

Item No. 8.1	Classification: Open	Date: 7 March 2017	Meeting Name: Planning committee
Report title:	Development Management planning application: Application 16/AP/3974 for: Full Planning Permission Address: 10 - 18 UNION STREET, LONDON SE1 1SZ Proposal: Demolition of existing buildings and redevelopment of the site to provide a building 4 - 6 storeys in height, comprising 7,926m ² (GIA) office floor space (use class B1a), and flexible A1/A2/A3 ground floor retail unit (54m ² GIA), together with ancillary ground floor and basement plant and storage, and hard landscaping works.		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 27/09/2016		Application Expiry Date 27/12/2016	
Earliest Decision Date 12/11/2016			

RECOMMENDATIONS

1. a) That planning permission be granted subject to the completion of a legal agreement.
- b) That in the event that the legal agreement is not completed by 31 May 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 84.

BACKGROUND INFORMATION

Site location and description

2. The application site is located on the northern side of Union Street and has a frontage to Union Street of approximately 46.5 metres. It contains a four storey commercial building built in the 1980s in a warehouse style with arcaded granite and red-brick base, a robust yellow-stock brick facade with arched windows, and a mansard extension on part of the roof. To the rear of the site is a yard and a heavily altered nineteenth century warehouse building. The warehouse building is enclosed on three sides by historic and modern development with only its western gable end exposed as viewed from the west along Union Street.
3. The site is located in the Borough High Street conservation area which is characterised by a mix of industrial, Victorian and Georgian buildings. Brick-built warehouse buildings of

light and heavy industry sit side-by-side with Georgian town houses give this area its rich heritage.

4. The primary frontage is Union Street and the site is flanked to the east by the Crossbones burial ground. Further to the east is Borough High Street, which is the heart of the conservation area. While Borough High Street itself has a continuous historic frontage on both sides giving it a strong sense of enclosure, this part of Union Street is punctuated by open spaces, school yards and the forecourts of council estates, with a less uniform streetscape with prevailing heights being between three and five storeys.
5. The site is also located in the:
 - Central activity zone
 - Air quality management area
 - Bermondsey, Borough and Rivers archaeological priority zone
 - Bankside and Borough district town centre
 - Bankside, Borough and London Bridge strategic cultural area
 - Bankside Borough and London Bridge opportunity area.
6. Adjoining the site to the rear is Kent House, Maidstone Buildings, which have a Grade II listed and accessed from Maidstone Buildings Mews.

Details of proposal

7. The proposal is for the demolition of the existing buildings and redevelopment of the site to provide a building four to six storeys in height, comprising 7,926m² office floor space (use class B1a), and flexible A1/A2/A3 ground floor unit of 54m². In addition, ground floor and basement plant and storage would be provided along with hard landscaping works.
8. The proposed frontage onto Union Street would be four storeys in height. Two additional storeys would be tiered with a recessed fourth floor and further recessed fifth floor on top of the building. The fourth and fifth floors would also be recessed away from the Maidstone and Devonshire buildings to the north of the site. A courtyard is proposed in the central area of the building.
9. The proposal would provide an increase in office floor space in the site from an existing 6045m² up to 7926m² as well as increasing the basement accommodation from 637m² up to 1494m². The proposal would also provide a retail unit which would be 54m² as well as a roof terrace associated with the office building.
10. The existing offices (approximately 4,650m² NIA) can accommodate up to 465 employees. The applicants note that when fully occupied the proposed office floor space (6,901m² NIA) could accommodate between 531 and 690 employees (at 1 person per 10m² - 13m² NIA depending on the type of office occupier), an increase in the site's employment capacity of between 66 and 225 employees (14% - 48%).

11. Plant, secure cycle storage and shower/change facilities would be in the basement. Visitor cycle stands are proposed at street level in the central yard and adjacent the office entrance halls. Refuse storage would be located at ground floor level. The ground floor would have a full height glazed frontage with decorative metal panels surrounding the entrance into the building. The upper floors would consist of brickwork facing from the first to third floors with further decorative metal panels and grey anodised aluminium windows, at the fourth floor level, the same brickwork would be proposed albeit with recessed areas containing herringbone bond. The top floor would consist of a grey anodised aluminium cladding with aluminium windows.

12. **Planning history**

<p>11/AP/1804 Application type: Advertisement Consent (ADV) - Wall fixed logo non-illuminated at ground floor height to facade of office building.</p> <p>Decision date: 28/07/2011</p> <p>Decision: Granted (GRA)</p>
<p>14/EQ/0038 Application type: Pre-Application Enquiry (ENQ) - Redevelopment to create high-quality, mixed tenure residential accommodation</p> <p>Decision date: 26/06/2014</p> <p>Decision: Pre-application enquiry closed (EQ). This proposal was for a 5-storey building on the Union Street frontage, rising to 8-storeys to the rear of the site. The proposal which was for residential purposes and as such would resulted in an unacceptable loss of office space in the CAZ and an unacceptable impact on the surrounding residential users amenities.</p>
<p>15/EQ/0170 Application type: Pre-Application Enquiry (ENQ) - Redevelopment to provide 4,900sqm replacement B1 office floor space and 22 residential units (comprising 1 studio, 4 1-bed, 10 2-bed and 3 3-bed units), together with ancillary basement facilities, including refuse storage, plant, 3 car parking spaces and cycle parking.</p> <p>Decision date: 12/11/2015</p> <p>Decision: This proposal was for a part 4 and part 5-storey building on the Union Street frontage, rising to 7-storey to the rear of the site. The proposal which was for part office and part residential and would have resulted in an unacceptable loss of office space in the CAZ.</p>

Planning history of adjoining sites

13. 14/AP/2757 – Crossbones Burial Ground, 18 - 22 Redcross Way SE1 1HG: Planning permission was granted for the change of use from disused work site to a community garden with managed access to the public.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
 - a) Principle of development, including land uses
 - b) Density
 - c) Amenity impacts
 - d) Design and conservation matters, including the impact on heritage assets
 - e) Quality of office accommodation
 - f) Transport impacts
 - g) Planning obligations (s106 undertaking or agreement)
 - h) Mayoral community infrastructure levy
 - i) Sustainable development implications.

Planning policy

15. National Planning Policy Framework (the framework) 2012

Section 1 - Building a strong, competitive economy

Section 2 - Ensuring the vitality of town centres

Section 4 - Promoting sustainable transport

Section 8 - Promoting healthy communities

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment.

