

<b>Item No.</b> 8.3	<b>Classification:</b> Open	<b>Date:</b> 7 March 2017	<b>Meeting Name:</b> Planning committee
Report title:	<b>Development Management planning application:</b> Application 16/AP/4569 for: Full Planning Application  <b>Address:</b> 133 PARK STREET, LONDON SE1 9EA AND 105 SUMNER STREET LONDON SE1 9HZ  <b>Proposal:</b> Demolition of existing buildings and redevelopment to provide two class B1 office buildings of nine storeys and ten storeys plus plant (41m AOD on Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 09/11/2016		Application Expiry Date 08/02/2017	
Earliest Decision Date 14/12/2016		PPA Date 31/08/2017	

## RECOMMENDATIONS

1. That:
  - a) planning committee grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 August 2017 and subject to referral to the Mayor of London; and
  - b) in the event that the requirements of (a) are not met by 31 October 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 85.

## BACKGROUND INFORMATION

### Site location and description

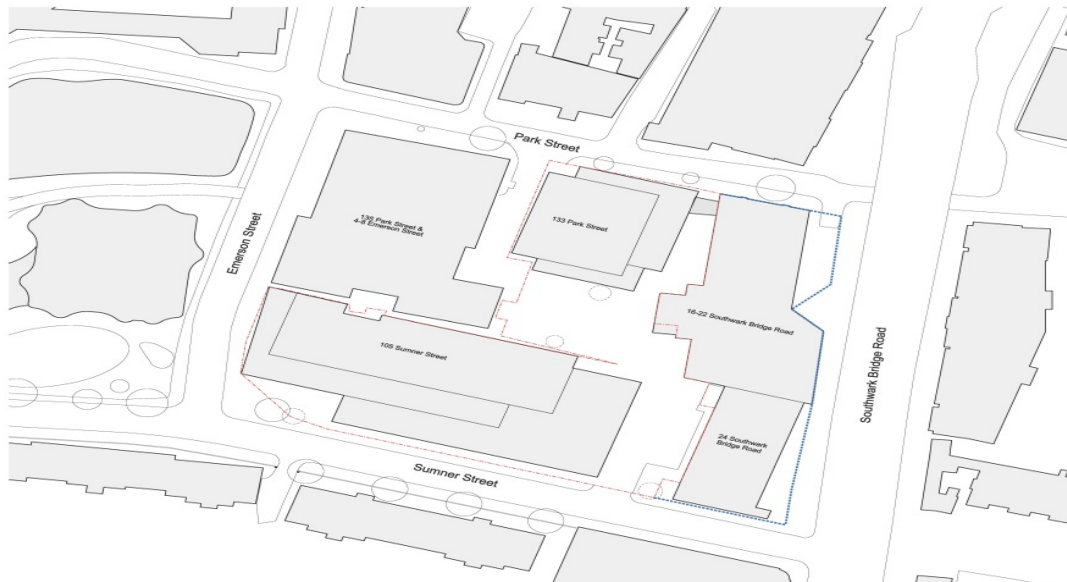
2. The application refers to the buildings and land located at 133 Park Street and 105 Sumner Street within Bankside. It occupies the central section of the urban block bounded to the north by Park Street, to the east by Southwark Bridge Road, to the south by Sumner Street and to the west by Emerson Street. Currently, the site comprises one large single storey warehouse building located at number 105 Sumner Street and one part three/part four storey building at number 133 Park Street, with the remaining land providing open car parking. The site benefits from frontages onto Park Street, Sumner

Street and Emerson Street. The Park Street building is in office use while the Emerson Street building was previously in use as a builder's merchants.

