enforcement type: Unauthorised building works (UBW)

Most Bar is erecting a metal caging as fencing around outside seating

Sign-off date 23/11/2011 Sign-off reason: Final closure - no breach of control (FCNB)

14/AP/0893 Application type: S.73 Vary/remove conds/minor alterations (VAR)

Variation of Condition 5 of planning permission 04-AP-1718 for conversion of existing shop into cafe/coffee shop serving licensed alcoholic drinks, with external seating area adjacent on Portland Wharf to allow for the tables and chairs used on the external seating area to be locked and secured in situ outside of the permitted hours of operation of the bar instead of being removed from the site by 21:00 hours each day.

Decision date 11/06/2014 Decision: Granted (GRA)

14/EN/0286 Enforcement type: Unauthorised building works (UBW)

Unauthorised selling of food from a kiosk

Sign-off date 17/11/2014 Sign-off reason: Final closure - breach ceased (FCBC)

<p>14/EN/0095 Enforcement type: Breach of condition (BOC)          Unauthorised use of public walk way for tables and chairs          Sign-off date 16/12/2014 Sign-off reason: Final closure - breach ceased (FCBC)</p>
<p>14/EN/0288 Enforcement type: Unauthorised building works (UBW)          Unauthorised installation of decking and umbrellas with advertisements.          Sign-off date 09/02/2015 Sign-off reason: Final closure - breach ceased (FCBC)</p>
<p>15/EQ/0018 Application type: Pre-Application Enquiry (ENQ)          Pre application advice for variation of Condition 5 of 14/AP0893          Decision date 10/03/2015 Decision: Pre-application enquiry closed (EQC)</p>

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

9. The site is not similar to its immediate neighbours and has no direct comparator. The status of the following premises is noted.

#### **Premises licenced for the sale of alcohol on the premises within 100 metres of the site**

10. Engine Rooms, within southern abutment of Tower Bridge

Permission granted to use for tourist purposes 14/6/77 not subject to a hours of use condition. Premises licence allows licensable activity until 1:00am, but that hour is set in respect of licensing objectives not planning considerations. The site is opposite the indoor element of the planning unit subject to this application.

11. Anchor Tap, Horsleydown Road

Public house prior to planning control. refurbished in 1985, but not subject to an hours of use condition. Licenced to 11:00pm, with an area of external seating to the rear in relatively close proximity to residential flats above.

#### **Premises within the conservation area with external riverside seating**

12. All Bar One, Butlers Wharf, Spice Quays Shad Thames

9901580 permission granted 23/11/99 for use of raised decking adjacent to riverside walkway as an outdoor seating area for ground floor bar/restaurant. Restricted by condition to hours 11am to 11pm.

13. Pont de la Tour, Butlers Wharf

Permitted 3/9/85 conditions relating to the details of the design, but not limiting hours of use.

### **KEY ISSUES FOR CONSIDERATION**

14. **Summary of main issues**

The main issues to be considered in respect of this application are:

- a) Impact on residential amenity and the potential for anti social behaviour.

### **Planning policy**

15. National Planning Policy Framework (the Framework)

Core Planning principles  
Section 8 Promoting healthy communities  
Section 11 conserving and enhancing the natural environment

16. London Plan 2015

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

17. Core Strategy 2011

Strategic Policy 12 Design & Conservation  
Strategic Policy 13 High Environmental standards

Southwark Plan 2007 (July) - saved policies

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

1.11 'Arts, culture and tourism uses'

3.2 'Protection of Amenity'

3.12 'Quality in Design'

3.13 'Urban Design'

3.14 'Designing out Crime'

3.16 'Conservation Areas'

3.29 Development within the Thames Policy Area

Shad Thames Conservation Areas Management Plan

Tower Bridge Conservation Area Appraisal

### **Principle of development**

19. The principle of use of the land for outside seating is already established. This application relates to a condition of the use of the land, namely the hours of operation, not a change of use.

### **Summary of consultation responses received**

20. 57 objections were received to the proposal on grounds of amenity. A concern was raised about the extent of the consultation and at the same time it was noted that the Council's pre-application response was not part of the application documentation. A second round of consultation took place and as result about 5 of the objectors confirmed their earlier objection.