16. The London Plan 2016

Policy 2.9 Inner London

Policy 2.10 Central Activities Zone – strategic priorities

Policy 2.11 Central Activities Zone – strategic functions

Policy 2.12 Central Activities Zone – predominantly local activities

Policy 2.15 Town centres

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices

Policy 4.7 Retail and town centre development

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 8.2 Planning obligations

Mayors Guidance Documents - Central Activities Zone (CAZ) SPG (2016).

17. Core Strategy 2011

Strategic policy 1 - Sustainable development
Strategic policy 2 - Sustainable transport
Strategic policy 3 - Shopping, leisure and entertainment
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

18. The council's cabinet on 19 March 2013, as required by 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
1.7 - Development in town and local centres
3.2 - Protection of amenity
3.7 - Waste reduction
3.11 - Efficient use of land
3.12 - Quality in design
3.13 - Urban design
3.15 - Conservation of the Historic Environment
3.16 - Conservation Areas
3.18 - Setting of Listed Buildings, conservation areas and World Heritage Sites.
3.19 - Archaeology
5.2 - Transport impacts
5.3 - Walking and cycling.

19. Supplementary planning documents:

Section 106 Planning Obligations/CIL (2015)
Sustainable Design and Construction SPD (2009)
Sustainability Assessment SPD (2009)
Sustainable Transport SPD (2010).

Consultation replies

Summary of consultation responses

20. Statutory and other external consultation responses:

- Environment Agency had no objections.
- TfL had no objections to the proposal subject to the servicing arrangement being agreed by Southwark, as highways authority, and a delivery service plan/construction logistics plan forming part of the planning conditions.
- Metropolitan Police had no objections, however they request that a secure by design condition is added.
- Thames Water had no objections, however recommend condition in relation to piling method.

21. Internal Consultee responses:

- Flood and drainage team - No objection.
- Environmental protection – No objection.
- Ecology officer - Suggested that the roofing material could be improved to increase biodiversity. Also proposed conditions for bird and bat boxes.
- Highways - No objection, requested works to be included in the legal agreement via S278 works.

Neighbour consultee responses

22. A total of 25 objections have been received in relation to the application. The objections have raised the following concerns:

- Impacts on daylight and sunlight.
- Overlooking into the adjoining properties windows and roof terrace.
- Scale and massing would exceed the surrounding building heights.
- Impacts on the conservation area through the loss of heritage asset and potential impacts on adjacent listed wall.

- Impacts on archaeology of the site.
- Increased traffic and Impacts on the highway from increased servicing.
- Environmental impacts during construction.
- Proposed use of part of ground floor as a shop/restaurant is unacceptable.
- Noise and ventilation impacts from the proposed development.
- Green roofs could be improved.

Principle of development

23. The NPPF promotes sustainable development which means improving the built and natural environment while creating jobs, improving the design and function of places and providing a wide choice of good quality homes. This site is in the central activity zone, an opportunity area and a town centre where a mix of uses and intensification is encouraged. The land uses proposed are considered appropriate under policies for the central activities zone (CAZ), town centres and opportunity areas.
24. The building is used for offices (class B1) which this scheme seeks to re-provide and enhance, providing additional office accommodation.
25. The re-provision and significant increase of almost 50% of B1 office space in the CAZ is consistent with the aims of the Southwark Plan and Core Strategy, as well as the London Plan and associated guidance. The redevelopment of the site would provide a more efficient use of the site, giving access to an increase in the site's employment capacity of up to 225 employees (48%). The principle of development is acceptable.

Environmental impact assessment

26. An environmental impact assessment is mandatory for development described under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The proposed scheme does not fall under any of the categories of projects listed under Schedule 1 of the Act and so there is no mandatory requirement for an EA.
27. Notwithstanding this there is a need to assess whether it would fall under the list of projects listed under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, and if so to determine if the scheme is likely to have significant environmental effects.
28. Schedule 2 lists a range of projects and relevant thresholds that must be considered when screening a project for EA. Taking account of the provisions set out in the schedule it is considered that the scheme is capable of being considered a 10 (b) 'urban development project' as the scheme proposes the demolition of buildings, construction works and the change of land use of existing buildings in an urban area. The relevant threshold applicable for these projects is for the development area to exceed 0.5 hectares.

29. The site, measuring 0.19ha, falls below this threshold and so is likely to not have significant environmental effects. Notwithstanding this, consideration has been given to Schedule 3 of the EA regulations and taking account of the nature of the development, the environmental sensitivity of the location.

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

30. The applicant has submitted a daylight and sunlight assessment which looks at the potential impacts on the surrounding residential properties. Following concerns raised by the occupiers of the adjoining office building, a further assessment has been provided specifically detailing the impact that would occur on office buildings.

Impact on daylight for residential users

31. The Building Research Establishment (BRE) guidelines have been used to assess the impact on daylight and sunlight. The daylight assessment uses the vertical sky component (VSC) methods. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE guidance advises that a target figure for VSC is 27% or greater to maintain good levels of daylight (the maximum value being 40% for a completely unobstructed wall).
32. The BRE guidance advises that, if following development, the VSC is below 27% and the reduction is less than 0.8 (or 80%) of the original value, the change would be noticeable.
33. The VSC assessment on the adjoining residential buildings in Maidstone Mews (North and South buildings), properties in 92 - 94 Borough High Street and the residential use in 6 Union Street. The VSC calculations outline that 65 out of 68 of the windows would meet the VSC requirements as outlined in the BRE guidance, indeed 38 of these windows would benefit from an increase in daylight. The three affected windows for which daylight would be reduced by a noticeable amount are in the Maidstone Buildings South.
34. A further daylight assessment in the form of a no sky line (NSL) assessment was also conducted. For the no sky line assessment, the BRE guidance says that of the area of the working plane in the room that has the view of the sky is reduced by to less than 0.8 times its present level, an adverse impact may occur.
35. This assessment details that out of the 53 rooms tested 23 would benefit from an improvement of daylight distribution. Five rooms would experience a noticeable reduction (four in the Maidstone Buildings Mews South and 1 in 92 - 94 Borough High Street). The reduction for three rooms would be just above the noticeable level at 23 - 27%. There would be an adverse impact on two rooms in separate flats on the fourth floor of Maidstone Buildings South. While the reductions would be relatively high (65 - 57%), the resultant VSC would be adequate (between 11 and 17%) and not an unusual situation in a central London location.