3. The heights of the buildings around the site vary considerably, with parts of the Emerson Building and Sackler Studios being only three-storey while the tallest nearby building at Rose Court rises to eleven storeys. In the wider Bankside area, a cluster of tall buildings exists around Neo Bankside and Bankside 123.
4. The area is of a mixed character, with uses including offices, residential, commercial, cultural and leisure. Within the immediate vicinity of the site are office uses at the Emerson Building, residential uses at the Sumner Buildings, an education use at Sackler Studios and a leisure use at both the Tate Modern and the Globe Theatre as well as the archaeological remains at the Rose Theatre. Additional residential accommodation, office space, retail and cultural use will also be provided by the approved development at 185 Park Street (detailed in the Planning History section below) and this will further reinforce the mixed use character of the area.

### **Details of proposal**

5. Planning permission is sought for the demolition of the existing buildings and for the redevelopment of the site to provide a nine storey building on Sumner Street (Block A) and a ten storey building on Park Street (Block B), each with additional basement levels and rooftop plant. The proposed buildings would generate 17,530sqm (GIA) of class B1 office floorspace.
6. The buildings would be arranged around a central courtyard with a vehicular access from the existing crossover on Sumner Street. This courtyard would be a landscaped amenity space for the office workers and would provide a public route north/south through the site. The courtyard will accommodate an 11sqm kiosk to provide A1 /A3/A5 floorspace. Cycle parking will be provided in the form of 229 long stay and 14 short stay spaces. The development would essentially be car free albeit with 15 car parking spaces retained for use by Motability who are the tenants of the adjacent building at numbers 16-22 Southwark Bridge Road and the current users of the car parking spaces.



## 7. Planning history

13/AP/1900 Application type: Full Planning Application (FUL) Erection of a single storey canopy covering disabled bays at the rear car park at City Gate House.  Decision date: 07/08/2013  Decision: Granted (GRA)
16/EQ/0150 Application type: Pre-Application Enquiry (ENQ) Redevelopment of the site to provide two office buildings  Decision date: 28/09/2016 Decision: Pre-application enquiry closed (EQC)  Summary of response: The pre-application response deemed the scheme to be acceptable with regard to proposed land use, height, scale and massing. The response set out the requirement for further details and information relating to servicing arrangements, cycle parking provision, sustainability measures and architectural and landscaping details. The response suggested that discussions be held with Southwark Council's archaeologist and it was made clear that planning obligations would apply by means of a section 106 agreement and community infrastructure levies. The main amenity concerns raised as part of the pre-application enquiry related to daylight and sunlight and it was advised that this would be assessed in more detail as part of a formal planning application once in receipt of a daylight and sunlight report.

### Planning history of adjoining sites

#### 8. Application Reference 14/AP/3842: 185 Park Street - GRANTED 12/02/2016

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

#### 9. Application Reference 11/AP/2566: Bankside House Sumner Street - GRANTED 26/03/2012

Demolition of eighth floor and mezzanine in order to construct a three floor extension to provide an additional 104 student rooms, associated minor facade alterations, access, landscape, public realm works and cycle storage. This permission has not been implemented and has now expired.

#### 10. Application reference 09/AP/0039: Tate Modern - GRANTED 14/05/2009

Erection of an 11 level (70.4m AOD) 24,786sqm (gross external area) extension to Tate Modern to comprise Class D1 (non residential institution) use including display and exhibition spaces, performance spaces, education and learning facilities together with

ancillary offices, catering, retail and other facilities, landscaping, external lighting, servicing, vehicle and cycle parking and associated works including works to the public highway and necessary demolition of outbuildings, annexes and structures. Construction is completed.

11. Application reference 02/AP/1799: 135 Park Street -GRANTED 18/02/2004:

Demolition of the existing buildings and the erection of a basement, ground plus eight storey building for office use (Class B1) and use of part basement and part ground floor as dual retail (Class A1) and/or Class A3 (hot food) purposes. This permission was subject to a technical implementation although construction was not continued.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

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

- a) principle of the proposed development in terms of land use
- b) design quality
- c) amenity impacts
- d) flood risk
- e) transport impacts
- f) heritage impacts including impacts on local and strategic views
- g) planning obligations
- h) sustainable development implications
- i) all other relevant material planning considerations.