Matters raised in objection include:

- An existing problem with noise that this extension of hours will increase.
- Noise echo from the bridge beneath Tower Bridge Road and the 'canyon' like streets of the immediate area
- Harm to amenity in the evening
- Longer drinking and rowdiness making area feel unsafe
- Increased litter from drinking
- Failure to keep to past planning conditions
- Encourage begging
- Attract street traders
- Part of the escalation of noise since 1980s from those travelling to and from bars
- Reducing amenity will undermine the stability of the community
- The outside seating area is currently not well maintained
- Cumulative impact when considering the prevalence of other venues in the area
- Failure of the Vault staff to engage with complaints about noise in the past
- Enforcement of a 21:30 terminal hour more difficult than 19:30 as people have been drinking for longer
- To proximate to residential property
- Space is used by people returning to the area late at night
- Will set an undesirable precedent
- Influx of tourists
- Anti-social use of Horsleydown Stairs.

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

21. This application has received a significant level of objection. The main thrust of that objection is that extending the hours of operation of the cafe bar will harm residential amenity.
22. The harm to amenity that may result from extending the hours of use can be broken down into; noise from the terrace, noise from people coming and going to it and increased anti social behaviour or crime.

#### Noise from the terrace

23. No music is currently played on the terrace, this application allows that status to be secured by a further planning condition, which was also a recommendation of the council's environmental protection team. A band has played on the terrace in the past. Noise is currently restricted to that from persons conversing on the terrace. Seating is restricted to 40 persons by condition. In the past this has been exceeded by events that have attracted people to stand and drink, such as having a band or a corporate promotion. In addition barrels were upturned to provide a raised table that people could stand around and drink. Following complaint from local residents those unauthorised activities have stopped.
24. If 40 people are on the terrace, a variable level of noise will come from them depending upon the degree of animation of their conversation. There will be spikes of noise from such a variable source of noise. Whether or not that noise is acceptable will depend upon the regularity of such spikes in noise and the degree to which they

rise above the background level of noise.

25. The applicant has submitted a noise study that suggests that on Friday 27/6/14 noise levels in the area of the terrace did not alter significantly between the terrace being operational (before 7:30pm) and the terrace closing. If noise from the terrace on that day was significant it would be expected that noise levels would decline after closure of the terrace. That is not reported by the noise study which has average background noise as fairly constant at 60-62 dBA. The noise study suggests this level of background noise remains till 9:30pm, notwithstanding a decrease in the footfall along Shad Thames. The noise study and footfall survey note a decrease in background noise to 57 dBA and a marked decrease in footfall after 10:00pm.
26. The noise study suggests that operating the terrace until 9:30pm would be acceptable, but beyond 9:30pm the noise from the terrace would be more discernible.

#### Noise from people coming and going to the site

27. Objectors cite this as a particular issue. The immediate area is enclosed with tall buildings on narrow streets and the pedestrian foot tunnel/bridge beneath Tower Bridge alongside the site. Residents within their objections describe car doors slamming and people noisily saying good bye to each other being audible. There will be a marginal increase in people coming and going to the site. However, it needs to be considered whether that increase would be material given the proximity of much larger venues such as Pont de la Tour, the Chop House, Cantina Browns and All Bar One along Shad Thames, the Anchor Tap on Horsleydown Road and the Dean Swift on Lafone St. Noise of this nature is assessed as being more disruptive later in the evening when background noise levels are generally lower. At 11:00pm people can still leave the internal element of the Vault as currently permitted. This proposal will not alter noise at that more sensitive time.