Impact on sunlight for residential properties

36. The assessment of the impact on sunlight identifies that all of the individual windows apart from three in the Maidstone Mews South building would meet the requirement for annual

probable sunlight hours assessment.

37. One of the windows that would be affected is in a small light well at third floor of Maidstone Buildings Mews South where the access to direct sunlight is currently very low. The change in sunlight received would be small but because the baseline is very low the small reduction of change presents as a high proportionate change.
38. The other two windows that would be affected are on the fourth floor of the Maidstone Buildings Mews South where the access to sunlight is actually very good and will remain so for a dense urban location such as this despite the level of reduction recorded. Moreover, one of these windows serves a room which has a second window that would receive more than adequate levels of sunlight.

Daylight impacts on the offices

39. The BRE guidance highlights requirements to assess existing office space when considering the design of new buildings. The applicant's daylight study for the adjoining office building at 8 Union Street outlines that six of the 12 rooms assessed would comfortably comply with the with the BRE guidance for daylight in VSC terms. They also note that the majority of those rooms would experience benefits to the light received. This is due to the main building line being pulled back from the eastern boundary of the site to allow more light to reach the neighbouring property in this direction than the existing condition currently permits.
40. Four of the 12 rooms assessed would comfortably comply with the BRE guidance for daylight in No Sky Line terms. The assessment suggests that the windows for which there would be an improvement in daylight serve offices. This is not the case, they are other rooms such as toilets and stairwells.
41. There is an expectation that offices would generally make use of artificial light in order to improve their lighting situations. In particular, this would normally be expected in areas such as the application site, which is located in an area of high densities and in the CAZ.
42. Some office windows would be adversely affected but existing light levels are so low (under 10% VSC) that artificial light is very likely to be needed at present. A situation that would not change.

Sunlight impacts on the adjoining office building

43. As the applicant's assessment notes that the rear elevation of 8 Union Street facing the development site is north facing there is no requirement for sunlight assessment as advised by the BRE guidelines. Therefore, the development proposals will have no material effects on 8 Union Street in sunlight terms due to orientation.

Overlooking

44. A number of the objections received have raised concerns in relation to overlooking from the building and the proposed roof terraces into the surrounding buildings. These points will be considered in turn.
45. In terms of the overlooking from the site into the buildings situated along Borough High

Street, windows are proposed in the eastern elevation which would face directly onto habitable residential rooms which are situated on the upper floors. These windows range from approximately 9m and 13m between first and third floors before increasing up to 15.5m at fourth floor and 21m at fifth floor. To address the potential for overlooking, a condition is recommended that would require windows in this elevation at these floors to be obscure glazed up to a height of 1.8m from the finished internal floor level which would ensure that no direct overlooking would occur

46. In terms of overlooking from the proposed development to the buildings to the north of the site, there is potential at fourth and fifth floors in the north elevation, for overlooking into rooms in the Maidstone Building and Devon House as well as the established roof terrace at Maidstone buildings. Again it is deemed appropriate to ensure that a condition is attached here to ensure that these windows are obscure glazed up to a height of 1.8m.
47. Concerns have also been raised by residents in Wiltshire House in relation to overlooking from the proposed terrace located at fourth floor into the adjoining windows and roof terrace. A condition is proposed to require the inclusion of a 1.8m high privacy screen here in order to ensure that overlooking would be overcome.

Sense of enclosure

48. In terms of the impacts on the buildings along Borough High Street, the relationship here would be improved as a result of the proposed building line being set back further from the boundary with these properties. There would be some impact on the occupiers of 8 Union Street. However, given the already enclosed nature here and the fact that it is non-residential use where expectations of outlook are not the same, the impact would be acceptable. Details of materials of this flank elevation have not been provided in the submission, in order to ensure that the materials to lessen any impact are used a condition is recommended to ensure reduce any impact that this wall may have.
49. For dwellings to the north, the existing flank wall at third floor level would be lowered, improving the outlook from some windows in the southern elevation of these properties. Additional storeys at fourth and fifth floor would also be added but as they step away from the dwellings, their effect would be modest.

Noise

50. Objectors have raised a concern that the roof terraces could be a source of noise. A condition controlling the hours of use from 8am until 9pm would ensure that they would not be used at times that are most sensitive and is recommended.
51. It is true, as objectors have identified, that details of plant have not been provided. Such a situation is common at this stage in the development process and it is recommended that details of plant noise mitigation be provided before it be installed to protect local amenity.
52. Overall, officers are satisfied that, subject to conditions, the proposal would not result in significant impacts on the amenity of people living and working nearby.

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

53. There are no uses nearby that would adversely affect occupiers of the proposed scheme.

Transport issues

54. The applicant has submitted a transport statement which confirms the PTAL level at 6b and that the majority of trips to the site are currently by public transport and on foot. No parking is proposed and as the site is located in a controlled parking zone, a condition is proposed prohibiting future occupiers from applying for parking permits.
55. The statement says that the proposed development is expected to generate seven additional vehicular trips during the morning peak (between 08:00 and 09:00) and six additional vehicular trips in the evening (between 17:00 and 18:00). Additional trip generation data has also been provided from a recent development site which also predicts lower levels of non-public transport trips. Officers are satisfied that there would not be a significant uplift in vehicular trips so it is not considered that this would have a significant impact on the local highway network; the majority of additional trips would be made either by public transport or cycling.
56. A travel plan has also been submitted which identifies the predicted travel modes and proposes annual monitoring for a period of five years. A clause is proposed for the legal agreement requiring the applicants to monitor this and submit details to the council.
57. The proposal would provide 94 cycle spaces (83 for long stay and 11 for visitors) which would accord with the required levels of cycle storage as outlined in the London Plan 2016. This would be located in the basement area, and a dedicated cycle lift would be provided in order to provide access for cyclists into the basement without having to use stairs. The storage would be secure, weatherproof and accessible and as such is considered acceptable.

Servicing

58. The servicing and delivery strategy says that there are estimated to be two large deliveries per day (7.5 tonne box van type vehicle) and in the region of 50 small deliveries (11 additional to the existing office) which can be accommodated in the existing road capacity on Union Street. There is a service bay to the west of the site which does and would continue to accommodate larger vehicles. A vehicle tracking analysis shows that there would be sufficient road width to allow for the safe passage of other road vehicles while servicing occurs. In essence the servicing would remain the same as the existing arrangement, and the modest increase in vehicle numbers would not cause any harm.
59. Refuse would be serviced from Union Street and an informative is recommended reminding the developer that no refuse bins should be stored on the highway at any time.
60. The site is fronted by permit bays, double yellow lines and an on street loading bay which can be used by the applicant although it is noted that the on street loading bay cannot be tied to the development. The applicant has provided tracking demonstrating that the site will not have an adverse impact on the free flowing movement of other road users while vehicles servicing the site are parked on street.