### **Planning policy**

12. The statutory development plans for the Borough comprise the National Planning Policy Framework 2012, London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007).
13. The site is located within the:
- Central activities zone (CAZ)
  - Bankside, Borough and London Bridge opportunity area
  - Bankside, Borough and London Bridge strategic cultural area
  - Bankside and Borough district town centre

- Better Bankside business improvement district
  - Air quality management area.
14. It has a public transport accessibility level (PTAL) of 6b where 1 is the lowest level and 6b the highest, indicating excellent access to public transport.
15. The following listed structures are adjacent to the site:
- Union Works (Grade II)
  - Post at the west corner of Bear Gardens (Grade II)
  - Post at the west corner with Rose Alley (Grade II).
16. The following conservation areas are adjacent to the site:
- Bear Gardens - northeast of the site
  - Thrale Street - east of the site.
17. The application site lies within the LVMF protected view 1A.2 - of St Paul's Cathedral from Alexandra Palace.
18. This application should be determined in accordance with the development plan unless material considerations indicate otherwise; and the following national framework, regional and local policy and guidance are particularly relevant:
19. National Planning Policy Framework (the Framework)
- Section 1: Building a strong, competitive economy  
Section 2: Ensuring the vitality of town centres  
Section 4: Promoting sustainable development  
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.
20. The London Plan 2016
- Policy 2.5 Sub-regions  
Policy 2.10 Central Activities Zone - strategic priorities  
Policy 2.11 Central Activities Zone - strategic functions  
Policy 2.13 Opportunity areas and intensification areas  
Policy 4.1 Developing London's economy  
Policy 4.2 Offices  
Policy 4.3 Mixed use development and offices  
Policy 4.12 Improving opportunities for all  
Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage  
 Policy 5.15 Water use and supplies  
 Policy 5.18 Construction, excavation and demolition waste  
 Policy 5.21 Contaminated land  
 Policy 6.1 Strategic approach (Transport)  
 Policy 6.2 Providing public transport capacity and safeguarding land for transport  
 Policy 6.9 Cycling  
 Policy 6.10 Walking  
 Policy 6.11 Smoothing traffic flow and tackling congestion  
 Policy 6.12 Road network capacity  
 Policy 7.3 Secured by design  
 Policy 7.4 Local character  
 Policy 7.5 Public realm  
 Policy 7.6 Architecture  
 Policy 7.7 Location and design of tall and large buildings  
 Policy 7.8 Heritage assets and archaeology  
 Policy 7.14 Improving air quality  
 Policy 7.15 Reducing and managing noise  
 Policy 8.2 Planning obligations  
 Policy 8.3 Community infrastructure levy.

21. Greater London Authority Supplementary Guidance

Mayor of London: Sustainable design and construction (Saved SPG, 2006)  
 Mayor of London: Accessible London, achieving an inclusive environment (Saved SPG, 2004)  
 Mayor of London: Central Activities Zone (SPG, 2016)  
 Greater London Authority: Use of planning obligations in the funding of Crossrail (SPG, Updated 2016)  
 Mayor of London: London View Management Framework (SPG, 2012)  
 Mayor of London: Character and Context (SPG, 2014).

22. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth  
 Strategic Targets Policy 2 - Improving places  
 Strategic Policy 1 - Sustainable development  
 Strategic Policy 2 - Sustainable transport  
 Strategic Policy 10 - Jobs and businesses  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

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

of consistency with the NPPF.

Policy 1.1 Access to Employment Opportunities  
Policy 1.4 Employment Sites  
Policy 1.7 Development within Town and Local Centres  
Policy 2.5 Planning Obligations  
Policy 3.1 Environmental Effects  
Policy 3.2 Protection of Amenity  
Policy 3.3 Sustainability Assessment  
Policy 3.4 Energy Efficiency  
Policy 3.6 Air Quality  
Policy 3.7 Waste Reduction  
Policy 3.9 Water  
Policy 3.11 Efficient Use of Land  
Policy 3.12 Quality in Design  
Policy 3.13 Urban Design  
Policy 3.14 Designing Out Crime  
Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites  
Policy 3.19 Archaeology  
Policy 3.20 Tall Buildings  
Policy 3.28 Biodiversity  
Policy 3.29 Development within the Thames Policy Area?  
Policy 3.31 Flood Defences  
Policy 5.1 Locating Developments  
Policy 5.2 Transport Impacts  
Policy 5.3 Walking and Cycling  
Policy 5.6 Car Parking.

