

Item No. 6.1	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 15/AP/4072 for: Full Planning Permission Address: 175 - 179 LONG LANE, LONDON SE1 4PN Proposal: Redevelopment of site to provide a part 6, part 7 and part 8 storey building comprising commercial units at ground and mezzanine level (Use Class B1) with 94 residential units above (Use Class C3) (39 x 1 bed, 39 x 2 bed and 16 x 3 bed), associated car and cycle parking, landscaping, gymnasium, podium garden at first floor level and other associated works.		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 03/12/2015		Application Expiry Date 03/03/2016	
Earliest Decision Date 06/02/2016			

RECOMMENDATIONS

1. a) That members grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement by no later than 30 November 2016.

 b) In the event that the requirements of paragraph 1a) are not met by 30 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 120.

BACKGROUND INFORMATION

Site location and description

2. The site is bounded by Long Lane to the south, Weston Street to the west, Bermondsey Leather Market to the north and residential developments to the east. The site is currently vacant having been cleared to allow for the commencement of development on site in accordance with planning permissions 13/AP/4586 and 15/AP/2880. It was most recently used for B class commercial floor space. To the rear of the site is an area of hard standing for car parking and servicing, accessed from Weston Street. There are a number of mature street trees directly adjacent to the site on Long Lane.
3. The area surrounding the site is predominantly residential however there are a number of commercial uses within the area. Immediately to the north of the site is Bermondsey Leather Market which is a Grade II listed building situated in the Bermondsey Street Conservation Area, currently used as a business centre letting out small business units. The general built form and scale of the surrounding area is mixed. Long Lane is predominantly characterised by larger residential blocks between 6 - 8 storeys in height but with some smaller scale 2 storey terraced dwellings directly opposite the site. The large residential development to the east of the site has a

central building set back from the street that rises to 12 storeys (Antonine Heights). To the west of the site on the corner of Weston Street and Long Lane is a 7 storey mixed use building which was recently completed with retail on ground floor and residential above (Our ref: 12/AP/2589).

4. The site is situated in the Central Activities Zone, Air Quality Management Area, Archaeological Priority Zone, and a Flood Risk Zone. The site is situated within the Bankside, Borough and London Bridge Opportunity Area. The site has a Public Transport Accessibility Level (PTAL) of 3 which indicates a medium access to public transport. The site is adjacent to the southern boundary of the Bermondsey Street Conservation Area.

Details of proposal

5. Erection of a new part 5, part 6, part 7 and part 8 storey building comprising commercial floor space (B1) at ground floor and mezzanine level, with residential units (Use Class C3) above and associated car parking, cycle parking and landscaped open/communal space. This application is for an alternative scheme to the development which has recently commenced on site (please see history below).
6. A total of 94 residential units are proposed. The application would provide 2,688 sqm of Class B1 floor space at ground floor and mezzanine level, which would be laid out as 12 commercial units but could also be consolidated into fewer, larger units, if required. At first floor level, current shown above the parking and commercial space, an area of external landscaped communal open space (1,120 sqm) will be created which will be accessible to all of the residents within the new development.
7. The proposal is 'car free' save for 9 car parking spaces for disabled residents within the central covered courtyard at ground floor level. A total of 144 residential cycle parking spaces and 10 commercial cycle parking spaces are provided at ground floor level.
8. Vehicular access is from Weston Street. Servicing will be off-street within the covered parking/servicing area. Refuse and recycling stores will be provided at street level.
9. The proposal is also providing 9 wheelchair accessible units which equates to 27 habitable rooms out of a total 259 habitable rooms (10%).
10. Within this scheme the housing mix proposed is as follows:

Unit type	Social rent	Shared ownership	Private	Total
1 bedroom	9	5	25	39
2 bedroom	11	6	22	39
3 bedroom	7	0	9	16
Total	27	11	56	94

Amendments to the scheme since submission

11. A number of amendments to the scheme have been made since submission and in summary these are as follows:
 - Reduction in height of corner element from 9 storey to 8 storeys and other minor reductions in height to main body of building
 - Reduction in the number of residential units from 95 (38 x 1-bed, 40 x 2-bed, 17 x 3-bed) to 94 (39 x 1-bed, 39 x 2-bed, 16 x 3-bed)

- Reconfiguration of ground floor and mezzanine level layouts.
12. A further round of consultation followed the submission of these documents. This consultation period closed on 16 August 2016.
13. **Planning history**

<p>13/AP/4375 Application type: Screening Opinion (EIA) (SCR) Demolition of existing buildings for a development comprising of 1,375sqm (GEA) commercial accommodation, 99 residential units, a ground floor courtyard for servicing, refuse storage and ten disabled parking spaces, and communal open space at the first floor.</p> <p>Decision date 14/02/2014 Decision: Screening Opinion – EIA not required.</p>
<p>13/AP/4586 Application type: Full Planning Permission (FUL) Redevelopment of site to provide a new part 5, part 6, part 7 and part 8 storey building (maximum height 25.7m) comprising commercial floor space (Class B1) at ground floor and 95 residential units (Use Class C3) above; associated car parking and cycle parking, landscaping, and podium garden at first floor level.)</p> <p>Decision date 04/06/2014 Decision: Granted with Legal Agreement (GWLA)</p>
<p>15/AP/2880 Application type: S.73 Vary/remove conds/minor alterations (VAR) Variation of Condition 2 (Approved Plans) of planning permission ref. 13/AP/4586 dated 04/06/2014, for 'Redevelopment of site to provide a new part 5, part 6, part 7 and part 8 storey building (maximum height 25.7m) comprising commercial floor space (Class B1a) at ground floor and 95 residential units (Use Class C3) above; associated car parking and cycle parking, landscaping, and podium garden at first floor level.'</p> <p>The changes to the approved scheme are as follows:</p> <ul style="list-style-type: none"> (i) Reconfiguration of layout including alterations to the internal circulation routes, location of vehicle parking spaces and refuse/recycling stores and the location and means of cycle storage. (ii) Alterations to the design and external facing materials. (iii) Alteration to outdoor amenity space arrangements (iv) Alterations to massing within internal courtyard (v) Reduction in size of 6th floor roof terrace and re-allocation of a part from communal to private use (vi) Increase in total residential net internal area from 6,539sqm to 6,716sqm and alterations to its layout. (vii) Decrease in amount of office (Use Class B1a) floor space from 1,290sqm to 1,274sqm and alterations to its layout. (viii) Alteration to dwelling mix from 39x 1-bed, 37x 2-bed and 19x 3-bed units to 39x 1-bed, 39x 2-bed and 17x 3-bed units. (The approved dwelling mix ratio for the affordable units would remain unaltered). (ix) Decrease in number of wheelchair-accessible habitable rooms from 27 (out of 265) to 26 (out of 263) (x) Relocation of vehicular access to/from Weston Street. <p>Decision date 20/05/2016 Decision: Granted (GRA)</p>

Planning history of adjoining sites

171 Long Lane SE1 4PN

14. 13/AP/4163 - Current application - Variation of s106 agreement, LBS Reg: 12/AP/2859, to provide a commuted sum in lieu of on site provision of affordable housing.
15. 12/AP/2859 - (and related AODs) Permission granted for - Demolition of existing part single part two storey public house (Use Class A4) and erection of a 7 storey plus basement building to provide a shop (Use Class A1) and 19 residential units together with associated plant room refuse store and cycle parking (decision date 21/02/2013).
16. 11/AP/4364 - Permission granted for - Demolition of existing building and erection of a 6 storey plus basement building to include 13 residential units and 2 levels of commercial accommodation A1 (shops), A2 (financial and professional), A3 (restaurant/cafe), A4 (drinking establishment), B1 (business) at ground and basement levels together with ancillary refuse and cycle parking (decision date 02/07/2012).

199 Long Lane SE1 4PD

17. 08/AP/2248 - Permission refused for - Erection of a ground plus six storey office building with retail (class A1) on the ground floor (decision date 31/12/2008). Appeal dismissed (appeal decision date 14/05/2009). The reason for refusal related to the design, mass and siting and the related impact on neighbouring amenity. The inspector upheld the decision of the council in relation to the impact on amenity although did not uphold concerns in relation to design.

193 - 197 Long Lane SE1 4PD

18. 03/AP/0641 - Permission granted for - Demolition of existing building and construction of a seven storey building comprising of office (Class B1) use on the ground floor and 83 self contained flats on the upper floors together with associated car parking and amenity space (decision issued 13/01/2005).

202 - 204 Long Lane SE1 4QB

19. 13/AP/0294 - Permission granted for - Erection of a basement and part 3, part 4 and part 5 storey building to provide 8 residential units fronting Long Lane (5 x 2 bed and 3 x 3 bed), plus provision of cycle parking, refuse store and associated landscaping works (decision issued 01/07/2013).

174 - 178 Long Lane, London SE1

20. 05/AP/0135 - Permission granted for- Construction of a part-5/part-6 storey building comprising 23 self contained flats with 11 parking spaces at the rear and vehicular access from Weston Street - variation to permission dated 22/9/04 including changes to design and reduction in parking spaces from 12 to 11 (decision issued date 29/04/2005).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

21. The main issues to be considered in respect of this application are:
 - a) Principle of land use, including reduction in B class floor space

- b) Environmental impact assessment
- c) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- d) Impact of adjoining and nearby uses on occupiers and users of proposed development
- e) Transport and car parking
- f) Design, including building heights and massing
- g) Density
- h) Impact on the Bermondsey Street Conservation Area
- i) Impact on the setting of listed buildings
- j) Affordable housing
- k) Housing quality and mix
- l) Planning obligations (S.106 undertaking or agreement)
- m) Mayoral Community Infrastructure levy
- n) Sustainable development implications
- o) Air Quality
- p) Flood risk.

Planning policy

22. National Planning Policy Framework (the Framework)

Section 1: Building a strong, competitive economy
 Section 3: Promoting sustainable transport
 Section 6: Delivering a wide choice of high quality homes
 Section 7: Requiring good design
 Section 10: Meeting the challenge of climate change, flooding and coastal change
 Section 12: Conserving and enhancing the historic environment.

23. The London Plan 2016

Policy 3.3 - Increasing Housing Supply
 Policy 3.4 – Optimising Housing Potential
 Policy 3.5 - Quality and design of housing developments
 Policy 3.6 - Children and young people's play and informal recreation facilities
 Policy 3.8 - Housing choice
 Policy 3.9 - Mixed and balanced communities
 Policy 3.11- Affordable housing targets
 Policy 3.12 - Negotiating affordable housing
 Policy 4.3 - Mixed use development and offices
 Policy 5.1 - Climate change mitigation
 Policy 5.2 - Minimising carbon dioxide emissions
 Policy 5.3 – Sustainable design and construction
 Policy 5.4A – Electricity and Gas Supply
 Policy 5.5 – Decentralised Energy Networks
 Policy 5.6 – Decentralised Energy in Development Proposals
 Policy 5.7 - Renewable energy
 Policy 5.10 – Urban Greening
 Policy 5.11 - Green roofs and development site environs
 Policy 6.3 - Assessing effects of development on transport capacity
 Policy 6.4 - Enhancing London's transport connectivity
 Policy 6.9 - Cycling
 Policy 6.10 - Walking
 Policy 6.13 - Parking
 Policy 7.1 - Building London's neighbourhoods and communities
 Policy 7.2 - An inclusive environment
 Policy 7.3 - Designing out crime

Policy 7.4 - Local character
Policy 7.5 - Public realm
Policy 7.6 - Architecture
Policy 8.2 - Planning obligations.

24. Core Strategy 2011

- 1 – Sustainable development
- 2 – Sustainable transport
- 5 – Providing new homes
- 6 – Homes for people on different incomes
- 7 – Family homes
- 10 – Jobs and businesses
- 12 – Design and conservation
- 13 – High environmental standards.

Southwark Plan 2007 (July) - saved policies

25. 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.

1.4 Employment sites outside the Preferred Office Locations and Preferred Industrial Locations

2.5 Planning Obligations

3.1 Environmental Effects

3.2 Protection of Amenity

3.3 Sustainability Appraisal

3.4 Energy Efficiency

3.6 Air Quality

3.7 Waste Reduction

3.11 Efficient Use of Land

3.12 Quality in Design

3.13 Urban design

3.14 Designing out crime

3.15 Conservation of the historic environment

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

3.19 Archaeology;

4.1 Density of Residential Development

4.2 Quality of Residential Development

4.3 Mix of Dwellings

4.4 Affordable Housing

5.1 Locating Developments

5.2 Transport Impacts

5.3 Walking and Cycling

5.6 Car Parking

5.7 Parking Standards for disabled people and the mobility impaired.

Principle of development

26. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable

development that is the basis for every plan and every decision.