61. It should be noted that vehicles can load/unload from a double yellow line for a maximum of 40 mins if there are no double or single stripes which indicate that loading is not permitted at any time or only permitted during certain hours. Vehicles are also permitted to load/unload from a controlled parking bay for a maximum of 20 mins during controlled hours.
62. The applicant has proposed to service the site on-street and officers have noted that, given Union Street is a one-way street and that the existing servicing arrangements are already on-street, the increase in the level of servicing for the proposed building would not have an adverse impact on the safety of pedestrians, cyclists and other road users.

Highways works

63. The council's highways team have requested that further details are provided in relation to the retaining walls of the basement area and to require any re-paving of the footway fronting the development site on Union Street including is to be with York stone and 300mm wide new silver granite kerbing. These requirements are proposed to be secured via a S278 agreement which would be included in any planning obligations agreement.

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

64. The site is located at the eastern end of Union Street and it is in the Borough High Street conservation area. To the north of the site, it borders the Grade II listed Maidstone Buildings. To the west is a London underground substation and to the east are a number of narrow fronted properties typical of this part of the Borough High Street conservation area. To the south west are the listed buildings at 31 - 37 Union Street.
65. The application site consists of a 1980s post-modern office building along the principal Union Street frontage and, behind that, yard space and a heavily altered nineteenth century warehouse building. The warehouse building is enclosed on three sides by historic and modern development with only its gable end exposed as viewed from the west along Union Street and, as such, is generally not appreciated from public vantage points.
66. Policy 3.11 states that all developments should ensure that they maximise the efficient use of land while ensuring that, among other things, the proposal positively responds to the local context and complies with all policies relating to design. The comprehensive redevelopment of the site would result in a large modern footprint which provides for a far more efficient and useable office layout which would meet the requirements of today's office spaces. It would also provide a significant uplift in office space which would help towards providing a number of additional jobs in Southwark. The removal of the residential and parking elements of the previous application (reference 16/AP/0878) has allowed further efficiency gains and officers are of the view that the efficiency gains could be regarded as a significant public benefit, to be weighed against the heritage harm of the loss of the nineteenth century warehouse on the site.
67. The present Union Street frontage building is a 1980s attempt at a warehouse-style. As such it has a considerably bigger bulk and height than the more delicate narrow frontage buildings that abut it immediately to the east. It steps up again at the Union Street/Redcross Way corner such that its main elevation along Redcross Way is very

similar in scale and bulk to the adjacent listed Wiltshire House warehouse at Maidstone Building Mews. Together with this building it forms a symmetrical pair around the gable end of the nineteenth century warehouse on the site.

68. The proposed building has a uniform and relatively large scale along both the Union Street and the Redcross Way frontages of the site. Its shoulder height is slightly lower than the large corner element of the present building. However, it has two further storeys in set back tiers. As experienced from close up from the immediate streetscape, the upper tiers would not be visible. As experienced from the more open setting across the open space of the Cross Bones burial ground, and in more distant views along Union Street from the west, the two upper tiers would be reasonably prominent. They would also be visible in the glimpsed view down Union Street from Borough High Street.
69. However, these are middle distance views and while the building would be more prominent it would not be overbearing. In addition, the building is not dissimilar in scale to some warehouse buildings elsewhere in the area. Given that this part of the conservation area was subject to considerable change in the 1980s, the additional bulk and prominence of the building would have little effect on the historic character of the conservation area.
70. The 1980s development is of no particular architectural merit in itself. Its replacement is acceptable. The new development is described in the design and access statement as following a 'modern warehouse' aesthetic and while the building does not follow the more traditional aesthetic, it is not too dissimilar to slightly later warehouses (and the then newly invented office buildings) which feature large panels of vertically stacked windows. At this time, warehouses and other large bulky buildings were transforming from a heavyweight bearing brick construction to the use of thinner and more vertically proportioned 'curtain walls'.
71. The elevations have been altered as compared to the previous application. The changes have added a degree of texture and detail that was previously lacking. It is also evident that there is sufficient depth in the wall construction to allow for a distinction between recessed panels and projecting, more prominent ribs - this being a key part of the aesthetic of later warehouse and office buildings.
72. To summarise, while the development represents a general increase in scale it will not have an undue effect on the special character and appearance of the conservation area.
73. Some objections refer to the loss of the historic warehouse building. It is surrounded on three sides by other buildings. Only its gable end facing out across Redcross Way and the Cross Bones burial ground is visible.
74. This elevation is typical of nineteenth century warehouse buildings and is thus an interesting historic feature. However, even from this view it is partly hidden by a substation. Bulky buildings either side also result in it looking a little lost. Overall it is not a particularly strong townscape feature. The building has also been subject to considerable change and does not have significant architectural or historic significance in itself.
75. The relationship between the proposed development and the immediately abutting listed Wiltshire House (Maidstone Buildings) is an important one. The proposals have been revised such that the upper tiers of the new building are deeply cut back to create a visual slot at high level between the two buildings, with the shoulder of the new building abutting

the listed building just below the cornice of its parapet. This arrangement is a sensitive one and would prevent the new building from overwhelming its neighbour.

76. The site is also close to 31 - 37 Union Street, a group of listed town houses with shops below, and 22 Redcross Way, a listed church. However, given the mixed townscape character of the area, the development would not affect the settings of these buildings.
77. Overall, officers are satisfied that the demolition of the existing buildings, notably the nineteenth century warehouse building to the rear of the site, is acceptable as the less than substantial harm to the heritage assets (the building itself and the conservation area) would be outweighed by the public benefit that the proposal, including the provision of increased office floor space and the high quality of office accommodation in the site which would increase jobs in the locality. As such, the application would accord with saved policy 134 of the NPPF.
78. The proposed building would read as a robust and assertive piece of architecture that would address the street scene appropriately and indeed, would improve the visual amenity of the street scene by replacing the existing building which fronts onto Union Street. Replacing the 1980s building fronting Union Street with the proposed building would enhance the conservation area.
79. For the above reasons, officers are of the view that the design approach, including the bulk, massing and detailed design, is appropriate.