24. Southwark Supplementary Planning Documents

Bankside, Borough and London Bridge (Draft SPD, 2010)  
Sustainable Design and Construction (SPD, 2009)  
Sustainable Transport (SPD, 2010)  
Section 106 Planning Obligations and CIL (SPD, 2015)  
Sustainability Assessment (SPD, 2009)  
Design and Access Statements (SPD, 2007).

**Principle of development**

25. At the heart of the NPPF is the presumption in favour of sustainable development. Amongst the key themes in achieving sustainable development are ensuring the vitality of town centres, promoting sustainable transport, supporting a strong economy, and delivering good design.

**Land use**

26. The application site is located within the central activities zone (CAZ); Bankside, Borough and London Bridge opportunity area, the Borough and Bankside district town centre and the Bankside Borough and London Bridge strategic cultural area.
27. The London Plan considers opportunity areas to be “the capital’s major reservoir of

brownfield land with significant capacity to accommodate new housing, commercial and other developments linked to existing or potential improvements to public transport.”

28. Southwark’s Core Strategy reinforces the London Plan aspirations for development in the CAZ to support London as a world class city. The CAZ and opportunity areas are targeted as growth areas in the borough where development will be prioritised. The council will allow more intense development for a mix of uses in the growth areas and make sure development makes the most of a site's potential (strategic policy 1). Additionally, strategic policy 10 aims to protect existing business space and support the provision of up to 500,000 sq. metres of additional business floorspace and 25,000 new jobs in the Bankside, Borough and London Bridge opportunity area. The policy also seeks to protect existing business floorspace in the wider CAZ and town centre locations where up to 30,000 sq. metres of new business space will be encouraged. The Southwark Plan requires existing employment space to be re-provided when sites are developed.
29. The existing buildings on the site are under-utilised and do not maximise the efficient use of this central location. The proposed scheme would deliver a high quality office development which would provide a significant uplift in employment floorspace and the creation of approximately 1000 additional jobs. This is compliant with Southwark Plan and Core Strategy policies as well as fulfilling the principle of prioritising new development within the CAZ and opportunity areas. The principle of redevelopment is therefore strongly supported. The re-provision and enlargement of B1 office floorspace with high quality, modern and flexible office accommodation is welcomed as a significant benefit of the scheme in accordance with adopted local and regional policy and meets the Core Strategy objective of increasing the number of jobs in Southwark.
30. The small retail offering within the courtyard is also considered acceptable and while it is noted that retail functions would usually be positioned on street facing frontages rather than within a semi enclosed courtyard, the frontage onto Park Street is too small to sustain a retail function as well as office reception and Sumner Street receives limited footfall. As such the kiosk within the site is appropriate.
31. In order to support the vibrancy and vitality of the CAZ, London Plan policies 2.11 and 4.3 promote mixed use development, including housing, alongside increases in office floorspace. The London Plan nevertheless allows a degree of flexibility with respect to the provision of mixed uses in the CAZ, in recognition of the fact that it may not always be suitable to provide housing on site. The current proposal does not include any residential use. The Mayor’s central activities zone SPG contains additional guidance on maintaining an appropriate mix of uses within the CAZ, setting out the weight that should be afforded to office use and CAZ strategic functions relative to residential. Paragraph 4.2.2 of the SPG requires the provision of residential development within the CAZ to be managed sensitively to ensure new development does not strategically constrain the overall supply of office floorspace, while also stating that the strategic need to enhance and sustain office and other strategic functions within the CAZ must be taken into account. It is noted that the site sits within an urban block of commercial uses and it is constrained by the Bear Gardens conservation area and the Alexandra Palace to St Pauls strategic view (LVMF1 A.2). Overall, given that it would not be appropriate to further increase the scale of the buildings, the inclusion of residential uses would compromise the level of employment which could be provided on the site. As such a solely office-based scheme is acceptable.