27. In granting planning permission for the redevelopment of the site in 2014, the Council accepted that a reduced quantum of employment floor space could be justified and gave significant weight to the high proportion of affordable housing being delivered in the scheme as well as the potential increase in jobs associated with the new employment space. The site has now been acquired by Workspace who now proposes to increase the amount of B class space. The scale of changes to the consented scheme goes beyond those which could be described as 'minor material', so a new application was required.
28. The key changes from the consented scheme are as follows:
 - The total area of employment space has been increased from 1274sqm to 2688sqm through the introduction of a mezzanine floor to the ground floor and re-configuration of the ground floor layout to provide 12 separate commercial units instead of 5
 - The introduction of the mezzanine level at the ground floor has increased the height of the main body of the building except for the corner element on the junction of Weston Street with Long Lane, which is retained at the same height as the original permission
 - The total number of units proposed has been reduced from 95 units to 94 units with the loss of one 3-bed private residential unit
 - Increase in the area of plant at the ground floor level
 - Introduction of a residents gym at the first floor level
 - Increase in the area of private cycle storage.
29. The proposed development would deliver the following benefits:
 - The provision of 2,688sqm employment floor space (an uplift of 1313sqm over the consented scheme)
 - 94 new flats including the provision of 41% affordable housing within the Central Activities Zone
 - Active frontages on Long Lane, Weston Street and Leathermarket frontages
 - Improved residential facilities including residential gym.
30. Strategic Policy 10 'Jobs and Businesses' of the Core Strategy (2011) seeks to protect and increase the amount of business floor space within the CAZ while Saved Policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of the Southwark Plan (2007) seeks to protect employment floor space within the CAZ.
31. In 2014 a reduction of employment floor space from 2867sqm to 1375sqm was accepted on the grounds that this would ensure the provision of a policy compliant affordable housing contribution. The current proposal would provide 2688sqm of employment floor space while maintain the 38 affordable units (41%) as originally agreed.
32. While the proposed development would result in a small shortfall in employment space

of 6% against the original, the proposed development would result in a significant increase in B class floor space (Use Class B) against the consented scheme. This B class employment space could generate an additional 110 jobs against the consented scheme and 183 compared to the original warehouse use, when using Housing and Communities Agency (HCA) projected employment densities. This increase in jobs would be more than offset the marginal shortfall in employment space against the original warehouse use. This is considered to be a major benefit of the proposed development which should be given significant weight. Accordingly the proposed development would be in general accordance with Strategic Policy 10 of the Core Strategy (2011) and Saved Policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of the Southwark Plan (2007).

Environmental impact assessment

33. A screening opinion was requested under application 13/AP/4375. Having regard to the scale and likely impacts of the development, no likely effects were identified that would be so significant as to warrant an Environmental Impact Assessment. As such it was the decision of the council that an Environmental Impact Statement was not required (decision date 14/02/2014). The current application is similar to that of the consented scheme and the increase in employment floor space would not require an Environment Impact Assessment.

Affordable housing

34. The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.
35. The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The London Plan forms part of the development plan for Southwark. Policy 3.12 'Negotiating affordable housing on individual private residential and mixed use schemes' requires that the maximum reasonable amount of affordable housing is provided.
36. The local policies are saved Southwark Plan Policy 4.4 'Affordable housing', and Core Strategy Strategic Policy 6 – 'Homes for people on different incomes'.
37. Strategic policy 6 'Homes for people on different incomes' of the Core Strategy requires developments to include a minimum of 35% affordable housing. It also requires developments in the Grange Ward, such as this site, to provide a minimum of 35% private housing. This policy works in conjunction with saved policies in the Southwark Plan such as policy 4.5 'Wheelchair affordable housing' which states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required. Saved policy 4.4 'Affordable Housing' requires developments in the this area to provide this affordable housing in a tenure split of 70% social rented and 30% intermediate/shared ownership units.
38. Since the original planning approval at this site and the submission of this application, the Council has adopted the Development Viability SPD. This application was originally submitted in December 2015 well in advance of the adoption of this SPD in April 2016. Therefore no financial viability appraisal was submitted with the application. The submission of a viability assessment has not been pursued with this application as work on site has already commenced and the applicants are committed to providing a policy compliant affordable housing contribution.

39. The proposed development includes 94 residential units, 38 units of which will be provided as affordable housing. Using the Development Viability SPD method of calculation, the total development would comprise of 259 habitable rooms, of which 106 are affordable. This equates to 41% affordable housing being provided on site.
40. Of this affordable housing, 75% (27 units) will be allocated as social rent tenure and 25% (11 units) as intermediate tenure. The affordable housing provision is set out below:

Unit type	Social rent (HR)	Shared ownership	Total
1 bedroom	9 (18)	5 (10)	14 (28)
2 bedroom	11 (33)	6 (18)	17 (51)
3 bedroom	7 (28)	0	7 (28)
Total	27 (79)	11 (28)	38 (107)

41. The 27 social rented units would be accommodated in the north wing of the proposed development and would be served from Residential Cores 3 and 4. The intermediate units are situated on the third and fourth floors of the north wing and would be access from Residential Core 3 with the remaining 3 intermediate units being situated within the 1st floor of the Long Lane frontage block, accessed from Residential Core 1.
42. The proposed rented units are allocated as social rent units. This is a very welcome aspect of the development since it will provide genuinely affordable housing in a high value part of the borough. The 11 intermediate units would be subject to the Council's affordability criteria and would be secured through the s106 agreement.
43. The tenure mix results in 75:25 rented to intermediate mix (as opposed to the 70:30 expected under saved policy 4.4). This is an acceptable tenure mix having regard to the need for genuinely affordable rented units in the borough, and deviates only marginally from the expected split.
44. The affordable housing offer is a very positive aspect of the development which should be given significant weight in determining the application. The development is able to make a significant contribution to the delivery of affordable housing, and maintenance of a mixed community in the north of the borough.

Dwelling mix

45. The proposed mix of units across all tenures is as follows:

Unit type	Number (consented scheme)	%
1 bed	39 (39)	41.5
2 bed	39 (39)	41.5
3 bed	16 (17)	17
Total	94 (95)	100

46. Core Strategy Strategic Policy 7 requires at least 60% of units to have 2 or more bedrooms and 20% of units to be 3, 4 or 5 bedrooms in the Central Activities Zone. The proposed mix as noted in the table above differs from the consented scheme by the loss of one private 3 bed unit. Having regard to the significant increase in employment space and the retention of the same quantum and mix of affordable housing of the current proposal in relation to the consented scheme, the change to the mix is not considered to be significant.

Wheelchair units

47. Saved Policy 4.3 of the Southwark Plan 2007 requires 10% of units to be fully wheelchair accessible. The applicants have identified 9 units that would be for wheelchair users. This equates to 10% of the development's habitable rooms with 26 accessible rooms out of 259 habitable rooms. These units would be secured by condition with 3 social rent units being wheelchair accessible and 6 intermediate and private units to be constructed as wheelchair adaptable. Conditions and clauses in the s106 agreement are recommended requiring the social rented units to be fully fitted out as wheelchair accessible and the remainder to be constructed to at least adaptable standards and marketed as such.
48. The Council's Residential Design Standards states that the provision of two lifts is encouraged where wheelchair user homes are situated above ground floor. However Core 4, which provides access to three wheelchair units, has only one lift. While this situation is not desirable, the applicants have confirmed that separate access arrangements are available for the residents of these units through the communal garden and lifts for Core 3. They have also confirmed that an agreement is in place for Wandle Housing Association to take on the affordable housing and are satisfied with the access arrangements as shown. Given the availability of alternative access arrangements and the acceptance of the Housing Association the access arrangements are considered to be sufficient.

Design issues

49. Saved Policy 3.13 'Urban design' requires that the height, scale and massing of buildings should be appropriate to the local context and should not dominate its surroundings inappropriately.
50. The building heights in the surrounding context are varied, ranging from 2 storeys to the west and south, 6 to the east and south west (on the corner of Weston Street and Long Lane), and 3 - 5 storeys within the Grade II listed Leathermarket to the north. The exception in the surrounding townscape is the 12 storey tower at Antonine Heights, which is within the courtyard of the large residential development to the east; however this positioning gives its bulk a less direct impact on the surrounding streetscapes, and views of it are generally restricted.
51. The proposed development is of a similar scale and massing as the consented scheme albeit as the corner remains the same height while main body of the building is slightly increased in height by 2m. During the course of the application the Council expressed concern with regard to the scale of the building in relation to neighbouring buildings and the neighbouring Bermondsey Street Conservation Area. The applicants have sought to address these concerns by reducing the height of the main elevations by 1m and ensuring that the corner element is no higher than that of the consented scheme.
52. The introduction of the mezzanine level to ground floor would result in the provision of double height glazed bays with a height of 5.5m on the Long Lane, Weston Street and Leathermarket facades. In addition to this the residential entrance on Long Lane is now situated centrally on the block to reflect the changes approved as part of the section 73 application (15/AP/2880). This entrance would serve cores 1 and 2. These alterations alter the proportion of the lower floors in relation to the upper floor residential. This increase in prominence of the lower floors is considered to be appropriate on Long Lane where there is a large set back from the road with existing mature trees, which are to be retained.
53. The proposed materials are the same as the consented scheme. The proposed

building will predominantly be finished in brick in two tones with inset balconies on the street frontages and a setback upper storey. The commercial units with double height glazing contribute to the creation of a strong base and an active street frontage along Long Lane and Western Street. Details of the gate for the car park should be secured by way of condition.

54. The area of glass brick is potentially beneficial, helping to define the corner projection, separating it from the rest of the elevations. Additional details of this glass cladding will be required by way of condition.
55. Conditions should cover all materials and require a sample panel structure to be completed on site. These conditions should ensure that the building is not only exemplary in detailed design, but that the material finish of the building responds sensitively (though not imitatively) to its historic environment.
56. The NPPF also states that it is important that there is no “conflict between the heritage asset’s conservation and any aspect of the proposal (including by development affecting the setting of a heritage asset).” The scale of the development in the setting of a 3 - 5 storey listed building is critical. The significance of this heritage asset has a great deal to do with its presence on Weston Street frontage.
57. The applicants have also provided additional information in relation to the proposed landscaping at the podium level and on the upper floors. These details include the provision of silver birch multi-stem trees adjacent to the boundary with 197 Long Lane, children’s play space for under 5’s and the provision of appropriate bio-diverse roof on the Long Lane frontage.
58. In conclusion the design of the proposed development needs to be viewed in the context of precedent set by the existing consent. As set out above the marginal increase in height to the main building and alterations to design detail at the lower levels do not significantly alter the scale and massing of the building while the footprint remains the same. Strong active frontages on Long Lane and Weston Street have been retained and the introduction of active frontage on the north elevation towards the Leathermarket employment space is welcomed. Therefore in light of the existing consent and the nature of the alterations proposed it is considered that the design remains appropriate.

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

59. The nearest residential developments are located at No.171 Long Lane, 119 Weston Street (Tangerine House), Nos.169 and 193 - 197 Long Lane. The main considerations are the impact on daylight and sunlight, impact on privacy and the impact on outlook. The applicants have submitted a daylight and sunlight analysis which compares the impact on these windows of both the consented development and the current proposals.

Daylight and sunlight

60. The Building Research Establishment (BRE) 2011 guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice covers amenity requirements for sunlight and daylight to buildings around any development site. The introduction to the guidelines state: -

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain

the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

61. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window.
62. If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. The guidance states that If the vertical sky component with the new development in place is both less than 27% and less than 0.8 times its former value (more than a 20% reduction), then occupants of the existing building will notice the reduction in the amount of skylight. The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.
63. Paragraph F6 of the BRE guidelines (page 62) states that when assessing loss of daylight to an existing building the VSC methodology is generally recommended.
64. A daylight and sunlight report has been prepared by BLDA consultants for the application site, which assesses the proposed development against the Building Research Establishment's (BRE) guidelines. This was updated to consider the impact on daylight and sunlight levels as a result of the changes to the proposals submitted during the course of the application.
65. The adequacy of daylight received by existing neighbouring dwellings was measured using two methods of measurements. The principal method is the use of the VSC followed by a measurement of the internal daylight distribution by plotting the position of the 'existing' and 'proposed' no sky line contour where the internal layout and windowsill and head heights are known.
66. The daylight and sunlight assessment submitted considers the impact of the proposed development on neighbouring properties in terms of VSC and daylight distribution.
67. The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE guidelines. A good level of sunlight will be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. When sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable. The BRE guidelines also limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.