Impact on trees

80. The proposal would not impact on any trees.

Planning obligations (section 106 undertaking or agreement)

81. In accordance with the requirements of the council's section 106 Planning Obligations and CIL SPD (2015), the scale of the proposed development would require a number of contributions in order to mitigate certain aspects of the development. These would be secured by way of a legal agreement that would include the following:
 - Employment and enterprise (jobs during construction period):
20, with a maximum offset of £86,000.00 (based on £4300 per job)
 - Training or funding short courses for Southwark residents:
20, with a maximum offset of £3000 (based on £150 per course)
 - 5 apprenticeships, with a maximum offset of £7500 (based on £1500 per apprenticeship)
 - Employment and enterprise:
General and end-user phase (skills, training and employment) target of 69 jobs, with a maximum offset of £ 296,700.00 (based on £4300 per job)
 - Archaeology:
£6,778 for 5,000 - 9,999sqm of development

- Energy:
£81,000 contribution - £1,800 per tonne of carbon dioxide x Shortfall of 45 tCO₂/year.
82. Highways works - section 278/38 agreement to complete the following works:
- The retaining walls of the basement are in close proximity to the public highway and as such detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical approval of highway structures' should be submitted and approved by the highway authority.
 - Re-paving of the footway fronting the development site on Union Street including is to be with York stone and 300mm wide new silver granite kerbing.
83. Without these contributions, the proposal would be contrary to saved policies 1.1 access to employment opportunities, 2.5 planning obligations; and 3.19 archaeology of the Southwark Plan 2007; strategic policies 10 jobs and businesses, 12 design and conservation and 13 high environmental standards of the Core Strategy 2011, policies 5.2 minimising carbon dioxide emissions and 8.2 planning obligations of the London Plan 2016.
84. In the event that a legal agreement is not signed it is recommended that the Director of Planning be authorised to refuse planning permission for the following reason:

'The proposal, by failing to provide an appropriate mechanism for securing employment contributions, carbon offset, an archaeology contribution and highway works would be contrary to strategic planning policies and fail to adequately mitigate the particular impacts associated with the development in accordance with saved policy 2.5 planning obligations of the Southwark Plan 2007, Strategic Policy 14 delivery and implementation of the Core Strategy 2011, and policy 8.2 planning obligation of the London Plan 2016 and guidance in the council's s106 planning obligations and Community Infrastructure Levy SPD 2015.'

Sustainable development implications

85. In line with the approach advocated in the London Plan, the energy strategy includes a baseline energy demand assessment based London Plan Policy 5.2 which seeks a 35% improvement on this energy demand in carbon terms. The proposed strategy for the building then applies energy efficient means by enhancing the thermal envelope and using robust energy efficient mechanical and electrical service techniques. Finally, the technical and economic feasibility of renewable technologies is considered: photovoltaic panels are the only practical technology in this case.
86. The submitted energy statement notes that the proposed scheme can achieve an 11% reduction in CO₂ emissions over 2013 requirements. The applicants have advised that this is considered to represent the maximum achievable on site. Officers recognise that given the site constraints with surrounding development on three sides, the options on renewable energy technologies are limited. As such, the use of PV panels on the roof is considered appropriate. However, as the scheme would not meet the required 35% saving, a planning contribution would be required in order to off-set this shortfall. The required amount is detailed in the planning obligation section above.

87. The applicants have also provided a BREEAM 2014 new construction pre-assessment for the proposed offices has been assessed by Hoare Lea. The assessment is based on a fully fitted (Cat A) fit out outlines that the development is targeting an 'Excellent' rating as a minimum, which would accord with Core Strategy Policy 13. A condition is proposed in order to ensure that this required standard is met.

Archaeology

88. The site is located in the Borough, Bermondsey and Rivers archaeological priority zone (APZ) and has the potential to contain very significant archaeological remains which should be appropriately managed.
89. A desk based assessment and an archaeological pre-determination evaluation have been carried out.
90. The evaluation shows that important archaeological deposits survive well on this site. On present evidence it is expected that the site will contain archaeological remains which will inform recognised national and Greater London archaeological research objectives – that is non-designated heritage assets of archaeological interest in NPPF terminology. The desk based assessment and evaluation indicate that it is probable that these remains will have been affected by post-depositional impacts from later construction in localised areas (such as the deep basements to the south and the foundations of the 15 floor support columns in the standing building). The assessment and evaluation does not indicate that deposits demonstrably of equivalent significance to a scheduled monument and requiring preservation in situ are present. No evidence for human burials relating to the nearby Crossbones/St Saviour's burial ground was encountered.
91. As determining archaeological significance is fundamental to whether or not the application should be granted, the predetermination evaluation provides sufficient information to reach an informed view, and to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that suitable robust archaeological conditions are applied to any consent. This is in accordance with current policy and guidance, and is consistent with advice for nearby sites.
92. However, officers propose a number of archaeological conditions in relation to archaeological evaluation and geo-archaeological sampling, archaeological mitigation, archaeological foundation design

Contamination

93. The council's environmental protection team have reviewed the desk based assessment and have suggested that further assessments are required prior to the commencement of any development in order to ascertain the levels of contamination on site. This is included as a condition

Air quality

94. The scheme would meet the requirement of being air quality neutral in the London Plan. A clause in the legal agreement requiring the submission of a travel plan would identify measures to make travel to the site more sustainable.

Flood risk

95. The applicants have submitted a flood risk assessment and basement impact assessment to address the issue of tidal and surface water flooding as well as the impacts of the development on groundwater flows.
96. The Environment Agency has commented on the submitted and did not raise any objections to the proposal. However, they did ask for clarification in relation to the floor levels to ensure that these would be a minimum of 300mm above the 1 in 200 year breach level plus climate change, the applicants have confirmed that this is the case.
97. The council's flood and drainage team have also commented on the application and noted that the applicants should prepare an emergency flood plan and sign up to Environment Agency flood warnings and asked for clarification on the run-off rate calculations. Additional information was subsequently provided and as such there would not be any concerns in relation to floor risk on this site.
98. The council's flood and drainage team are satisfied with the basement impact assessment and subject to a condition relating to a condition to assess the groundwater conditions of the site, are satisfied that the proposal would not result in any impacts on groundwater flows.

Other matters

99. Community infrastructure levy:

Mayoral CIL: £118,055

Local CIL: £204,208.