#### Crime and anti social behaviour

28. A noise abatement notice was served on this site when a band was booked to play here. It has also had other events with a large number of people attending that could be considered to be anti social. Those events took place in 2014 and were resolved at the time. In 2015 no further breaches of control have been identified.
29. Objectors also refer to unauthorised use of the site when it is closed by revellers returning home, that issue will remain if the application is refused it is not apparent that it would increase if the hours of operation are increased to 9:30pm. Objectors do refer to alcohol related crime in the area not necessarily related to this site. In addition reference is also made to the fact that the area has not been included in a licensing saturation zone. The author has confirmed that status with the council's licensing team and been advised that the level of crime and complaint recorded has not warranted inclusion in such a zone. Operated in accordance with planning and licensing conditions extending the hours of use by two hours is not likely to result in an adverse impact in terms of increasing crime or anti social behaviour.
30. While the increase in the use of the outside area by two hours may be noticeable and have some impact, assessment has to be related to the materiality and significance of that impact. In the past unregulated breaches of the hours of use condition and other conditions has resulted in an adverse impact on amenity. However, operated in accordance with planning conditions and with no external music it is and has been

accepted that at 7:30pm no harm to amenity is likely to arise. The applicant has demonstrated that the character of the area is a busy one in the evening, by virtue of the footfall studies. Whilst future footfall cannot be known the construction of the One Tower Bridge development on the opposite side of Tower Bridge Road, with cultural and commercial uses as well as residential is likely to maintain a high footfall in the immediate area of a world heritage site. The footfall studies do show a decrease in footfall as the evening progresses. Extending to 9:30pm appears reasonable on the basis of the likely level of noise that will occur on the terrace in comparison to background noise and the sensitivity of the area to noise at that time.

31. The site does not have a good record of compliance with past planning permissions and the noise data that has been submitted whilst helpful is limited. The nature of noise that is likely to result will be sporadic from conversation among patrons of the terrace. The applicants noise report acknowledges that good management of the terrace will be important to ensuring minimal impact from the extended hours of use.
32. Having noted that observation and the limitations of the report, it is considered reasonable to impose a condition making the permission temporary for a period of a year. The purpose of a temporary permission is to allow for better monitoring of the noise impact of the development and the ability of those currently managing the site to do so in accordance with planning conditions in a manner that has not always occurred in the past. The safeguard of a temporary permission gives sufficient confidence to approve the application on the basis that it will accord with planning policy and not result in harm to local amenity.

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

33. The users of the terrace will not be impacted by other uses in the area.

#### **Transport issues**

34. The issue of harm to amenity by people coming and going from the site is discussed above. The site itself is within PTAL zone 6b the best level of public transport accessibility. No transport issues are raised by this proposal.

#### **Design issues**

35. Not affected by this proposal.

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

36. Extending the hours of use on an adjoining site will not impact on the setting of Tower Bridge or the Conservation Area.

#### **Sustainable development implications**

37. To be sustainable development needs to promote economic, environmental and social goals. This application has focused on the noise impacts that may result if the proposal is approved. Those have been found to be acceptable. Increasing the hours of operation will have economic benefits for a local business. Those benefits are not suggested as balancing out negative social or environmental impacts as the social and environmental impact is assessed to be marginal. The development is therefore



assessed as being sustainable.

### **Conclusion on planning issues**

38. Although significant opposition has been received and considered in respect of this application, it is not considered that there is sufficient evidence to refuse permission for the modest extension of hours sought, having regard to the likely impact of the proposal on neighbours and the overall character of the area. The existing conditions are recommended for retention and two further conditions, one relating to music and one making the permission temporary are recommended to provide protection of amenity.

### **Community impact statement**

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

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

b) A general impact on amenity has been considered, but no specific issue relevant to particular communities/groups likely to be affected has been identified.

### **Consultations**

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

### **Consultation replies**

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

### **Human rights implications**

42. 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.

43. This application has the legitimate aim of increasing the hours of operation of a business. 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/165-K Application file: 15/AP/4008 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 7007 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Pre-application advice

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Gavin Blackburn, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	7 January 2016	
<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 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
<b>Date final report sent to Constitutional Team</b>		7 January 2016

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 14/10/2015

**Press notice date:** n/a

**Case officer site visit date:** 30/11/2015

**Neighbour consultation letters sent:** 06/10/2015

### Internal services consulted:

Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]