No. 171 Long Lane

Daylight

68. This is a recently consented scheme located opposite the application site, across Weston Street, which was under construction at the time of the original application but is now complete. This is a 7 storey development with retail use on the ground floor

and residential above. The daylight and sunlight assessment considers the impact of the proposed development on 7 first floor windows facing the development site. These include three living room/kitchen/dining rooms and 2 bedrooms.

69. Of the windows tested 5 would receive a reduction in VSC of over 20%, with a maximum reduction of 48%. Of the windows tested three would fail to comply with BRE standards in relation to both VSC and daylight distribution. Two of these are bedrooms while the third is a kitchen/living/dining room which already has restricted levels of light as a result of an existing inset balcony. These reductions are very similar to that experienced as a result of the consented development and there would be no significant noticeable change between consented scheme and the current proposals.

Sunlight

70. The report provides the results of the sunlight analysis which demonstrates that of the windows tested only one would fail BRE guidelines for both annual and winter sunlight levels and one would fail annual sunlight levels. This impact on sunlight is very similar to that of the consented scheme and is therefore considered to be acceptable.

119 Weston Street – Tangerine House

71. The report refers to two rooms at ground floor level that see a more than 20% reduction in VSC. These are identified as kitchens with already low VSC levels. As such a small reduction in VSC will result in a high percentage reduction. In the worst case scenario there is a decline from 9.34 to 5.05 a difference of 46% where the consented scheme resulted in a 42% decline to 5.32. The findings of the daylight and sunlight assessment demonstrate that the impact of the proposed development is not significantly different from the consented scheme.
72. As was noted in the officer report on the original planning application given the 3 storey height of the original buildings any redevelopment of this subject site is likely to impact on the lower floors this property. In this location, the limited instances of reduced VSC beyond that recommended by the BRE, is not considered to be so significant as to warrant refusal.

Sunlight

73. The result of the analysis indicates that all of the windows tested achieve the recommended standards for sunlight.

193 - 197 Long Lane

74. This is a 7 storey building with commercial use and parking on the ground and first floors. It lies immediately to the east of the proposal site. The layout of this development is such that it has a long flank with habitable room windows directly facing the proposed development site. Given this orientation and the proximity of windows close to the boundary, any redevelopment of the subject site to a similar density as 193 - 197 Long Lane is likely to have an impact on these windows. During the pre-application consultation process for the 2013 application, the applicants at the time, considered various options for laying out the building. The consented layout is a U-shaped block with its open end towards 193 Long Lane. This enabled the flats at nos. 193 - 197 to benefit from views over the communal garden, and has helped limit the number of windows potentially affected in terms of daylight and sunlight. The current proposal retains the same U-shaped block and would retain the open aspect adjacent to this block. The building's massing stepped down towards the east, to improve sunlight and daylight penetration, and this form is also retained.

75. The report notes a loss of daylight to windows at second floor levels with VSC losses ranging from 27% to 46%. As with number 171 Long Lane, windows at second and third floor level will be impacted by any redevelopment on this site which increases the height above that of the warehouses that occupied the site prior to demolition.
76. Again it should be noted that there has been a 2m increase in the height of the proposed building adjacent to numbers 193 - 197 Long Lane, which has a marginal impact on the levels of daylight when compared to the existing consent. However this should be considered in the context of the design of this building with a high proportion of habitable rooms in close proximity to the site and the design of the proposed building which steps down towards this boundary. The daylight and sunlight assessment sets out that the impact of the new proposals on the residential units at numbers 193 - 197 Long Lane, in terms of daylight and sunlight, are not materially worse than the consented scheme.

Sunlight

The report does not test these windows as they do not fall within 90 degrees of due south.

169 Long Lane

77. This is a 3 - 7 storey building which fronts onto Long Lane and Weston Street and is situated either side of number 171 Long Lane on both streets. This building was granted planning permission in April 2014 and is now nearing completion. This building has habitable room windows on the ground, first and second floor facing the proposed development which was not considered as part of the original scheme.
78. As with other neighbouring buildings there will be an increase in the impact on daylight to this building as a result of the marginal increase in height of the proposed development. The impact of both the consented scheme and the proposed development were assessed in relation to 15 windows at 169 Long Lane. This demonstrates that one additional bedroom window would fail the VSC test and that there would be no change to the number of rooms with a noticeable impact on daylight distribution. The 3 rooms that would fail both VSC and daylight distribution tests are bedrooms at the ground floor and first floor. Given the existing consent and that the rooms affected are bedrooms which are less sensitive in terms of daylight, the marginal increase in height is considered to have an impact that is not significantly different from that of the consented scheme.

Sunlight

79. 169 Long Lane has 9 windows facing the development with a southerly aspect. With the consented scheme 3 windows would pass the criteria for sunlight both annually and in winter and 4 windows would pass the criteria for winter sunlight hours, but would not meet the criteria for annual sunlight. The results of the sunlight assessments to the same windows with the proposed scheme in place demonstrate that one additional window would not meet the BRE criteria for annual sunlight. However, this is due to a reduction in annual sunlight of just 1% causing the reduction in annual sunlight to exceed the 0.8 times recommended reduction. This impact on sunlight is very similar to that of the consented scheme and is therefore considered to be acceptable.

Conclusion daylight and sunlight

80. The proposed development retains the U-shaped layout which was used to limit the impact on the closest neighbouring residents in terms of daylight. The existing consent

resulted in an impact on neighbouring windows that was considered to be appropriate, reflecting the sites inner urban location. The proposed development is substantially similar to the existing consent and its impact will not be material worse. Accordingly the impact of the proposed development is considered to be appropriate given the highly urbanised location within CAZ.

Overlooking

81. The Residential Design Standards SPD (2011) sets out standards in relation to separation distances to ensure that no overlooking results from new development. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:
- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
 - A minimum distance of 21 metres at the rear of the building.
82. As with the consented scheme, opaque glazing is proposed for the east facing windows of the units adjacent to 193 - 197 Long Lane, at first to fifth floor levels. There are balconies and windows on the western elevation of 193 - 197 Long Lane facing towards the proposed development, and the separation distance is just over 5m at the closest point. However it is considered that the opaque glazing overcomes any overlooking from the proposed units. There are a number of terraces and balconies which fall within 21 metres of the neighbouring properties, but the in most cases the oblique angle would not lead to unreasonably obtrusive overlooking, and the relationship is not unusual in an urban location.
83. In relation to the impact on 119 Weston Street (Tangerine House) it is noted that there is a distance of at least 21m between the balconies/terraces of the proposed units and this building. As such this is sufficient distance to ensure that no intrusive overlooking occurs.
84. In relation to the impact on number 171 Long Lane; there is a distance of over 12m from the balconies of the proposed units and this development, which is an acceptable separation distance across a highway.

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

85. Surrounding the application site there is a mix of residential and office uses. It is not considered that such uses would impact on the amenity of future occupiers of the site

Quality of residential accommodation

Dwelling sizes

86. The Gross Internal Area (GIA) of the proposed flats was considered in detail in relation to the consented scheme. The majority of the proposed residential units and all of the affordable units would exceed the minimum floor area required for residential units of their respective sizes. 11 of the private units would be marginally below the minimum internal area, however, all but one of these 11 flats would fall short of the required standard by less than 1 sqm and most of the units affected are 1 bed/2 person flats. The 3 bed/5 person unit with 3 sqm deficit would still comfortably exceed the minimum requirement for a 3 bed/4 person unit.
87. The sizes of individual habitable rooms within the development also all comply with

the minimum standards which are set out in table 2 of the Residential Design Standards SPD (2015). All of the residential units would have access to some private amenity space. These private spaces would be comprised of a mix of balconies, private terraces (around the periphery of the first-floor podium communal courtyard garden) and roof terraces. This is discussed further in paragraph 97.

Outlook and ventilation

88. The Council encourages dwellings to be dual aspect i.e. having multiple windows looking in more than one direction, as this can sometimes allow more light into the dwelling and help to achieve cross-ventilation. Only 3 of the 94 units would be north-facing single-aspect units. Two of these three would be 1 person studio units on the fifth floor. The other would be flat 2 bedroom flat on the first-floor which benefits from private garden. All of the social rent and family accommodation is dual aspect.

Daylight and sunlight levels in the proposed flats

89. A technical daylight and sunlight report was submitted with the new application. As well as looking at the impact of the proposed development (as revised for this application) on the daylight and sunlight levels currently enjoyed by neighbouring dwellings the report also looked at the daylight and sunlight availability for the flats within the proposed development.

Daylight analysis

90. A No-Sky Line (NSL) test (daylight) was undertaken for the lowest residential floor level of the proposed scheme (first floor). The assessment examined all proposed bedrooms, kitchens and living rooms. Further to this an Average Daylight Factor (ADF) test was carried out.
91. The NSL test found that of the 60 rooms tested at first floor level, 8 of these rooms would not meet the No-Sky Line recommended level of daylight distribution at 80%. Of these rooms 7 would also not meet the recommended ADF level. Four of these rooms are bedrooms (which require the lowest level of the recommended daylight) and the remaining 3 rooms are large open-plan combined living/kitchen/dining rooms. Although these 7 rooms would not meet BRE guidelines this is an improvement on the consented scheme as a result of the marginal increase in height.

Sunlight analysis

92. The BRE guidelines advise that a good level of sunlight will be achieved where a window achieves at least 25% of the annual probable sunlight hours for the location, of which 5% should be during the winter months. The BRE guidelines also limit the extent of testing for sunlight to situations where a window faces within 90 degrees of due south.
93. In the submitted report sunlight assessments were undertaken for the lowest residential floor level of the proposed scheme (first floor). Of the 81 windows examined, only 42 would face within 90 degrees of due south and so these are the only windows requiring testing. 24 of these windows (57%) would meet the BRE criteria for sunlight both annually and in winter.
94. The report further explains that when assessed on a room-by-room basis, 68% of the tested south facing rooms at lowest level in the scheme (i.e., the 'worst case' scenario) would achieve high levels of sunlight over the year, exceeding the BRE recommendations for sunlight received annually. It concludes that these sunlight results are typical in dense urban environments such as this, where sunlight can also

be restricted by existing adjacent buildings and notes that the sunlight levels would gradually improve at the higher levels of the development. This situation is considered to be acceptable as it represents an improvement on the consented scheme.

95. The assessment in relation to daylight and sunlight has looked at the impact on the residential units on the first floor as a worse case scenario. Levels of daylight and sunlight penetration would improve on each of the higher floors of the building. Overall the quality of the proposed residential accommodation is considered to be acceptable, in terms of minimum floor areas, outlook and levels of daylight and sunlight.

Outdoor amenity space

96. Standards for outdoor amenity space are set out within the Residential Design Standards SPD (2015). All flat developments must meet the following minimum standards and seek to exceed these where possible:

- 50sqm communal amenity space per development
- For units containing three or more bedrooms, 10sqm of private amenity space
- For units containing two or less bedrooms, 10sqm of private amenity space should ideally be provided. Where it is not possible to provide 10sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
- Balconies, terraces and roof gardens must be a minimum of 3sqm to count towards private amenity space.

97. All units would have balconies and there would be a large communal garden area at first floor level as well as smaller roof terraces at fourth, fifth and sixth floor levels which exceeds the 50sqm communal space requirement. Eleven of the seventeen 3 x bed flats would exceed the 10sqm requirement. The other six 3 x bed flats would have private outdoor amenity areas ranging in size from 5.3sqm to 8.1sqm. While the policy expectation is for all family units to have 10sqm of private amenity space, this is the same as the consented scheme and the shortfall in provision is offset by the generous provision of high quality communal amenity space in the form of communal roof terrace with area of 825sqm and child play space for all residents at first floor level and other smaller communal spaces on the upper levels. On balance this is considered to be acceptable.