32. The proposed land use would provide a significant uplift in high quality office floorspace, improve employment opportunities and offer attractive frontages along Sumner Street, Park Street and Emerson Street. The proposal is therefore a welcome addition to the Bankside area and is fully supported.

### **Environmental impact assessment**

33. It is considered that the proposed development does not constitute EIA development, based on a review of the scheme against both the EIA Regulations 2011 and the European Commission guidance. The scheme would not generate impacts of more than local significance which would warrant submission of an EIA.

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

#### **Daylight**

34. A daylight and sunlight report has been submitted which assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
35. The BRE sets out the rationale for testing the daylight impacts of new development through various tests. The first is the vertical sky component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable.
36. The second method is the no sky line (NSL) or daylight distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the no sky line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.
37. The following properties have been assessed as part of the daylight and sunlight assessment;
- 16 New Globe Walk (Bear Pit Apartments)
  - 60A Davis House
  - 60B Pepys House
  - 1 - 30 Sumner Street
  - 31 - 50 Sumner Street
  - 51 - 70 Sumner Street
  - 71 - 100 Sumner Street.
38. Of the above properties, 16 New Globe Walk, 60A Davis House, 31 - 50 Sumner Street and 51 - 70 Sumner Street will all meet the BRE guidelines and as such it is considered that there will be no adverse impact on these dwellings. The results for the remaining units are considered below:

## 60B Pepys House

39. This building has three windows that would see a reduction in VSC of more than 20% of existing values. Two of these windows serve a living room/kitchen/diner with the remaining window serving a bedroom. These windows would experience a loss of VSC between 25.76% and 26.41% with residual VSC values of between 8.89% and 11.55%. In terms of daylight distribution, only the bedroom would see a reduction in sky visibility in excess of 20%. While VSC levels will be reduced beyond the 20% BRE guidelines, the actual area receiving daylight is not significantly reduced. The proposed VSC levels taken alongside the daylight distribution levels are considered to be reasonable in an urban location.

## 1 - 30 Sumner Street

40. A total of 55 rooms and 95 windows within this building have been assessed. It is noted that 36 of the 95 windows would experience a loss of VSC in excess of 20% with losses in the range of 20.2% to 59.66%. 33 of these windows previously had a VSC level in excess of 27% and will experience a greater than 20% reduction in VSC. The remaining three windows had existing VSC levels below 27% and will also experience more than a 20% reduction.
41. Of the 55 rooms assessed against the daylight distribution criteria, only one would see a reduction in sky visibility in excess of 20%. The remaining 54 would be within the thresholds set by the BRE to conclude that there would be no noticeable loss.
42. All of the affected windows serve bedrooms. The BRE recognises that bedrooms are generally less sensitive than living rooms to reductions in daylight. As such, while it is recognised that this impact is noticeable, it is considered to be acceptable on balance as a reduction in daylight levels to these bedrooms is not considered to reduce their functionality or amenity levels to a detrimental level.

## 71 - 100 Sumner Street

43. A total of 59 rooms and 90 windows within this building have been assessed. It is noted that all 90 windows will experience a loss of VSC in excess of 20%, with losses in the range of 21.99% to 79.79%. A total of 65 of these windows previously had a VSC level in excess of 27% and will experience a greater than 20% reduction in VSC. The remaining 25 windows had existing VSC levels below 27% and will also experience more than a 20% reduction. The tables below outline the range of losses in relation to room types in more detail:

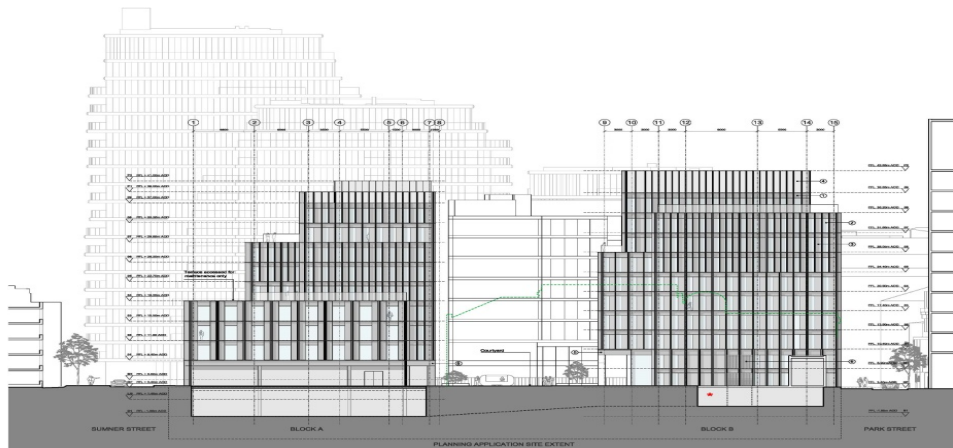
Room type	Number of rooms	Range of VSC loss (%)
Bedroom	40	21.99 - 47.19
Living room	9	33.43 - 47.3
Living/kitchen/diner	1	27.89 - 29.89
Kitchen	9	34.97 - 79.79

44. The majority of windows (74%) will retain VSC levels in excess of 15% VSC. Of the 59 rooms assessed against the daylight distribution criteria, 48 would see a reduction in sky visibility in excess of 20%. The remaining 11 would be within the thresholds set by the BRE to conclude that there would be no noticeable loss.

## Conclusion on daylight

45. The results of the daylight assessment do reveal that there would be a number of rooms that would not meet the relevant daylighting standards of the BRE, with those flats to the south of the site particularly affected (1 - 30 and 71 - 100 Sumner Street). A total of 76 rooms would experience a loss of VSC in excess of 20%. The majority of these rooms are bedrooms (59 rooms - 76%) which are considered to be less sensitive to reductions in daylight. It is also noted that some rooms will experience significant losses of VSC and Officers would consider losses in excess of 40% as a major adverse impact. In this respect there are 41 windows (28 rooms) windows that will experience a loss of more than 40% VSC.
46. Undoubtedly the most affected building is that at 71 - 100 Sumner Street. At present it overlooks a large single storey shed building and storage yard/parking area. The existing buildings are therefore substantially lower than surrounding building heights particularly given the context of the site within a central London location and as such, the adjacent buildings receive higher levels of daylight than would normally be achieved in central London. As such, any increase in height on the application site would be likely to have an impact on daylight and sunlight to adjacent properties.
47. The reductions in daylight, while significant, would result in levels comparable with other properties within the wider Bankside area and the level of impact is therefore not untypical for a central London location.
48. The proposed buildings broadly mirror the height of the Sumner Buildings as they front the street, and are set behind a widened pavement. The upper floors are then set back behind this building line to reduce the perceived mass of the buildings. This minimises any overbearing impact on, or oppressive relationship with the existing residential buildings. While the impacts to a substantial number of rooms would fail to meet the relevant standards of the BRE, other factors such as the high quality of design of the proposal, increased employment floorspace and absence of other amenity impacts such as overlooking or sense of enclosure as well as the improvement to the urban environment and public realm should be given weight. On balance, the impact on Sumner Buildings, which has its primary rooms facing south, would not warrant refusal of a scheme which has significant broader benefits for the local economy and environment.

## Section through Park Street and Sumner Street



## **Sunlight**

49. All of the windows facing within 90 degrees of due south have been assessed with regard to impact on sunlight. The BRE guide states that if a window can receive 25% of summer sunlight, including at least 5% of annual probable sunlight hours between 21 September and 21 March, then the room would be adequately sunlight. A reduction in APSH of more than 20% is considered to be an adverse impact.
50. The applicant's daylight and sunlight study demonstrates that there will be no adverse impacts from loss of sunlight as there are very few south facing residential windows looking onto the site and those that do meet the BRE requirements.