Conclusion on planning issues

100. The development proposed would result in a significant uplift in the number of jobs on the site of up to 225 which is in line with local, regional and national policy and guidance to increase employment in the central activity zone and town centres.
101. The design approach of the proposed building, including the bulk, massing and detailed design are appropriate in this setting and while there would be some harm to the conservation area from the loss of the historic warehouse, the less than substantial harm would be outweighed by the significant public benefits of the scheme.
102. The proposed building, subject to conditions, would not result in any unacceptable impact on the surrounding residents or workers.
103. Overall, subject to a legal agreement and planning conditions, the proposal is considered acceptable in planning terms and as such it is recommended that planning permission is granted.

Community impact statement

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

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

105. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1 and details of people who replied to the consultation are set out in Appendix 2.

Consultation replies

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

Human rights implications

107. 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.

108. This application has the legitimate aim of providing a new office building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1474-10 Application file: 16/AP/3974 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 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Computer Generated Images

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	22 February 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		23 February 2017

APPENDIX 1

Consultation undertaken

Site notice date: 20/10/2016

Press notice date: 13/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 07/10/2016

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Highway Development Management

Statutory and non-statutory organisations consulted:

Environment Agency
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

8 Unison Street SE1 1SZ
Flat 6 Wiltshire House SE1 1GH
Flat 7 Wiltshire House SE1 1GH
10-18 Union Street London SE1 1SZ
Flat 8 Wiltshire House SE1 1GH
Flat 10 Wiltshire House SE1 1GH
Flat 11 Wiltshire House SE1 1GH
Flat 9 Wiltshire House SE1 1GH
5 Maidstone Buildings Mews London SE1 1GN
25-33 Southwark Street London SE1 1RQ
Boot And Flogger 10-20 Redcross Way SE1 1TA
62 Borough High Street London SE1 1XF
Art House Redcross Way SE1 1TA
48 Union Street London SE1 1TD
8 Union Street London SE1 1SZ
37a Union Street London SE1 1SD
A M House 106-114 Borough High Street SE1 1LB
St Saviours House 39-41 Union Street SE1 1SD
88 Borough High Street London SE1 1LL
52a Borough High Street London SE1 1XN
39 Redcross Way London SE1 1HG
76 Borough High Street London SE1 1LL
St Josephs School House 148a Borough High Street SE1 1LB

9 Triangle Court 10-18 Redcross Way SE1 1TA
Landlord Part Fifth Floor Maya House SE1 1XF
First Floor Room 12 Tulip House SE1 1XF
Room 3 Ground Floor Tulip House SE1 1XF
Room 14 Second Floor Tulip House SE1 1XF
Ground Floor Rear Tulip House SE1 1XF
First Floor Rear Tulip House SE1 1XF
Room 15 Second Floor Tulip House SE1 1XF
Room 23 Third Floor Tulip House SE1 1XF
Room 26 Fourth Floor Tulip House SE1 1XF
Room 18 Second Floor Tulip House SE1 1XF
Room 19 Third Floor Tulip House SE1 1XF
Third Floor Flat 6 Union Street SE1 1SZ
72-74 Borough High Street London SE1 1XF
Flat A Sterling House SE1 1SD
Flat D Sterling House SE1 1SD
Basement And Ground Floor Sterling House SE1 1SD
Flat B Sterling House SE1 1SD
Flat C Sterling House SE1 1SD
Third Floor 64 Borough High Street SE1 1XF
Second Floor 64 Borough High Street SE1 1XF
First Floor 64 Borough High Street SE1 1XF
Basement 64 Borough High Street SE1 1XF