Transport issues

Car parking

98. The development provides minimal car parking, and will not create any significant highways impacts. It is anticipated that the site will increase use of public transport but the scale of development is not expected to create an adverse affect on the capacity of public transport. It is not considered that the highways impact will be any greater than the previous warehouse use.
99. The applicant has proposed to provide 9 off street disabled bays. The applicant will be required to provide a parking management strategy to ensure that the disabled parking spaces are always allocated on the basis of need, given that not every wheelchair accessible unit owner will own a vehicle and not every disabled driver will require a wheelchair unit. This can be secured through the s106 agreement.

100. It is considered that removal of the ability to apply for a parking permit should be ensured by way of condition as the site is within a high PTAL and falls within a CPZ, in order to reduce car reliance and ensure no further parking stress in the immediate area.
101. As with the consented scheme, the applicant is required to contribute towards the provision of an on-street car club bay given that the bays in close proximity to the site are already heavily used. Further to this, the applicant will be required to provide three years free car club membership for each eligible adult of the residential element of the development. Both of these requirements can be secured through the s106 agreement.

Cycle parking

102. The applicant has proposed to provide space for 149 cycles for prospective residents and 44 spaces for the commercial use. This is in compliance with the London Plan standards and is in excess of the required 1 space per unit required in Appendix 15 of the Southwark Plan. 16 short stay spaces are provided in the form of Sheffield Stands for visitor cycles. 12 additional Sheffield stand visitor parking spaces would also be provided in an area fronting onto Long Lane. These have been located between the existing street trees so as to minimise obstruction to pedestrian movement. Since this is outside the curtilage of the site consent from the Highways Authority will be required for this cycle parking and an informative should be added to any consent notifying the applicant of this requirement.

Servicing and refuse vehicle access

103. The applicant has proposed to remove the existing cross-over on Weston Street and provide a new cross-over 12m to the south of the removed cross-over. Cyclists will access the site using the same vehicular access.
104. Transport Policy do not have any concerns with regard to this proposal given the low number of vehicular movements and the speeds associated with these vehicles are anticipated to be slow. Pedestrian access will be from Long Lane and Weston Street.
105. The applicant has proposed that servicing will take place largely off-street with vehicles accessing the service area from Weston Street. Swept path drawings have been provided to demonstrate vehicles up to and including an 8m long box van are able to enter and exit the site in forward gear. Visibility splays have been provided in relation to a condition attached to the consented scheme. The proposed building footprint remains the same on Weston Street and a condition will be attached to ensure that the development is constructed in accordance with the approved details.
106. Refuse collection would be undertaken from the street on Weston Street. The commercial bin store and the bin store for residential properties within Core 1 are situated over 50m from the access point to the site. The collection of waste will have to be appropriately managed so that bins are moved to the temporary refuse loading zone on collection day and returned to stores that same day.

Travel plan

107. The travel plan is of good quality and seeks to promote the use of sustainable travel to and from the site. The provisions can be secured through the s106 agreement.

Cycle hire

108. Transport for London (TfL), in their response to the application, note that the site is

directly opposite the Long Lane cycle hire scheme (CHS) docking station. This is a small docking station with only 20 docking points and, as a result, suffers from being full at a much higher rate than the CHS average. Expanding the number of docking points would allow the docking station to operate more efficiently and effectively and would also provide additional capacity to serve the increased demand from the development. A contribution of £65,000 has been requested by TfL to expand the Long Lane docking station by up to 15 docking points, and this has been agreed by the applicant.

Impact on trees

109. The proposed building retains the same footprint as the consented scheme and is set back 5.5m from the trunks of the mature London Plane trees on Long Lane. The arboricultural report provides sufficient detail showing protection measures for this line of street trees. The urban forester has noted that, due to the location of the proposed elevation, set back from the existing trees, none will require major pruning or on-going additional maintenance.
110. However, a condition is necessary to ensure protection measures are adhered to, together with appropriate details of a landscape scheme for the proposed raised planters, podium, green roofs and external courtyard which are shown as indicative.

Air quality

111. The site is located within an Air Quality Management Area. An air quality assessment has been submitted. The mitigation measures as outlined in this plan should be ensured by way of condition.
112. It is also recommended that a construction management plan be requested by way of condition, in order to ensure that any construction impacts are minimised.

Archaeology

113. The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The applicants have submitted a desk-based archaeological assessment that adequately summarises the archaeological potential of the site. Limited previous archaeological work has been undertaken on the site and this has revealed post medieval drainage ditches and parts of the channel network in this area.
114. A programme of archaeological evaluation works has been undertaken in relation to conditions attached to the consented scheme. The details of this were reviewed by the Council's Archaeologist and are considered to be acceptable. A condition will be attached requiring development to be carried out in accordance with the approved details under reference 15/AP/4072.

Flood risk

115. The site is located within Flood Zone 3 which is deemed to be 'high risk' but it is within an area benefiting from the River Thames barrier defences. The applicants have submitted a Flood Risk Assessment (FRA). The Environment Agency has raised no objection to the proposal subject to conditions.

Planning obligations (s106 undertaking or agreement)

116. The original planning consent and the subsequent section 73 approval included a s106 agreement which provided financial contributions to satisfy a range of planning obligations. Since the original approval Southwark CIL has been adopted. As this is a

new planning application the proposed development would be liable for Southwark and Mayoral CIL and would also require a s106 to secure those planning contributions not covered by CIL.

117. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. While Southwark’s CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £571,242 and a Southwark CIL payment of £2,182,231 are due.

118. The following financial contributions will be secured in the legal agreement:

Planning Obligation	Amount of planning gain calculated by toolkit (£)	Amount of planning gain agreed by applicant (£)
Employment in the Development	73,100, or provision in kind	73,100, or provision in kind
Employment During Construction	94,457, or provision in kind	94,457, or provision in kind
Children’s Play Equipment	11,762	11,762
Transport for London	65,000	65,000
Archaeology	5,471	5,471
Admin Fee	3806	3806
Total	194,148	194,148

119. In addition, the legal agreement will secure the following:

- Affordable housing units, including social rent, affordable rent, shared ownership
- 3 years of car club membership for future occupiers
- Details of marketing of wheelchair housing.

120. In accordance with the recommendation, if the s106 agreement is not signed by 30 November 2016, the Director of Planning is authorised to refuse planning permission, if appropriate, for the reason below:

‘In the absence of a signed section 106 agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, public open space, sports facilities, education, health, affordable housing, the transport network, community facilities and employment and the proposal would therefore be contrary to Saved Policy 2.5 ‘Planning Obligations’ of the Southwark Plan and Strategic Policy 14 – ‘Implementation and delivery’ of the Southwark Core Strategy, the Southwark Supplementary Planning Document ‘Section 106 Planning Obligations’ 2007, and Policy 8.2 Planning obligations of the London Plan 2011’.

Sustainable development implications

121. The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. In relation to environmental implications of development, section 10 ‘Meeting the

challenge of climate change, flooding and coastal change' describes the key role that planning has in securing radical reductions in greenhouse emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

122. In accordance with policy 5.2 in the London Plan 2016, all major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy. The policy also requires major developments to reduce surface water run-off by at least 50%. As a major development, the proposal will need to incorporate green bio-diverse roofs, which can be combined with the use of roof space for photovoltaic (PV) panels.
123. Policy 5.6 'Decentralised energy in development proposals' states that development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate, also examine opportunities to extend the system beyond the site boundary to adjacent sites. The London Plan also encourages developers to investigate opportunities to incorporate energy from waste, or where technically feasible, renewable energy in developments. In addition to this, where a district CHP system provides part of a developments power and/or heating and/or cooling demand, suitable renewable energy technologies should also be considered in addition to the CHP system.
124. Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions of at least 20 per cent through on-site renewable energy generation, wherever feasible.
125. Strategic policy 13 'High environmental standards' of the Core Strategy 2011 requires developments to meet the highest possible environmental standards, including targets based on the BREEAM (Building Research Establishment Environmental Assessment Method) standards. This includes requiring non-residential development to achieve at least a BREEAM 'excellent' except community uses which should achieve a minimum BREEAM level of 'very good'.
126. An Energy Strategy has been submitted with the application. This notes that the development will achieve a 40.49% reduction in CO² emissions over Building Regulations Part L 2013 baseline. The measures proposed include use of an on-site CHP unit with an efficiency of 80%, the use of air source heat pumps and photovoltaic panels as well as efficiencies gained in relation to building fabrics, air tightness, heating and lighting. The proposal would comply with policy 5.2 (Minimising Carbon Dioxide Emissions) of the London Plan (2015).

Biodiversity

127. The applicants have submitted an Ecological Assessment with the application. This document assesses the ecological interest of the site and any potential impacts resulting from the development are assessed. It is noted that the site is not subject to any statutory or non-statutory designations and the original buildings have been demolished. The original buildings were considered to be of low to negligible ecological value. In relation to protected species it is noted that opportunities for common birds on the site were limited. However mitigation measures are proposed and these include reducing the impact of lighting on the existing trees on Long Lane, in order to protect any foraging and travel of bats.
128. The landscape plan indicates that the landscaping is divided into 3 distinct areas, the streetscape, the podium area and the roofs. Planters are provided along the front of the building along Long Lane and Weston Street and green/sedum roofs provided.

Details of species types for the sedum roofs and tree planting will be required by way of condition.

Conclusion on planning issues

129. The proposed development is substantially similar to the original consent and the subsequent section 73 approval. It would result in a significant increase in the area of employment space, over the consented scheme, with a much reduced shortfall when compared against original use, and has the potential to generate up to 220 jobs. This is achieved while also proposing the deliver of a mix of affordable residential accommodation that exceeds the policy requirement. It has been demonstrated that this can be achieved without a significant increase in the scale of the proposed development. The proposed residential accommodation would be of an acceptable quality while the design holds very close to that of the consented scheme on the same site. While the increase in height of the building would result in a marginal decrease in the level of daylight and sunlight to neighbouring properties and would reduce the prominence of the corner element, it is considered that the proposed benefits of the additional employment space with 41% affordable housing would outweigh any potential harm.

Community impact statement

130. 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.
131. The impact on local people is set out above. The proposed development is substantially similar to the existing consent. The slight increase in height produces marginally worse impacts on neighbours but still within acceptable limits. The proposed increase in jobs is a significant benefit while the substantial affordable housing offer is also maintained.

Consultations

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

Consultation replies

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

Summary of consultation responses

134. The original consultation letters were sent out on 07/01/2016. Following the submission of revised plans and documents a further round of consultation was undertaken with consultation letters sent out on 25/07/2016. 15 objections were received from members of the public following the initial round of consultation and a further two objections have been received in response to the second round of consultation. The main planning issues raised by each address are summarised below;

135. 197 Long Lane (1 comment)

- Loss of privacy

- Loss of light
- The height of building is not in keeping of neighbouring buildings
- Will set a precedent for taller buildings.

136. Tangerine House, 119 Weston Street (5 comments)

- 9 storey building is out of keeping with the area (*Officer note: The height of the tallest element has been reduced during the course of the application so that development does not exceed 8 storeys.*)
- Impact on light especially on lower floors
- Impact on privacy
- Design is monotonous - could be more creative
- No consideration for amenities such as a creche, nurseries, school and doctors
- Impacts on the unfinished Valentine House
- Planning application should be rejected
- Traffic generation
- Visual impact of the development
- Construction logistics is problematic with congestions and road closures relating to other developments in the local area and conflict with servicing of Sainsbury's at 117 Weston Street
- Should approval be granted, s106 money should go towards the pocket park on the southeast corner of Long Lane and Weston Street.

137. Valentine House, 117 Weston Street (7 comments)

- Proposed increase in height is in excess of neighbouring buildings
- Increase in height will adversely affect the amenity of neighbouring residents
- Loss of light to neighbouring properties on the opposite side of Weston Street
- Intensive buildings activity will result in noise and congestion
- 8 storeys is already too large a nine storey building will overshadow and dominate Valentine House
- Construction Logistics is problematic with congestions and road closures relating to other developments in the local area and conflict with servicing of Sainsburys at 117 Weston Street
- During demolition the vehicles did not follow route set out in CLP
- Loss of privacy

- Increase in traffic as a result of deliveries to commercial units.

138. Antonine Heights (2 comments)

- Building will tower above neighbouring developments
- Loss of light to neighbouring buildings
- Proposal for 9 storeys has previously been rejected why is it being considered again?
- Benefits will only be for developer
- Loss of views.

139. Heldar Court, Kipling Estate (1 comment)

- Position of gates close to windows will cause harm in terms of noise and disturbance. Noise and disruption from work being carried out through the night with heavy machinery arriving and operating on site from 6am.