### Statutory and non-statutory organisations consulted:

n/a

### Neighbour and local groups consulted:

Flat 54 Eagle Wharf Court Lafone Street  
1 The Malt Mill Shad Thames SE1 2LY

2 The Malt Mill Shad Thames SE1 2LY  
36 Horselydown Lane London SE1 2LN  
9-10 Copper Row London SE1 2LH  
Flat 12a Admirals Court SE1 2LJ  
19 The Malt Mill Shad Thames SE1 2LY  
Flat 7 Anchor Brewhouse SE1 2LY  
12 The Malt Mill Shad Thames SE1 2LY  
Flat 37 Admirals Court SE1 2LJ  
Flat 38 Admirals Court SE1 2LJ  
Flat 35 Admirals Court SE1 2LJ  
Flat 36 Admirals Court SE1 2LJ  
Flat 41 Admirals Court SE1 2LJ  
Part 32 And 34 Horselydown Lane SE1 2LN  
Flat 39 Admirals Court SE1 2LJ  
Flat 40 Admirals Court SE1 2LJ  
20 The Malt Mill Shad Thames SE1 2LY  
47 The Malt Mill Shad Thames SE1 2LY  
48 The Malt Mill Shad Thames SE1 2LY  
40 The Malt Mill Shad Thames SE1 2LY  
46 The Malt Mill Shad Thames SE1 2LY  
58 The Malt Mill Shad Thames SE1 2LY  
61 The Malt Mill Shad Thames SE1 2LY  
56 The Malt Mill Shad Thames SE1 2LY  
57 The Malt Mill Shad Thames SE1 2LY

15 Compass Court 39 Shad Thames SE12NJ  
Flat 4, Horselydown Mansions, Lafone Street London SE1  
2NA  
Compass Court 39 Shad Thames SE12NJ  
18 Compass Court 39 Shad Thames SE1 2NJ  
14 The Cooperage 6 Gainsford Street SE1 2NG  
37 Thorpe Bay Gdns Southend On Sea SS1 3NR  
Flat 17 Compass Court 39 Shad Thames SE1 2NJ  
14 Anchor Brewhouse 50 Shad Thames SE1 2LY  
Flat 27 Anchor Brewhouse, Shad Thames SE1 2LY  
16 Compass Court 39 Shad Thames SE1 2NJ  
11 Compass Court 39 Shad Thames Se1 2nj  
The Riverside Apartment 50 Shad Thames SE1 2LY  
28 Anchor Brewhouse 50 Shad Thames SE1 2LY  
5 Compass Court 39 Shad Thames SE1 2NJ  
8 Admirals Court Horseleydown Lane SE1 2LJ  
Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
Flat 53 Anchor Brewhouse SE1 2LY  
Flat 4 Hillfield Mansions SW21JJ  
29 Anchor Brewhouse Shad Thames SE1 2LY  
24 The Cooperage Gainsford Street SE1 2NG  
Flat 47 Anchor Brewhouse 50 Shad Thames SE1 2LY  
30 Anchor Brewhouse Shad Thames SE1 2LY  
Flat 56 50 Shad Thames SE1 2LY  
19 Anchor Brewhouse Shad Thames SE1 2LR  
23 Anchor Brewhouse 50 Shad Thames SE1 2LY  
111 Cardamom Building London SE1 2YR