Apartment 2 Sussex House SE1 1GF	1 Bridgegate House 116-118 Borough High Street SE1 1LB
Apartment 3 Sussex House SE1 1GF	10 Bridgegate House 116-118 Borough High Street SE1 1LB
Flat 12 Wiltshire House SE1 1GH	Ground Floor 64 Borough High Street SE1 1XF
Apartment 1 Sussex House SE1 1GF	Part Fifth Floor Maya House SE1 1XF
35 Union Street London SE1 1SD	Basement And Ground Floor 6 Union Street SE1 1SZ
Apartment 6 Sussex House SE1 1GF	Basement And Ground Floor Left 5 Maidstone Buildings Mews SE1 1GN
Apartment 7 Sussex House SE1 1GF	Ground Floor Right 5 Maidstone Buildings Mews SE1 1GN
Apartment 4 Sussex House SE1 1GF	Flat 2 31 Union Street SE1 1SD
Apartment 5 Sussex House SE1 1GF	Ground Floor Left 1b Maidstone Buildings Mews SE1 1GD
Room 46 Fourth Floor Alpha House SE1 1LB	Flat 3 31 Union Street SE1 1SD
Room 41 Fourth Floor Alpha House SE1 1LB	Basement And Ground Floor 116-118 Borough High Street SE1 1LB
First Floor Bridgegate House SE1 1LB	18 Triangle Court 10-18 Redcross Way SE1 1TA
Room 42 Fourth Floor Alpha House SE1 1LB	1 Triangle Court 10-18 Redcross Way SE1 1TA
Room 45 Fourth Floor Alpha House SE1 1LB	8 Bridgegate House 116-118 Borough High Street SE1 1LB
Room 54 Fifth Floor Alpha House SE1 1LB	9 Bridgegate House 116-118 Borough High Street SE1 1LB
Room 43 Fourth Floor Alpha House SE1 1LB	2 Triangle Court 10-18 Redcross Way SE1 1TA
Room 44 Fourth Floor Alpha House SE1 1LB	5 Triangle Court 10-18 Redcross Way SE1 1TA
Pilot Plus 6 Maidstone Buildings Mews SE1 1GD	6 Triangle Court 10-18 Redcross Way SE1 1TA
Room 2 Basement Tulip House SE1 1XF	20 Triangle Court 10-18 Redcross Way SE1 1TA
Basement To First Floor 58 Borough High Street SE1 1XF	4 Triangle Court 10-18 Redcross Way SE1 1TA
Second Floor 1 St Margarets Court SE1 1XF	7 Bridgegate House 116-118 Borough High Street SE1 1LB
Room 1 Basement Tulip House SE1 1XF	13 Bridgegate House 116-118 Borough High Street SE1 1LB
Second To Third Floor 58 Borough High Street SE1 1XF	14 Bridgegate House 116-118 Borough High Street SE1 1LB
Stuff International Design Limited 6 Maidstone Buildings Mews SE1 1GD	11 Bridgegate House 116-118 Borough High Street SE1 1LB
First Floor 7 Maidstone Buildings Mews SE1 1GD	12 Bridgegate House 116-118 Borough High Street SE1 1LB
48a Union Street London SE1 1TD	2 Bridgegate House 116-118 Borough High Street SE1 1LB
7 Maidstone Buildings Mews 72-76 Borough High Street SE1 1GD	5 Bridgegate House 116-118 Borough High Street SE1 1LB
92 Borough High Street London SE1 1LL	6 Bridgegate House 116-118 Borough High Street SE1 1LB
27-29 Union Street London SE1 1SD	3 Bridgegate House 116-118 Borough High Street SE1 1LB
84-86 Borough High Street London SE1 1LN	4 Bridgegate House 116-118 Borough High Street SE1 1LB
90 Borough High Street London SE1 1LL	Room 8 First Floor Tulip House SE1 1XF
58 Borough High Street London SE1 1XF	Second Floor And Third Floor Bridgegate House SE1 1LB
2 Union Street London SE1 1SZ	Third Floor 82 Borough High Street SE1 1LL
22 Redcross Way London SE1 1TA	Basement The Ragged School SE1 1SG
Rooms 57 And 58 Fifth Floor Alpha House SE1 1LB	Fourth Floor Maya House SE1 1LB
Basement To Second Floor 82 Borough High Street SE1 1LL	Room 51 Fifth Floor Alpha House SE1 1LB
Room 55 Fifth Floor Alpha House SE1 1LB	Room 52 Fifth Floor Alpha House SE1 1LB
Room 56 Fifth Floor Alpha House SE1 1LB	Flat E Sterling House SE1 1SD
Basement And Ground Floor 92-94 Borough High Street SE1 1LL	Basement And Ground Floor Maple Building SE1 1LB
Third Floor Rear 1 St Margarets Court SE1 1XF	First Floor 72-76 Borough High Street SE1 1XF
Third Floor Front 1 St Margarets Court SE1 1XF	First Floor Right 1b Maidstone Buildings Mews SE1 1GD
Ground Floor West 48 Union Street SE1 1TD	First Floor Bridgegate House SE1 1LB
Excluding Ground Floor West 48 Union Street SE1 1TD	First Floor Flat 6 Union Street SE1 1SZ
Flat 1 Wiltshire House SE1 1GH	Second To Fourth Floor 72-76 Borough High Street SE1 1XF
The Cathedral School Of St Saviour And St Mary Overy Redcross Way SE1 1HG	Unit 3 The Ragged School SE1 1SG
First Floor Flat 31 Union Street SE1 1SD	First Floor Maya House SE1 1LB
Flat 10 Maple Building SE1 1LB	Second Floor Maya House SE1 1LB
St Josephs Catholic Primary School Little Dorrit Court SE1 1NJ	94 Borough High Street SE1 1LL
Unit 4 The Ragged School SE1 1SG	First Floor Left Maidstone Buildings Mews 1b SE1 1GD
Ground Floor 78-80 Borough High Street SE1 1LL	Flat 7 92 Borough High Street SE1 1LL
First Floor 78-80 Borough High Street SE1 1LL	Flat 8 92 Borough High Street SE1 1LL
Basement And Ground Floor 60 Borough High Street SE1 1XF	Third Floor 60 Borough High Street SE1 1XF

Basement 78-80 Borough High Street SE1 1LL
Flat 9 Maple Building SE1 1LB
Flat 2 Maple Building SE1 1LB
Flat 3 Maple Building SE1 1LB
Flat 1 Maple Building SE1 1LB
Flat 4 Maple Building SE1 1LB
Flat 7 Maple Building SE1 1LB
Flat 8 Maple Building SE1 1LB
Flat 5 Maple Building SE1 1LB
Flat 6 Maple Building SE1 1LB
Basement And Ground Floor 31 Union Street SE1 1SD
Basement And Ground Floor 37 Union Street SE1 1SD
The Ragged School 47 Union Street SE1 1SG
Second Floor Flat 6 Union Street SE1 1SZ
Fourth Floor 78-80 Borough High Street SE1 1LL
Fifth Floor 78-80 Borough High Street SE1 1LL
Second Floor 78-80 Borough High Street SE1 1LL
Third Floor 78-80 Borough High Street SE1 1LL
Ground Floor Right Maya House SE1 1LB
Railway Arch 23 Redcross Way SE1 1TA
First Floor 1 St Margarets Court SE1 1XF
Third Floor Maya House SE1 1LB
Railway Arch 22 Redcross Way SE1 1TA
Flat 1 Devon House SE1 1GE
Flat 2 Devon House SE1 1GE
Apartment 14 Sussex House SE1 1GF
Apartment 15 Sussex House SE1 1GF
Flat 3 Devon House SE1 1GE
Flat 6 Devon House SE1 1GE
Flat 7 Devon House SE1 1GE
Flat 4 Devon House SE1 1GE
Flat 5 Devon House SE1 1GE
Apartment 13 Sussex House SE1 1GF
Flat 4 Wiltshire House SE1 1GH
Flat 5 Wiltshire House SE1 1GH
Flat 2 Wiltshire House SE1 1GH
Flat 3 Wiltshire House SE1 1GH
Apartment 8 Sussex House SE1 1GF
Apartment 11 Sussex House SE1 1GF

Apartment 12 Sussex House SE1 1GF
Apartment 9 Sussex House SE1 1GF
Apartment 10 Sussex House SE1 1GF

Flat 5 Norfolk House SE1 1GJ
Flat 6 Norfolk House SE1 1GJ
Flat 3 Norfolk House SE1 1GJ
Flat 4 Norfolk House SE1 1GJ
Flat 7 Norfolk House SE1 1GJ
Flat 10 Norfolk House SE1 1GJ
Flat 8 Norfolk House SE1 1GJ
Flat 9 Norfolk House SE1 1GJ
Flat 2 Norfolk House SE1 1GJ
Flat 10 Devon House SE1 1GE
Flat 11 Devon House SE1 1GE
Flat 8 Devon House SE1 1GE
Flat 9 Devon House SE1 1GE
Flat 12 Devon House SE1 1GE
Flat 15 Devon House SE1 1GE
Flat 1 Norfolk House SE1 1GJ
Flat 13 Devon House SE1 1GE
Flat 14 Devon House SE1 1GE
Room 53 Fifth Floor Alpha House SE1 1LB
Room G3 Ground Floor Alpha House SE1 1LB
First Floor Room 10 Tulip House SE1 1XF
Room G1a Ground Floor Alpha House SE1 1LB
Concierges Office Maidstone Buildings Mews SE1 1GD
12 Triangle Court 10-18 Redcross Way SE1 1TA
First Floor 5 Maidstone Buildings Mews SE1 1GN
First Floor Room 11 Tulip House SE1 1XF