140. Wild's Rents (1 comment)

- Proposed residential units are cramped
- Over provision of offices, a proposed upmarket supermarket would be more appropriate
- Proposal should provide basement car park.

The following comments have been received from statutory consultees.

141. Ecology Officer

The content and findings of the ecological report and bat scoping report have been reviewed and are considered acceptable. No further surveys are required. The recommendations in the ecological report should be adopted and secured through appropriately worded conditions.

142. Environment Agency

No objections subject to conditions.

No change to response following re-consultation.

143. Environmental Protection Team

Recommend approval with conditions.

144. Flood and Drainage Team

Satisfied with the information submitted. Recommend approval subject to conditions requiring development to take place in accordance with Flood Risk Assessment.

145. Highways Development Management

Original raised Issues to be resolved prior to consent. These were:

- Pedestrian visibility splays of 2 x 2m must be provided at the vehicle access off Weston Street. This should be shown on a drawing. There should be no obstruction within this visibility splay area
- The applicant should provide vehicle turning movements (using appropriate type of vehicle) to demonstrate that delivery vehicles can enter and exit the site in a forward gear
- It is proposed that refuse collection would be undertaken from the street on Weston Street. However, there is no provision on site for refuse bin holding areas. Bins are not allowed to be stored on the footway on Weston Street on collection days. An alternative solution should be sought before consent is granted.

The amended proposals address these concerns and Highways Development Management are satisfied with the proposals and note that if consent is granted the developer must enter into a section 278/38 agreement with Highways Authority.

146. Historic England

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

No change to comments following re-consultation.

147. Local Economy Team

Support the proposed increase in jobs and make recommendations with regard to planning obligations to support provision of jobs for unemployed Southwark residents.

148. London Fire and Emergency Planning Authority

No objections or comments to raise at this juncture.

149. London Underground

No objections.

150. Natural England

Natural England has no comments to make on this application.

151. Secure by Design

No objection subject to condition stating that the development must achieve SBD accreditation.

152. Thames Water

No objections subject to conditions in relation to waste water infrastructure, surface water drainage, piling and groundwater risk management.

153. Transport for London

The site of the proposed development does not lie on the Transport for London Road Network (TLRN) or Strategic Road Network (SRN) and, due to the car free nature of the development (bar disabled parking), is unlikely to have an unacceptable adverse impact on either network. The level of net trip generation and PTAL 6b location also suggests that there will be limited impact on public transport capacity.

The standards for cycle parking in the London Plan have been altered since the previous application was approved, and the council's own standards are changing with the new Southwark Plan. This means that the currently proposed level of cycle parking i.e. unchanged from 2013, is not policy compliant. As this is a new application, the cycle parking provision should be increased to reflect the latest standards.

The site is directly opposite the Long Lane cycle hire scheme (CHS) docking station. This is a small docking station with only 20 docking points and, as a result, suffers from being full at a much higher rate than the CHS average. Expanding the number of docking points would allow the docking station to operate more efficiently and effectively and would also provide additional capacity to serve the increased demand from the development. A contribution of £65,000 is therefore requested, to be secured in the s106 agreement, for expanding the Long Lane docking station by up to 15 docking points. The officer's report for the previous application indicated that the applicant accepted the request for £60,000 for cycle hire funding, as it appeared in the s106 'heads of terms' (paragraph 136). An additional £5,000 is requested to cover construction cost price inflation over the last two years.

154. Urban Forester

The arboricultural report shows adequate and acceptable details of how the existing street trees adjacent to the site can be retained and protected, with minimal adverse effects on their future retention.

Should the application be recommended for approval a method statement is required to ensure damage within RPAs is prevented, together with landscaping to be provided to the proposed quality as shown.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/214-118 Application file: 15/AP/4072 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 3920 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Human Rights
Appendix 4	Recommendation
Appendix 5	Computer generated images

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Rob Sedgwick, Senior Planning Officer		
Version	Final		
Dated	31 August 2016		
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		31 August 2016	

APPENDIX 1

Consultation undertaken

Site notice date: 17/12/2015

Press notice date: 24/12/2015

Case officer site visit date: n/a

Neighbour consultation letters sent: 07/01/2016

Internal services consulted:

Ecology Officer
Economic Development Team
Environmental Protection Team Formal Consultation (Noise/Air Quality/Land Contamination/Ventilation)
Flood and Drainage Team
Highway Licensing
Highway Development Management
Housing Regeneration Initiatives
Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
Environment Agency
Greater London Authority
Historic England
London Fire and Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England - London Region and South East Region
Network Rail (Planning)
Thames Water - Development Planning
Transport for London (referable and non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Unit 10 1 The Leathermarket SE1 3ER
15 Dunsterville Way London SE1 3RJ
Flat 1 Helder Court Kipling Estate SE1 3RH
9 Dunsterville Way London SE1 3RJ
8 Dunsterville Way London SE1 3RJ
Flat 12 Helder Court Kipling Estate SE1 3RH
Flat 11 Helder Court Kipling Estate SE1 3RH
Flat 10 Helder Court Kipling Estate SE1 3RH
7 Dunsterville Way London SE1 3RJ
3 Dunsterville Way London SE1 3RJ
2 Dunsterville Way London SE1 3RJ
16 Dunsterville Way London SE1 3RJ
6 Dunsterville Way London SE1 3RJ
5 Dunsterville Way London SE1 3RJ
4 Dunsterville Way London SE1 3RJ
Apartment 10 Calico House SE1 4PN
Unit 10 B 1a The Leathermarket SE1 3ER
Unit 10 G The Leathermarket SE1 3ER

107 Vesta Court City Walk SE1 3BP
106 Vesta Court City Walk SE1 3BP
105 Vesta Court City Walk SE1 3BP
101 Vesta Court City Walk SE1 3BP
303 Vesta Court City Walk SE1 3BP
302 Vesta Court City Walk SE1 3BP
301 Vesta Court City Walk SE1 3BP
10 Vesta Court City Walk SE1 3BP
9 Vesta Court City Walk SE1 3BP
8 Vesta Court City Walk SE1 3BP
402 Antonine Heights City Walk SE1 3DB
401 Antonine Heights City Walk SE1 3DB
310 Antonine Heights City Walk SE1 3DB
405 Antonine Heights City Walk SE1 3DB
404 Antonine Heights City Walk SE1 3DB
403 Antonine Heights City Walk SE1 3DB
309 Antonine Heights City Walk SE1 3DB
305 Antonine Heights City Walk SE1 3DB

Unit Tr G4 Trowbray House SE1 3QB
 Unit 17 1 The Leathermarket SE1 3HN
 Unit 10 B 1c The Leathermarket SE1 3ER
 Unit 10 B 1b The Leathermarket SE1 3ER
 Unit 2 G 1 The Leathermarket SE1 3ER
 Unit 2 2 1 The Leathermarket SE1 3ER
 Unit 1 G 1 The Leathermarket SE1 3ER
 Living Accommodation The Leather Exchange SE1 3HN
 Unit 13 G The Leathermarket SE1 3ER
 Unit 2 1 2 The Leathermarket SE1 3ER
 Unit 17 2 The Leathermarket SE1 3HN
 Apartment 6 Calico House SE1 4PN
 Apartment 5 Calico House SE1 4PN
 Apartment 4 Calico House SE1 4PN
 Apartment 9 Calico House SE1 4PN
 Apartment 8 Calico House SE1 4PN
 Apartment 7 Calico House SE1 4PN
 Apartment 3 Calico House SE1 4PN
 Unit L F 2 8 The Leathermarket SE1 4XE
 Unit L F 2 7 The Leathermarket SE1 4XE
 Unit L F 2 6 The Leathermarket SE1 4XE
 Unit 2 Calico House SE1 4PN
 Unit 1 Calico House SE1 4PN
 Unit L F 2 9 The Leathermarket SE1 4XE
 Flat 29 Simla House Kipling Estate SE1 3RL
 Flat 28 Simla House Kipling Estate SE1 3RL
 Flat 27 Simla House Kipling Estate SE1 3RL
 Flat 31 Simla House Kipling Estate SE1 3RL
 Globe House 37 Bermondsey Street SE1 3XF
 14 Leathermarket Court London SE1 3HS
 13 Leathermarket Court London SE1 3HS
 18 Leathermarket Court London SE1 3HS
 17 Leathermarket Court London SE1 3HS
 16 Leathermarket Court London SE1 3HS
 12 Leathermarket Court London SE1 3HS
 8 Leathermarket Court London SE1 3HS
 7 Leathermarket Court London SE1 3HS
 6 Leathermarket Court London SE1 3HS
 11 Leathermarket Court London SE1 3HS
 10 Leathermarket Court London SE1 3HS
 9 Leathermarket Court London SE1 3HS
 19 Leathermarket Court London SE1 3HS
 29 Leathermarket Court London SE1 3HS
 28 Leathermarket Court London SE1 3HS
 27 Leathermarket Court London SE1 3HS
 32 Leathermarket Court London SE1 3HS
 31 Leathermarket Court London SE1 3HS
 30 Leathermarket Court London SE1 3HS
 26 Leathermarket Court London SE1 3HS
 22 Leathermarket Court London SE1 3HS
 21 Leathermarket Court London SE1 3HS
 20 Leathermarket Court London SE1 3HS
 25 Leathermarket Court London SE1 3HS
 24 Leathermarket Court London SE1 3HS
 23 Leathermarket Court London SE1 3HS
 5 Leathermarket Court London SE1 3HS
 Flat 49 Simla House Kipling Estate SE1 3RN
 Flat 48 Simla House Kipling Estate SE1 3RN
 Flat 47 Simla House Kipling Estate SE1 3RN
 Flat 52 Simla House Kipling Estate SE1 3RN
 Flat 51 Simla House Kipling Estate SE1 3RN
 Flat 50 Simla House Kipling Estate SE1 3RN
 Flat 46 Simla House Kipling Estate SE1 3RN
 Flat 42 Simla House Kipling Estate SE1 3RN
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 Flat 53 Simla House Kipling Estate SE1 3RN
 Flat 63 Simla House Kipling Estate SE1 3RN
 Flat 62 Simla House Kipling Estate SE1 3RN
 Flat 61 Simla House Kipling Estate SE1 3RN
 4 Leathermarket Court London SE1 3HS
 3 Leathermarket Court London SE1 3HS
 2 Leathermarket Court London SE1 3HS
 Flat 60 Simla House Kipling Estate SE1 3RN
 Flat 56 Simla House Kipling Estate SE1 3RN
 Flat 55 Simla House Kipling Estate SE1 3RN
 304 Antonine Heights City Walk SE1 3DB
 303 Antonine Heights City Walk SE1 3DB
 308 Antonine Heights City Walk SE1 3DB
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 306 Antonine Heights City Walk SE1 3DB
 406 Antonine Heights City Walk SE1 3DB
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 203 Antonine Heights City Walk SE1 3DB
 202 Antonine Heights City Walk SE1 3DB
 Unit 9 2 The Leathermarket SE1 3ER
 Unit 9 1 The Leathermarket SE1 3ER
 Unit 8 G The Leathermarket SE1 3ER
 Unit 9 G 1 The Leathermarket SE1 3ER
 Unit 9 B 5 The Leathermarket SE1 3ER
 Unit 9 B 4 The Leathermarket SE1 3ER
 Unit 8 2 The Leathermarket SE1 3ER
 Unit 7 1 3 The Leathermarket SE1 3ER
 Unit 7 1 2 The Leathermarket SE1 3ER
 Unit 4 2 4 The Leathermarket SE1 3ER
 Unit 8 1 2 The Leathermarket SE1 3ER
 Unit 7 G 2 The Leathermarket SE1 3ER
 Unit 7 G 1 The Leathermarket SE1 3ER
 Unit 9 G 2 The Leathermarket SE1 3ER
 Unit L F 2 1 The Leathermarket SE1 3ER
 Unit L F 1 9 The Leathermarket SE1 3ER
 Unit L F 1 8 The Leathermarket SE1 3ER
 Unit L F 2 4 The Leathermarket SE1 3ER
 Unit L F 2 3 The Leathermarket SE1 3ER
 Unit L F 2 2 The Leathermarket SE1 3ER
 Unit L F 1 7 The Leathermarket SE1 3ER
 Unit L F 1 3 The Leathermarket SE1 3ER
 Unit L F 1 2 The Leathermarket SE1 3ER
 Unit L F 1 1 The Leathermarket SE1 3ER
 Unit L F 1 6 The Leathermarket SE1 3ER
 Unit L F 1 5 The Leathermarket SE1 3ER
 Unit L F 1 4 The Leathermarket SE1 3ER
 Unit 4 2 3 The Leathermarket SE1 3ER
 Unit 11 2 2 The Leathermarket SE1 3ER
 Unit 11 2 1 The Leathermarket SE1 3ER
 Unit 10 3 The Leathermarket SE1 3ER
 Unit 11 B 3 The Leathermarket SE1 4XE