28 The Malt Mill Shad Thames SE1 2LY	Flat 201 Cardamom Building 31 Shad Thames SE12YR
29 The Malt Mill Shad Thames SE1 2LY	Anchor Brewhouse 50 Shad Thames SE1 2LY
21 The Malt Mill Shad Thames SE1 2LY	9 Compass Court 39 Shad Thames SE1 2NJ
27 The Malt Mill Shad Thames SE1 2LY	9 Compass Court 39 Shad Thames SE1 2NJ
38 The Malt Mill Shad Thames SE1 2LY	Flat 14 Compass Court SE1 2NJ
39 The Malt Mill Shad Thames SE1 2LY	Flat 15 Compass Court SE1 2NJ
Flat 30 Anchor Brewhouse SE1 2LY	Flat 16 Compass Court SE1 2NJ
37 The Malt Mill Shad Thames SE1 2LY	Flat 10 Compass Court SE1 2NJ
Flat 34 Admirals Court SE1 2LJ	Flat 11 Compass Court SE1 2NJ
Flat 10 Admirals Court SE1 2LJ	Flat 12 Compass Court SE1 2NJ
Flat 11 Admirals Court SE1 2LJ	Flat 17 Compass Court SE1 2NJ
Flat 8 Admirals Court SE1 2LJ	45 Shad Thames London SE1 2NJ
Flat 9 Admirals Court SE1 2LJ	41 Shad Thames London SE1 2NJ
Flat 15 Admirals Court SE1 2LJ	Flat 18 Compass Court SE1 2NJ
Flat 16 Admirals Court SE1 2LJ	Flat 19 Compass Court SE1 2NJ
Flat 12 Admirals Court SE1 2LJ	Flat 20 Compass Court SE1 2NJ
Flat 14 Admirals Court SE1 2LJ	49 Shad Thames London SE1 2NJ
Flat 2 Admirals Court SE1 2LJ	Flat 1 Compass Court SE1 2NJ
Flat 3 Admirals Court SE1 2LJ	Flat 2 Compass Court SE1 2NJ
Flat 1 Admirals Court SE1 2LJ	Flat 13 Compass Court SE1 2NJ
Flat 6 Admirals Court SE1 2LJ	43 Shad Thames London SE1 2NJ
Flat 7 Admirals Court SE1 2LJ	47 Shad Thames London SE1 2NJ
Flat 4 Admirals Court SE1 2LJ	Flat 3 Compass Court SE1 2NJ
Flat 5 Admirals Court SE1 2LJ	Flat 7 Compass Court SE1 2NJ
Flat 17 Admirals Court SE1 2LJ	Flat 8 Compass Court SE1 2NJ
Flat 28 Admirals Court SE1 2LJ	Flat 9 Compass Court SE1 2NJ
Flat 29 Admirals Court SE1 2LJ	Flat 4 Compass Court SE1 2NJ
Flat 26 Admirals Court SE1 2LJ	Flat 5 Compass Court SE1 2NJ
Flat 27 Admirals Court SE1 2LJ	Flat 6 Compass Court SE1 2NJ
Flat 32 Admirals Court SE1 2LJ	49 Anchor Brewhouse 50 Shad Thames SE1 2LY
Flat 33 Admirals Court SE1 2LJ	45 Anchor Brewhouse 50 Shad Thames SE1 2LY
Flat 30 Admirals Court SE1 2LJ	Flat 30 Admirals Court SE1 2LJ
Flat 31 Admirals Court SE1 2LJ	43 Eagle Wharf Court London SE1 2LZ
Flat 20 Admirals Court SE1 2LJ	49 Eagle Wharf Court London SE12LZ
Flat 21 Admirals Court SE1 2LJ	30 Eagle Wharf Court Lafone Street SE1 2LZ
Flat 18 Admirals Court SE1 2LJ	Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ
Flat 19 Admirals Court SE1 2LJ	Flat 36 Eagle Wharf Court Lafone Street SE1 2LZ
Flat 24 Admirals Court SE1 2LJ	Flat 57 Eagle Wharf Court Lafone Street SE1 2LZ
Flat 25 Admirals Court SE1 2LJ	26 Eagle Wharf Court Lafone Street SE1 2LZ
Flat 22 Admirals Court SE1 2LJ	51 Eagle Wharf Court Lafone St sE1 2LZ
Flat 23 Admirals Court SE1 2LJ	6 Eagle Wharf Lafone Street SE1 2LZ
111 Cardamom Building 31 Shad Thames SE1 2YR	Flat 9 Eagle Wharf 43 Lafond St SE1 2LZ
C/O 4 The Cooperage 6 Gainsford Street SE1 2NG	Flat 23 Eagle Wharf Court SE1 2LZ
Flat 1 Compasd Court 39 Shad Thames SE1 2NJ	56 Eagle Wharf Court 43 Lafone Street SE1 2LZ
11 Compass Court 39 Shad Thames SE1 2NJ	Flat 41 Eagle Wharf Court London SE1 2LZ
	19, Compass Court 39, Shad Thames SE1 2NJ