Fifth Floor Alpha House SE1 1LB
First Floor Beckett House SE1 1XF
First And Second Floors 60 Borough High Street SE1 1XF
Rooms 10 To 13 First Floor Alpha House SE1 1LB
Flat 6 92 Borough High Street SE1 1LL
Room 14a First Floor Alpha House SE1 1LB
Room 14b First Floor Alpha House SE1 1LB
Second Floor 5 Maidstone Buildings Mews SE1 1GN
Third Floor 5 Maidstone Buildings Mews SE1 1GD
Flat 1 92 Borough High Street SE1 1LL
Flat 4 92 Borough High Street SE1 1LL
Flat 5 92 Borough High Street SE1 1LL
Flat 2 92 Borough High Street SE1 1LL
Flat 3 92 Borough High Street SE1 1LL
Room G4 Ground Floor Alpha House SE1 1LB
Kitchen Basement Alpha House SE1 1LB
Room 4 Ground Floor Tulip House SE1 1XF
Room G2 Ground Floor Alpha House SE1 1LB
Meeting Room Basement Alpha House SE1 1LB
Room B4 Basement Alpha House SE1 1LB
Room B1 Basement Alpha House SE1 1LB
Room 36 Third Floor Alpha House SE1 1LB
Car Parking Spaces Alpha House SE1 1LB
Room 5 Ground Floor Tulip House SE1 1XF
Room 16 Second Floor Tulip House SE1 1XF
Room 24 Fourth Floor Tulip House SE1 1XF
Room 9 First Floor Tulip House SE1 1XF
Room 17 Second Floor Tulip House SE1 1XF
Room 25 Fourth Floor Tulip House SE1 1XF
Room 21 Third Floor Tulip House SE1 1XF
7 Triangle Court 10-18 Redcross Way SE1 1TA
Room 22 Third Floor Tulip House SE1 1XF
Room 20 Third Floor Tulip House SE1 1XF
Room 33 Third Floor Alpha House SE1 1LB
Room 34 Third Floor Alpha House SE1 1LB
Room 32 Third Floor Alpha House SE1 1LB
Room 31 Third Floor Alpha House SE1 1LB
Rooms 38 And 39 Third Floor Alpha House SE1 1LB
Ground Floor Right 1b Maidstone Buildings Mews SE1 1GD
1a Maidstone Buildings Mews London SE1 1GD
Room 37 Third Floor Alpha House SE1 1LB
Ground Floor And First Floor Left 1b Maidstone Buildings Mews SE1 1GD
Room 30 Third Floor Alpha House SE1 1LB
Fourth Floor Alpha House SE1 1LB
Room 21 Second Floor Alpha House SE1 1LB
Room B2 Basement Alpha House SE1 1LB
Ground Floor Left Maya House SE1 1LB
Room 22 Second Floor Alpha House SE1 1LB
Room 24 Second Floor Alpha House SE1 1LB
Room 35 Third Floor Alpha House SE1 1LB
Room 25 Second Floor Alpha House SE1 1LB
Room 23 Second Floor Alpha House SE1 1LB
82 Borough High Street London SE1 1LL
22 Trinity Church Square London SE1 4HY
27 Southdown Ave Brighton BN1 6EH
47 Burnham Estate Burnham Street e2 0jf
4 Crescent Grove London SW4 7AH
5 Devon House 1 Maidstone Mews SE1 1GE
8 Devon House 1 Maidstone Buildings SE11GE
48a Union Street London SE1 1TD
13 Devon House Maidstone Buildings Mews SE1 1GE
12 Sussex House Maidstone Buildings Mews Se1 1gf
9 Sussex House Maidstone Buildings Mews SE1 1GF
4 Devon House Maidstone Buildings
8 Union Street London SE1 1SZ
8 Union Street London SE1 1SZ
Flat 4 22 Trinity Church Square SE1 4HY
11 Wiltshire House Maidstone Building Mews SE1 1GH

3 Triangle Court 10-18 Redcross Way SE1 1TA
8 Triangle Court 10-18 Redcross Way SE1 1TA
10 Triangle Court 10-18 Redcross Way SE1 1TA
11 Triangle Court 10-18 Redcross Way SE1 1TA

3rd Floor, Charter Place, St Helier JE4 0WH
5 Wiltshire House Maidstone Building Mews SE1 1GH
18 Great Guilford Street London SE1 0FD
Flat 6 35 West Lane
Chairman Southside Freehold Ltd Maidstone Buildings
SE1 1GE

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team

Statutory and non-statutory organisations

Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Chairman Southside Freehold Ltd Maidstone Buildings SE1 1GE
Email representation
Flat 14 Devon House SE1 1GE
Flat 15 Devon House SE1 1GE
Flat 15 Devon House SE1 1GE
Flat 3 Wiltshire House SE1 1GH
Flat 4 Devon House SE1 1GE
Flat 4 22 Trinity Church Square SE1 4HY
Flat 5 Wiltshire House SE1 1GH
Flat 5 Wiltshire House SE1 1GH
11 Wiltshire House Maidstone Building Mews SE1 1GH
12 Sussex House Maidstone Buildings Mews Se1 1gf
13 Devon House Maidstone Buildings Mews SE1 1GE
18 Great Guilford Street London SE1 0FD
27 Southdown Ave Brighton BN1 6EH
3rd Floor, Charter Place, St Helier JE4 0WH
4 Crescent Grove London SW4 7AH
47 Burnham Estate Burnham Street e2 0jf
47 Burnham Estate Burnham Street e2 0jf
48a Union Street London SE1 1TD
48a Union Street London SE1 1TD
48a Union Street London SE1 1TD
5 Devon House 1 Maidstone Mews SE1 1GE
5 Wiltshire House Maidstone Building Mews SE1 1GH
8 Devon House 1 Maidstone Buildings SE11GE
8 Union Street London SE1 1SZ
8 Union Street London SE1 1SZ
8 Union Street London SE1 1SZ
8 Union Street London SE1 1SZ
9 Bridgegate House 116-118 Borough High Street SE1 1LB
9 Sussex House Maidstone Buildings Mews SE1 1GF