Flat 54 Simla House Kipling Estate SE1 3RN
Flat 59 Simla House Kipling Estate SE1 3RN
Flat 58 Simla House Kipling Estate SE1 3RN
Flat 57 Simla House Kipling Estate SE1 3RN
Unit 13 3 1 The Leathermarket SE1 3ER
Unit 4 2 2 The Leathermarket SE1 3ER
Unit 3 G 1 The Leathermarket SE1 3ER
194 Long Lane London SE1 4PZ
192 Long Lane London SE1 4PZ
190 Long Lane London SE1 4PZ
Unit 11 G 2 The Leathermarket SE1 3ER
Unit 12 G 1 The Leathermarket SE1 3ER
Unit 11 3 1 The Leathermarket SE1 3ER
Unit 12 3 1 The Leathermarket SE1 3ER
Unit 12 G 2 The Leathermarket SE1 3ER
Unit 13 2 2 The Leathermarket SE1 3ER
Unit 7 1 1 The Leathermarket SE1 3ER
196 Long Lane London SE1 4PZ
Flat 12 Dunkirk House SE1 4BT
Flat 11 Dunkirk House SE1 4BT
Flat 10 Dunkirk House SE1 4BT
Flat 15 Dunkirk House SE1 4BT
Flat 14 Dunkirk House SE1 4BT
Flat 13 Dunkirk House SE1 4BT
Flat 1 Dunkirk House SE1 4BT
126 Weston Street London SE1 4XE
124 Weston Street London SE1 4XE
122 Weston Street London SE1 4XE
132 Weston Street London SE1 4XE
130 Weston Street London SE1 4XE
128 Weston Street London SE1 4XE
Unit 3 G 2 The Leathermarket SE1 3ER
42 Leathermarket Court London SE1 3HS
41 Leathermarket Court London SE1 3HS
40 Leathermarket Court London SE1 3HS
45 Leathermarket Court London SE1 3HS
44 Leathermarket Court London SE1 3HS
43 Leathermarket Court London SE1 3HS
39 Leathermarket Court London SE1 3HS
35 Leathermarket Court London SE1 3HS
34 Leathermarket Court London SE1 3HS
33 Leathermarket Court London SE1 3HS
38 Leathermarket Court London SE1 3HS
37 Leathermarket Court London SE1 3HS
36 Leathermarket Court London SE1 3HS
46 Leathermarket Court London SE1 3HS
Unit 3 2 The Leathermarket SE1 3EX
17 Leathermarket Street London SE1 3HN
Unit 7 1 4 The Leathermarket SE1 3ER
Unit 8 1 1 The Leathermarket SE1 3ER
The Leather Exchange 15 Leathermarket Street SE1 3HN
Unit 12 2 2 The Leathermarket SE1 3ER
49 Leathermarket Court London SE1 3HS
48 Leathermarket Court London SE1 3HS
47 Leathermarket Court London SE1 3HS
Unit 13 3 2 The Leathermarket SE1 3ER
51 Leathermarket Court London SE1 3HS
50 Leathermarket Court London SE1 3HS
11 Dunsterville Way London SE1 3RJ
10 Dunsterville Way London SE1 3RJ
1 Dunsterville Way London SE1 3RJ
14 Dunsterville Way London SE1 3RJ
13 Dunsterville Way London SE1 3RJ
12 Dunsterville Way London SE1 3RJ
Unit 12 1 2 The Leathermarket SE1 3ER
First Floor 197 Long Lane SE1 4PD
177-179 Long Lane London SE1 4PN
Apartment 11 Calico House SE1 4PN
Unit L F 2 7 The Leathermarket SE1 3ER
Unit 11 1 2 The Leathermarket SE1 3ER
By Email
2 Shad Thames London SE1 2YU
Flat 19 Simla House Kipling Estate SE1 3RL
Flat 18 Simla House Kipling Estate SE1 3RL
Flat 17 Simla House Kipling Estate SE1 3RL
Flat 13 Simla House Kipling Estate SE1 3RL
Flat 1 Simla House Kipling Estate SE1 3RL
Flat 9 Helder Court Kipling Estate SE1 3RH
Flat 8 Helder Court Kipling Estate SE1 3RH

Unit 11 B 2 The Leathermarket SE1 3ER
Unit 11 3 2 The Leathermarket SE1 3ER
Unit 10 2 The Leathermarket SE1 3ER
Flat 8 Coach House Mews SE1 4PP
Flat 7 Coach House Mews SE1 4PP
Flat 6 Coach House Mews SE1 4PP
26 Leathermarket Street London SE1 3HN
The Tannery The Leathermarket SE1 3ER
Recording Studio Coach House Mews SE1 4PR
Office Unit Coach House Mews SE1 4PR
Unit 12 1 1 The Leathermarket SE1 3ER
Unit 17 G The Leathermarket SE1 3HN
Unit 13 2 1 The Leathermarket SE1 3ER
Unit 13 1 3 The Leathermarket SE1 3ER
Unit 4 2 1 The Leathermarket SE1 3ER
Unit 3 1 2 The Leathermarket SE1 3ER
Unit 3 1 1 The Leathermarket SE1 3ER
Unit 13 1 2 The Leathermarket SE1 3ER
Unit 12 B 1 The Leathermarket SE1 3ER
Unit 12 3 2 The Leathermarket SE1 3ER
Unit 12 2 1 The Leathermarket SE1 3ER
Unit 13 1 1 The Leathermarket SE1 3ER
Unit 12 B 3 The Leathermarket SE1 3ER
Unit 12 B 2 The Leathermarket SE1 3ER
Unit 8 B 4 The Leathermarket SE1 3ER
Unit 8 B 1 The Leathermarket SE1 3ER
210-216 Long Lane London SE1 4QB
Unit 8 B 2 The Leathermarket SE1 3ER
Unit 8 B 6 The Leathermarket SE1 3ER
Unit 8 B 5 The Leathermarket SE1 3ER
Unit 8 B 3 The Leathermarket SE1 3ER
Unit 8 B 7 The Leathermarket SE1 3ER
5 Vesta Court City Walk SE1 3BP
4 Vesta Court City Walk SE1 3BP
3 Vesta Court City Walk SE1 3BP
201 Vesta Court City Walk SE1 3BP
7 Vesta Court City Walk SE1 3BP
6 Vesta Court City Walk SE1 3BP
2 Vesta Court City Walk SE1 3BP
Apartment 13 208 Long Lane SE1 4QB
Apartment 5 208 Long Lane SE1 4QB
Apartment 12 208 Long Lane SE1 4QB
1 Vesta Court City Walk SE1 3BP
Apartment 6 208 Long Lane SE1 4QB
Unit L F 3 7 The Leathermarket SE1 3ER
Unit L F 3 6 The Leathermarket SE1 3ER
Unit L F 3 5 The Leathermarket SE1 3ER
Unit L F B 1 The Leathermarket SE1 4XE
Unit L F 3 9 The Leathermarket SE1 3ER
Unit L F 3 8 The Leathermarket SE1 3ER
Unit L F 3 4 The Leathermarket SE1 4XE
Unit L F 3 10 The Leathermarket SE1 3ER
Unit L F 3 1 The Leathermarket SE1 3ER
Unit L F 2 5 The Leathermarket SE1 3ER
Unit L F 3 3 The Leathermarket SE1 3ER
Unit L F 3 2 The Leathermarket SE1 3ER
Unit L F 3 11 The Leathermarket SE1 3ER
Unit L F B 2 The Leathermarket SE1 3ER
Units L F G 1 And L F G 1 A The Leathermarket SE1 3ER
Units 9 3 1 To 9 3 3 The Leathermarket SE1 3HU
Unit 4 G 1 The Leathermarket SE1 3ER
Units Tr 2 1 To Tr 2 3 Trowbray House SE1 3QB
Unit Tr B 4 Trowbray House SE1 3QB
Units L F G 2 And L F G 4 And L F G 6 The Leathermarket SE1 3HU
Unit 13 B The Leathermarket SE1 3ER
Unit L F G 3 The Leathermarket SE1 3ER
Unit L F B 4 The Leathermarket SE1 3ER
Unit L F B 3 The Leathermarket SE1 3ER
Units 10 B And 10 G The Leathermarket SE1 3ER
Unit L F G 7 The Leathermarket SE1 3ER
Unit L F G 5 The Leathermarket SE1 3ER
510 Antonine Heights City Walk SE1 3DB
Flat 66 197 Long Lane SE1 4PD
Flat 65 197 Long Lane SE1 4PD
Flat 64 197 Long Lane SE1 4PD
Unit 4 1 1 The Leathermarket SE1 3ER
Unit 11 G 1 The Leathermarket SE1 3ER
Unit 11 B 1 The Leathermarket SE1 3ER