**Re-consultation: 10/11/2015**

## APPENDIX 2

### Consultation responses received

#### Internal services

Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]

#### Statutory and non-statutory organisations

None

#### Neighbours and local groups

Anchor Brewhouse 50 Shad Thames SE1 2LY  
C/O 4 The Cooperage 6 Gainsford Street SE1 2NG  
Compass Court 39 Shad Thames SE12NJ  
Compass Court 39 Shad Thames SE12NJ  
Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
Flat 1 Compass Court 39 Shad Thames SE1 2NJ  
Flat 10 Admirals Court SE1 2LJ  
Flat 11 Admirals Court SE1 2LJ  
Flat 12 Compass Court SE1 2NJ  
Flat 17 Compass Court 39 Shad Thames SE1 2NJ  
Flat 201 Cardamom Building 31 Shad Thames SE12YR  
Flat 23 Eagle Wharf Court SE1 2LZ  
Flat 27 Anchor Brewhouse, Shad Thames SE1 2LY  
Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ  
Flat 36 Eagle Wharf Court Lafone Street SE1 2LZ  
Flat 38 Admirals Court SE1 2LJ  
Flat 4 Hillfield Mansions SW21JJ  
Flat 4, Horselydown Mansions, Lafone Street London SE1 2NA  
Flat 40 Admirals Court SE1 2LJ  
Flat 41 Eagle Wharf Court London SE1 2LZ  
Flat 47 Anchor Brewhouse 50 Shad Thames SE1 2LY  
Flat 53 Anchor Brewhouse SE1 2LY  
Flat 54 Eagle Wharf Court Lafone Street  
Flat 56 50 Shad Thames SE1 2LY  
Flat 57 Eagle Wharf Court Lafone Street SE1 2LZ  
Flat 7 Anchor Brewhouse SE1 2LY  
Flat 9 Eagle Wharf 43 Lafond St SE1 2LZ  
The Riverside Apartment 50 Shad Thames SE1 2LY  
11 Compass Court 39 Shad Thames SE1 2NJ  
11 Compass Court 39 Shad Thames Se1 2nj  
111 Cardamom Building London SE1 2YR  
14 Anchor Brewhouse 50 Shad Thames SE1 2LY  
14 The Cooperage 6 Gainsford Street SE1 2NG  
15 Compass Court 39 Shad Thames SE12NJ  
16 Compass Court 39 Shad Thames SE1 2NJ  
18 Compass Court 39 Shad Thames SE1 2NJ  
19 Anchor Brewhouse Shad Thames SE1 2LR  
19, Compass Court 39, Shad Thames SE1 2NJ  
23 Anchor Brewhouse 50 Shad Thames SE1 2LY

24 The Cooperage Gainsford Street SE1 2NG  
26 Eagle Wharf Court Lafone Street SE1 2LZ  
28 Anchor Brewhouse 50 Shad Thames SE1 2LY  
28 Anchor Brewhouse 50 Shad Thames SE1 2LY  
29 Anchor Brewhouse Shad Thames SE1 2LY  
29 Anchor Brewhouse Shad Thames SE1 2LY  
30 Anchor Brewhouse Shad Thames SE1 2LY  
30 Eagle Wharf Court Lafone Street SE1 2LZ  
37 Thorpe Bay Gdns Southend On Sea SS1 3NR  
43 Eagle Wharf Court London SE1 2LZ  
45 Anchor Brewhouse 50 Shad Thames SE1 2LY  
49 Anchor Brewhouse 50 Shad Thames SE1 2LY  
49 Eagle Wharf Court London SE12LZ  
5 Compass Court 39 Shad Thames SE1 2NJ  
51 Eagle Wharf Court Lafone St sE1 2LZ  
56 Eagle Wharf Court 43 Lafone Street SE1 2LZ  
6 Eagle Wharf Lafone Street SE1 2LZ  
8 Admirals Court Horseleydown Lane SE1 2LJ  
9 Compass Court 39 Shad Thames SE1 2NJ  
9 Compass Court 39 Shad Thames SE1 2NJ  
9 Compass Court 39 Shad Thames SE1 2NJ