Flat 12 Simla House Kipling Estate SE1 3RL
Flat 11 Simla House Kipling Estate SE1 3RL
Flat 10 Simla House Kipling Estate SE1 3RL
Flat 2 Dunkirk House SE1 4BT
61 Burwash House Kipling Estate Weston Street SE1 3RP
60 Burwash House Kipling Estate Weston Street SE1 3RP
59 Burwash House Kipling Estate Weston Street SE1 3RP
64 Burwash House Kipling Estate Weston Street SE1 3RP
63 Burwash House Kipling Estate Weston Street SE1 3RP
62 Burwash House Kipling Estate Weston Street SE1 3RP
58 Burwash House Kipling Estate Weston Street SE1 3RP
54 Burwash House Kipling Estate Weston Street SE1 3RP
53 Burwash House Kipling Estate Weston Street SE1 3RP
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57 Burwash House Kipling Estate Weston Street SE1 3RP
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55 Burwash House Kipling Estate Weston Street SE1 3RP
65 Burwash House Kipling Estate Weston Street SE1 3RP
75 Burwash House Kipling Estate Weston Street SE1 3RP
74 Burwash House Kipling Estate Weston Street SE1 3RP
73 Burwash House Kipling Estate Weston Street SE1 3RP
78 Burwash House Kipling Estate Weston Street SE1 3RP
77 Burwash House Kipling Estate Weston Street SE1 3RP
76 Burwash House Kipling Estate Weston Street SE1 3RP
72 Burwash House Kipling Estate Weston Street SE1 3RP
68 Burwash House Kipling Estate Weston Street SE1 3RP
67 Burwash House Kipling Estate Weston Street SE1 3RP
66 Burwash House Kipling Estate Weston Street SE1 3RP
71 Burwash House Kipling Estate Weston Street SE1 3RP
70 Burwash House Kipling Estate Weston Street SE1 3RP
69 Burwash House Kipling Estate Weston Street SE1 3RP
52 Burwash House Kipling Estate Weston Street SE1 3RP
Store Elim Estate SE1 4XE
134 Weston Street London SE1 4XE
Unit Tr G3 Trowbray House SE1 3QB
Unit Tr 1 2 Trowbray House SE1 3QB
Unit Tr B 3 Trowbray House SE1 3QB
Unit Tr B 2 Trowbray House SE1 3QB
Unit Tr G2 Trowbray House SE1 3QB
Unit Tr G1 Trowbray House SE1 3QB
Unit Tr 1 1 Trowbray House SE1 3QB
50 Burwash House Kipling Estate Weston Street SE1 3RP
42 Burwash House Kipling Estate Weston Street SE1 3RP
49 Burwash House Kipling Estate Weston Street SE1 3RP
44 Burwash House Kipling Estate Weston Street SE1 3RP
51 Burwash House Kipling Estate Weston Street SE1 3RP
43 Burwash House Kipling Estate Weston Street SE1 3RP
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39 Burwash House Kipling Estate Weston Street SE1 3RP
46 Burwash House Kipling Estate Weston Street SE1 3RP
48 Burwash House Kipling Estate Weston Street SE1 3RP
40 Burwash House Kipling Estate Weston Street SE1 3RP
47 Burwash House Kipling Estate Weston Street SE1 3RP
9 Burwash House Kipling Estate Weston Street SE1 3RW
8 Burwash House Kipling Estate Weston Street SE1 3RW
7 Burwash House Kipling Estate Weston Street SE1 3RW
Flat 66 Simla House Kipling Estate SE1 3RN
Flat 65 Simla House Kipling Estate SE1 3RN
Flat 64 Simla House Kipling Estate SE1 3RN
6 Burwash House Kipling Estate Weston Street SE1 3RW
37 Burwash House Kipling Estate Weston Street SE1 3RW
36 Burwash House Kipling Estate Weston Street SE1 3RW
35 Burwash House Kipling Estate Weston Street SE1 3RW
5 Burwash House Kipling Estate Weston Street SE1 3RW
4 Burwash House Kipling Estate Weston Street SE1 3RW
38 Burwash House Kipling Estate Weston Street SE1 3RW
Flat 67 Simla House Kipling Estate SE1 3RN
Flat 77 Simla House Kipling Estate SE1 3RN
Flat 76 Simla House Kipling Estate SE1 3RN
Flat 75 Simla House Kipling Estate SE1 3RN
Flat 79 Simla House Kipling Estate SE1 3RN
Flat 78 Simla House Kipling Estate SE1 3RN
Flat 74 Simla House Kipling Estate SE1 3RN
Flat 70 Simla House Kipling Estate SE1 3RN
Flat 69 Simla House Kipling Estate SE1 3RN
Flat 68 Simla House Kipling Estate SE1 3RN
Flat 73 Simla House Kipling Estate SE1 3RN
Flat 72 Simla House Kipling Estate SE1 3RN
Flat 71 Simla House Kipling Estate SE1 3RN
Flat 63 197 Long Lane SE1 4PD
Flat 59 197 Long Lane SE1 4PD
Flat 58 197 Long Lane SE1 4PD
Flat 57 197 Long Lane SE1 4PD
Flat 62 197 Long Lane SE1 4PD
Flat 61 197 Long Lane SE1 4PD
Flat 60 197 Long Lane SE1 4PD
Unit 11 1 1 The Leathermarket SE1 3ER
Flat 8 195 Long Lane SE1 4PD
Flat 7 195 Long Lane SE1 4PD
Flat 6 195 Long Lane SE1 4PD
Flat 11 195 Long Lane SE1 4PD
Flat 10 195 Long Lane SE1 4PD
Flat 9 195 Long Lane SE1 4PD
Flat 5 195 Long Lane SE1 4PD
Flat 1 195 Long Lane SE1 4PD
Think Apartment Hotel 201-211 Long Lane SE1 3TQ
Flat 4 195 Long Lane SE1 4PD
Flat 3 195 Long Lane SE1 4PD
Flat 2 195 Long Lane SE1 4PD
Flat 56 197 Long Lane SE1 4PD
Flat 38 197 Long Lane SE1 4PD
Flat 37 197 Long Lane SE1 4PD
Flat 36 197 Long Lane SE1 4PD
Flat 41 197 Long Lane SE1 4PD
Flat 40 197 Long Lane SE1 4PD
Flat 39 197 Long Lane SE1 4PD
Flat 35 197 Long Lane SE1 4PD
Flat 31 197 Long Lane SE1 4PD
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Flat 29 197 Long Lane SE1 4PD
Flat 34 197 Long Lane SE1 4PD
Flat 33 197 Long Lane SE1 4PD
Flat 32 197 Long Lane SE1 4PD
Flat 42 197 Long Lane SE1 4PD
Flat 52 197 Long Lane SE1 4PD
Flat 51 197 Long Lane SE1 4PD
Flat 50 197 Long Lane SE1 4PD
Flat 55 197 Long Lane SE1 4PD
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Flat 53 197 Long Lane SE1 4PD
Flat 49 197 Long Lane SE1 4PD
Flat 45 197 Long Lane SE1 4PD
Flat 44 197 Long Lane SE1 4PD
Flat 43 197 Long Lane SE1 4PD
Flat 48 197 Long Lane SE1 4PD
Flat 47 197 Long Lane SE1 4PD
Flat 46 197 Long Lane SE1 4PD
Flat 16 Tangerine House SE1 4XE
Flat 15 Tangerine House SE1 4XE
Flat 14 Tangerine House SE1 4XE
Unit 9 B 2 The Leathermarket SE1 3ER
Unit 9 B 1 The Leathermarket SE1 3ER
Flat 17 Tangerine House SE1 4XE
Flat 13 Tangerine House SE1 4XE
Flat 9 Tangerine House SE1 4XE
Flat 8 Tangerine House SE1 4XE
Flat 7 Tangerine House SE1 4XE
Flat 12 Tangerine House SE1 4XE
Flat 11 Tangerine House SE1 4XE
Flat 10 Tangerine House SE1 4XE
Unit 1 193 Long Lane SE1 4PD
Unit 1 1 4 The Leathermarket SE1 3ER
Unit 1 1 3 The Leathermarket SE1 3ER
Unit 1 1 2 The Leathermarket SE1 3ER
Unit 1 2 2 The Leathermarket SE1 3ER
Unit 1 2 1 The Leathermarket SE1 3ER
Unit Lm 7 2 The Leathermarket SE1 3ER
Unit 1 1 1 The Leathermarket SE1 3ER
Ground Floor 197 Long Lane SE1 4PD
Unit 2 193 Long Lane SE1 4PD
Unit 2 1 1 The Leathermarket SE1 3ER
Unit 1 G 2 The Leathermarket SE1 3ER
Unit 1 2 3 The Leathermarket SE1 3ER
Flat 6 Tangerine House SE1 4XE
Unit 5 G 1 The Leathermarket SE1 3ER
Unit 5 2 1 The Leathermarket SE1 3ER
Unit 5 1 2 The Leathermarket SE1 3ER
Unit 5 2 2 The Leathermarket SE1 3ER

34 Burwash House Kipling Estate Weston Street SE1 3RW
18 Burwash House Kipling Estate Weston Street SE1 3RW
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27 Burwash House Kipling Estate Weston Street SE1 3RW
26 Burwash House Kipling Estate Weston Street SE1 3RW
25 Burwash House Kipling Estate Weston Street SE1 3RW
37 Elim Estate Weston Street SE1 4BZ
36 Elim Estate Weston Street SE1 4BZ
35 Elim Estate Weston Street SE1 4BZ
40 Elim Estate Weston Street SE1 4BZ
39 Elim Estate Weston Street SE1 4BZ
38 Elim Estate Weston Street SE1 4BZ
34 Elim Estate Weston Street SE1 4BZ
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28 Elim Estate Weston Street SE1 4BZ
33 Elim Estate Weston Street SE1 4BZ
32 Elim Estate Weston Street SE1 4BZ
31 Elim Estate Weston Street SE1 4BZ
41 Elim Estate Weston Street SE1 4BZ
51 Elim Estate Weston Street SE1 4DA
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49 Elim Estate Weston Street SE1 4DA
54 Elim Estate Weston Street SE1 4DA
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48 Elim Estate Weston Street SE1 4DA
44 Elim Estate Weston Street SE1 4DA
43 Elim Estate Weston Street SE1 4DA
42 Elim Estate Weston Street SE1 4DA
47 Elim Estate Weston Street SE1 4DA
46 Elim Estate Weston Street SE1 4DA
45 Elim Estate Weston Street SE1 4DA
27 Elim Estate Weston Street SE1 4BZ
Flat 11 Kemsing House SE1 4BX
Flat 10 Kemsing House SE1 4BX
Flat 1 Kemsing House SE1 4BX
Flat 14 Kemsing House SE1 4BX
Flat 13 Kemsing House SE1 4BX
Flat 12 Kemsing House SE1 4BX
Flat 9 Dunkirk House SE1 4BT
Flat 5 Dunkirk House SE1 4BT
Flat 4 Dunkirk House SE1 4BT
Flat 3 Dunkirk House SE1 4BT
Flat 8 Dunkirk House SE1 4BT
Flat 7 Dunkirk House SE1 4BT
Flat 6 Dunkirk House SE1 4BT
Flat 15 Kemsing House SE1 4BX
23 Elim Estate Weston Street SE1 4BZ
22 Elim Estate Weston Street SE1 4BZ
Flat 9 Kemsing House SE1 4BX
26 Elim Estate Weston Street SE1 4BZ
25 Elim Estate Weston Street SE1 4BZ
24 Elim Estate Weston Street SE1 4BZ
Flat 8 Kemsing House SE1 4BX
Flat 4 Kemsing House SE1 4BX
Flat 3 Kemsing House SE1 4BX

Unit 5 G 3 The Leathermarket SE1 3ER
Unit 5 G 2 The Leathermarket SE1 3ER
Unit 5 1 1 The Leathermarket SE1 3ER
Flat 14 195 Long Lane SE1 4PD
Flat 13 195 Long Lane SE1 4PD
Flat 12 195 Long Lane SE1 4PD
Flat 1202 Antonine Heights SE1 3DF
Flat 1201 Antonine Heights SE1 3DF
Flat 15 195 Long Lane SE1 4PD
Flat 2 Tangerine House SE1 4XE
Flat 1 Tangerine House SE1 4XE
Flat 5 Tangerine House SE1 4XE
Flat 4 Tangerine House SE1 4XE
Flat 3 Tangerine House SE1 4XE
Flat 23 Tangerine House SE1 4BS
Flat 19 Tangerine House SE1 4BS
Flat 18 Tangerine House SE1 4BS
Flat 22 Tangerine House SE1 4BS
Flat 21 Tangerine House SE1 4BS
Flat 20 Tangerine House SE1 4BS
1006 Antonine Heights City Walk SE1 3DF
1005 Antonine Heights City Walk SE1 3DF
1004 Antonine Heights City Walk SE1 3DF
1102 Antonine Heights City Walk SE1 3DF
1101 Antonine Heights City Walk SE1 3DF
1003 Antonine Heights City Walk SE1 3DF
905 Antonine Heights City Walk SE1 3DF
904 Antonine Heights City Walk SE1 3DF
903 Antonine Heights City Walk SE1 3DF
1002 Antonine Heights City Walk SE1 3DF
1001 Antonine Heights City Walk SE1 3DF
906 Antonine Heights City Walk SE1 3DF
101 Athena Court City Walk SE1 3EN
5 Athena Court City Walk SE1 3EN
3 Athena Court City Walk SE1 3EN
105 Athena Court City Walk SE1 3EN
104 Athena Court City Walk SE1 3EN
102 Athena Court City Walk SE1 3EN
2 Athena Court City Walk SE1 3EN
Apartment 1 208 Long Lane SE1 4QB
Unit Tr 3 01 Trowbray House SE1 3QB
Fourth Floor Lafone House SE1 3HN
1 Athena Court City Walk SE1 3EN
Apartment 7 208 Long Lane SE1 4QB
902 Antonine Heights City Walk SE1 3DF
610 Antonine Heights City Walk SE1 3DF
609 Antonine Heights City Walk SE1 3DF
608 Antonine Heights City Walk SE1 3DF
703 Antonine Heights City Walk SE1 3DF
702 Antonine Heights City Walk SE1 3DF
701 Antonine Heights City Walk SE1 3DF
607 Antonine Heights City Walk SE1 3DF
603 Antonine Heights City Walk SE1 3DF
602 Antonine Heights City Walk SE1 3DF
601 Antonine Heights City Walk SE1 3DF
606 Antonine Heights City Walk SE1 3DF
605 Antonine Heights City Walk SE1 3DF
604 Antonine Heights City Walk SE1 3DF
704 Antonine Heights City Walk SE1 3DF
804 Antonine Heights City Walk SE1 3DF
803 Antonine Heights City Walk SE1 3DF
802 Antonine Heights City Walk SE1 3DF
901 Antonine Heights City Walk SE1 3DF
806 Antonine Heights City Walk SE1 3DF
805 Antonine Heights City Walk SE1 3DF
801 Antonine Heights City Walk SE1 3DF
707 Antonine Heights City Walk SE1 3DF
706 Antonine Heights City Walk SE1 3DF
705 Antonine Heights City Walk SE1 3DF
710 Antonine Heights City Walk SE1 3DF
709 Antonine Heights City Walk SE1 3DF
708 Antonine Heights City Walk SE1 3DF
Flat 11 197 Long Lane SE1 4PD
Flat 10 197 Long Lane SE1 4PD
Flat 9 197 Long Lane SE1 4PD
Flat 14 197 Long Lane SE1 4PD
Flat 13 197 Long Lane SE1 4PD
Flat 12 197 Long Lane SE1 4PD
Flat 8 197 Long Lane SE1 4PD

Flat 2 Kemsing House SE1 4BX
Flat 7 Kemsing House SE1 4BX
Flat 6 Kemsing House SE1 4BX
Flat 5 Kemsing House SE1 4BX
160-162 Long Lane London SE1 4BS
156 Long Lane London SE1 4BS
Management Office 169 Long Lane SE1 4PN
154 Long Lane London SE1 4BS
7 Wilds Rents London SE1 4QG
126a Weston Street London SE1 4XE
124a Weston Street London SE1 4XE
122a Weston Street London SE1 4XE
158 Long Lane London SE1 4BS
171 Long Lane London SE1 4PN
2-6 Wilds Rents London SE1 4QG
175 Long Lane London SE1 4PN
Ground Floor Flat 132 Weston Street SE1 4XE
Flat 5 Coach House Mews SE1 4PP
First Floor Flat 132 Weston Street SE1 4XE
Unit Tr B 1 Trowbray House SE1 3QB
Second Floor Flat 132 Weston Street SE1 4XE
Ground Floor Unit 1 Coach House Mews SE1 4PR
First Floor Unit 1 Coach House Mews SE1 4PR
3 Graduate Place London SE1 4QH
2 Graduate Place London SE1 4QH
1 Graduate Place London SE1 4QH
6 Graduate Place London SE1 4QH
5 Graduate Place London SE1 4QH
4 Graduate Place London SE1 4QH
82 Elim Estate Weston Street SE1 4DB
64 Elim Estate Weston Street SE1 4DA
63 Elim Estate Weston Street SE1 4DA
62 Elim Estate Weston Street SE1 4DA
67 Elim Estate Weston Street SE1 4DA
66 Elim Estate Weston Street SE1 4DA
65 Elim Estate Weston Street SE1 4DA
61 Elim Estate Weston Street SE1 4DA
57 Elim Estate Weston Street SE1 4DA
56 Elim Estate Weston Street SE1 4DA
55 Elim Estate Weston Street SE1 4DA
60 Elim Estate Weston Street SE1 4DA
59 Elim Estate Weston Street SE1 4DA
58 Elim Estate Weston Street SE1 4DA
68 Elim Estate Weston Street SE1 4DA
78 Elim Estate Weston Street SE1 4DB
77 Elim Estate Weston Street SE1 4DB
76 Elim Estate Weston Street SE1 4DB
81 Elim Estate Weston Street SE1 4DB
80 Elim Estate Weston Street SE1 4DB
79 Elim Estate Weston Street SE1 4DB
75 Elim Estate Weston Street SE1 4DB
71 Elim Estate Weston Street SE1 4DA
70 Elim Estate Weston Street SE1 4DA
69 Elim Estate Weston Street SE1 4DA
74 Elim Estate Weston Street SE1 4DB
73 Elim Estate Weston Street SE1 4DB
72 Elim Estate Weston Street SE1 4DA
305 Vesta Court City Walk SE1 3BP
304 Vesta Court City Walk SE1 3BP
116 Vesta Court City Walk SE1 3BP
308 Vesta Court City Walk SE1 3BP
307 Vesta Court City Walk SE1 3BP
306 Vesta Court City Walk SE1 3BP
115 Vesta Court City Walk SE1 3BP
111 Vesta Court City Walk SE1 3BP
110 Vesta Court City Walk SE1 3BP
109 Vesta Court City Walk SE1 3BP
114 Vesta Court City Walk SE1 3BP
113 Vesta Court City Walk SE1 3BP
112 Vesta Court City Walk SE1 3BP
309 Vesta Court City Walk SE1 3BP
409 Vesta Court City Walk SE1 3BP
408 Vesta Court City Walk SE1 3BP
407 Vesta Court City Walk SE1 3BP
3 Antonine Heights City Walk SE1 3DB
2 Antonine Heights City Walk SE1 3DB
1 Antonine Heights City Walk SE1 3DB
406 Vesta Court City Walk SE1 3BP
402 Vesta Court City Walk SE1 3BP

Flat 4 197 Long Lane SE1 4PD
Flat 3 197 Long Lane SE1 4PD
Flat 2 197 Long Lane SE1 4PD
Flat 7 197 Long Lane SE1 4PD
Flat 6 197 Long Lane SE1 4PD
Flat 5 197 Long Lane SE1 4PD
Flat 15 197 Long Lane SE1 4PD
Flat 25 197 Long Lane SE1 4PD
Flat 24 197 Long Lane SE1 4PD
Flat 23 197 Long Lane SE1 4PD
Flat 28 197 Long Lane SE1 4PD
Flat 27 197 Long Lane SE1 4PD
Flat 26 197 Long Lane SE1 4PD
Flat 22 197 Long Lane SE1 4PD
Flat 18 197 Long Lane SE1 4PD
Flat 17 197 Long Lane SE1 4PD
Flat 16 197 Long Lane SE1 4PD
Flat 21 197 Long Lane SE1 4PD
Flat 20 197 Long Lane SE1 4PD
Flat 19 197 Long Lane SE1 4PD
Flat 1 197 Long Lane SE1 4PD
Apartment 4 208 Long Lane SE1 4QB
Apartment 10 208 Long Lane SE1 4QB
404 Athena Court City Walk SE1 3EN
103 Athena Court City Walk SE1 3EN
4 Athena Court City Walk SE1 3EN
401 Athena Court City Walk SE1 3EN
403 Athena Court City Walk SE1 3EN
205 Athena Court City Walk SE1 3EN
204 Athena Court City Walk SE1 3EN
202 Athena Court City Walk SE1 3EN
304 Athena Court City Walk SE1 3EN
Flat 30 Simla House Kipling Estate SE1 3RL
Flat 3 Simla House Kipling Estate SE1 3RL
Flat 26 Simla House Kipling Estate SE1 3RL
Flat 22 Simla House Kipling Estate SE1 3RL
Flat 21 Simla House Kipling Estate SE1 3RL
Flat 20 Simla House Kipling Estate SE1 3RL
Flat 25 Simla House Kipling Estate SE1 3RL
Flat 24 Simla House Kipling Estate SE1 3RL
Flat 23 Simla House Kipling Estate SE1 3RL
Flat 32 Simla House Kipling Estate SE1 3RL
Flat 7 Simla House Kipling Estate SE1 3RL
Flat 6 Simla House Kipling Estate SE1 3RL
Flat 5 Simla House Kipling Estate SE1 3RL
Flat 39 Simla House Kipling Estate SE1 3RL
Flat 9 Simla House Kipling Estate SE1 3RL
Flat 8 Simla House Kipling Estate SE1 3RL
Flat 4 Simla House Kipling Estate SE1 3RL
Flat 35 Simla House Kipling Estate SE1 3RL
Flat 34 Simla House Kipling Estate SE1 3RL
Flat 33 Simla House Kipling Estate SE1 3RL
Flat 38 Simla House Kipling Estate SE1 3RL
Flat 37 Simla House Kipling Estate SE1 3RL
Flat 36 Simla House Kipling Estate SE1 3RL
Flat 2 Simla House Kipling Estate SE1 3RL
Flat 3 Helder Court Kipling Estate SE1 3RH
Flat 20 Helder Court Kipling Estate SE1 3RH
Flat 2 Helder Court Kipling Estate SE1 3RH
Flat 6 Helder Court Kipling Estate SE1 3RH
Flat 5 Helder Court Kipling Estate SE1 3RH
Flat 4 Helder Court Kipling Estate SE1 3RH
Flat 19 Helder Court Kipling Estate SE1 3RH
Flat 15 Helder Court Kipling Estate SE1 3RH
Flat 14 Helder Court Kipling Estate SE1 3RH
Flat 13 Helder Court Kipling Estate SE1 3RH
Flat 18 Helder Court Kipling Estate SE1 3RH
Flat 17 Helder Court Kipling Estate SE1 3RH
Flat 16 Helder Court Kipling Estate SE1 3RH
Flat 7 Helder Court Kipling Estate SE1 3RH
Flat 16 Simla House Kipling Estate SE1 3RL
Flat 15 Simla House Kipling Estate SE1 3RL
Flat 14 Simla House Kipling Estate SE1 3RL
302 Athena Court City Walk SE1 3EN
301 Athena Court City Walk SE1 3EN
201 Athena Court City Walk SE1 3EN
Apartment 8 208 Long Lane SE1 4QB
Apartment 3 208 Long Lane SE1 4QB
Apartment 2 208 Long Lane SE1 4QB

401 Vesta Court City Walk SE1 3BP
310 Vesta Court City Walk SE1 3BP
405 Vesta Court City Walk SE1 3BP
404 Vesta Court City Walk SE1 3BP
403 Vesta Court City Walk SE1 3BP
108 Vesta Court City Walk SE1 3BP
211 Vesta Court City Walk SE1 3BP
210 Vesta Court City Walk SE1 3BP
209 Vesta Court City Walk SE1 3BP
214 Vesta Court City Walk SE1 3BP
213 Vesta Court City Walk SE1 3BP
212 Vesta Court City Walk SE1 3BP
208 Vesta Court City Walk SE1 3BP
204 Vesta Court City Walk SE1 3BP
203 Vesta Court City Walk SE1 3BP
202 Vesta Court City Walk SE1 3BP
207 Vesta Court City Walk SE1 3BP
206 Vesta Court City Walk SE1 3BP
205 Vesta Court City Walk SE1 3BP
215 Vesta Court City Walk SE1 3BP
104 Vesta Court City Walk SE1 3BP
103 Vesta Court City Walk SE1 3BP
102 Vesta Court City Walk SE1 3BP

Apartment 9 208 Long Lane SE1 4QB
Apartment 14 208 Long Lane SE1 4QB
305 Athena Court City Walk SE1 3EN
303 Athena Court City Walk SE1 3EN
203 Athena Court City Walk SE1 3EN
Apartment 11 208 Long Lane SE1 4QB
405 Athena Court City Walk SE1 3EN
402 Athena Court City Walk SE1 3EN
Third Floor Flat 197 Long Lane
Longweston Property Ltd By Email
By Eform
Unit 5, 20-30 Wild's Rents, London SE1 4QG
Flat 16, Tangerine House 119 Weston Street SE1 4XE
19 The Valentine 117 Weston Street SE1 4GR
18 The Valentine 117 Weston Street London SE1 4GR
6 The Valentine 117 Weston Street
Apartment 10 - The Valentine 117 Weston Street SE14GR
Apartment 1 117 Weston Street SE1 4GR
Apt 16 Valentine 117 Weston St SE1 4GR
Flat 17 Tangerine House 119 Weston Street SE1 4XE
Flat 11 Tangerine House Weston Street SE14XE
11 Avenue Road Stratford Upon Avon CV37 6UW
703 Antonine Heights City Walk SE1 3DF

Re-consultation: 25/07/2016

APPENDIX 2

Consultation responses received

Internal services

Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency
Historic England
London Fire and Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England - London Region and South East Region
Network Rail (Planning)
Thames Water - Development Planning
Transport for London (referable and non-referable app notifications and pre-apps)

Neighbours and local groups

Apartment 1 117 Weston Street SE1 4GR
Apartment 10 - The Valentine 117 Weston Street SE1 4GR
Apt 16 Valentine 117 Weston Street SE1 4GR
Email representation
Flat 11 Tangerine House Weston Street SE1 4XE
Flat 13 Tangerine House SE1 4XE
Flat 16, Tangerine House 119 Weston Street SE1 4XE
Flat 16, Tangerine House 119 Weston Street SE1 4XE
Flat 17 Tangerine House 119 Weston Street SE1 4XE
Flat 3 Tangerine House SE1 4XE
Flat 63 197 Long Lane SE1 4PD
Unit 5, 20-30 Wild's Rents, London SE1 4QG
11 Avenue Road Stratford Upon Avon CV37 6UW
18 The Valentine 117 Weston Street London SE1 4GR
19 The Valentine 117 Weston Street SE1 4GR
703 Antonine Heights City Walk SE1 3DF
703 Antonine Heights City Walk SE1 3GF

APPENDIX 3

Human Rights Considerations

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.

This application has the legitimate aim of providing additional residential accommodation. 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.