## **Overlooking, outlook and privacy**

51. The proposed development is a sufficient distance (15 metres) from the nearest residential properties on Sumner Street to ensure that there will be no adverse impact on overlooking, loss of outlook or loss of privacy. While this distance is slightly shorter on Park Street (11.5 metres), the nearest properties are not in residential use and, as such, there are no amenity concerns. It is also noted that the office terraces have the potential for disturbance so the hours of use of the terraces will be controlled by condition. The impact on views is considered in more detail in the design section below.

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

52. It is not anticipated that there will be any conflict of use that would have any adverse impact on occupiers of the proposed retail or office spaces.

## **Transport issues**

53. Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes or, where they are not, it must be demonstrated that sustainable transport options are available to site users and sustainable transport is promoted. In addition, saved policy 5.6 of the Southwark Plan requires development to minimise the number of car parking spaces provided and include justification for the amount of car parking sought taking into account the site public transport accessibility level (PTAL), the impact on overspill car parking, and the demand for parking within the controlled parking zones.

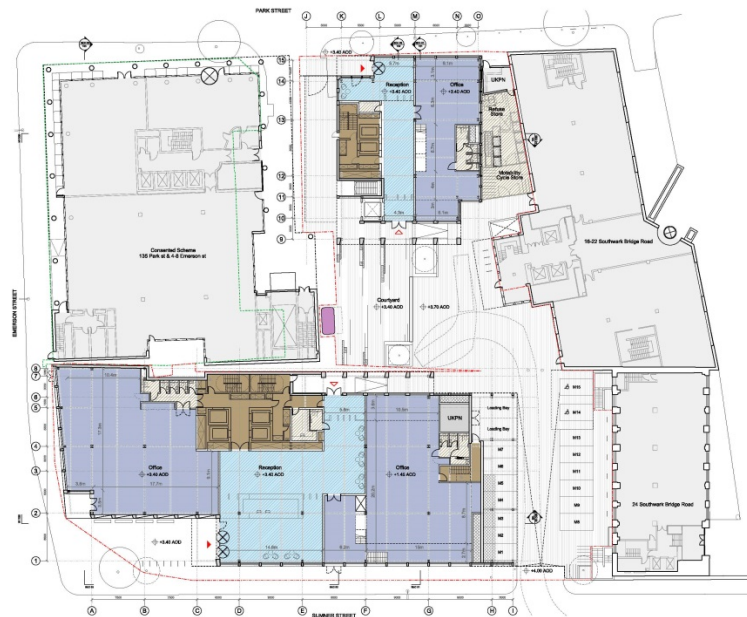
## **Public transport accessibility**

54. The site has the highest level of public transport accessibility with a PTAL level of 6b, rated on a scale of 1 to 6 where 1 represents low accessibility and 6b the highest accessibility. There are several railway and London Underground stations near the site including Waterloo, Blackfriars, London Bridge and Southwark. The site is well connected to the London bus network, cycle routes and walking routes. Cycle superhighway 7 runs along Southwark Bridge Road to the east of the site and the nearest part of the Transport for London Road Network (TLRN) is Southwark Street, 150 metres to the south. Cycle hire services are also available a short distance to the north on New Globe Walk.

## Access

55. The proposed development would retain a single vehicular access point on Sumner Street although an access point on Park Street would be retained for emergency use. As such the existing crossover on Sumner Street would be retained and the crossover on Emerson Street would be removed. There were originally concerns from the council's transport team regarding visibility splays for vehicles exiting the site and also for vehicles manoeuvring into parking space M1. The access at Sumner Street has been amended and the materials in use on the building next to parking space M1 have been changed to offer increased visibility. Officers now consider the issue of visibility splays to have been resolved.
56. The proposed buildings are arranged around a central courtyard space and a public pedestrian route through the site is being provided linking Sumner Street with Park Street and this is fully supported.

## Site layout



## Servicing

57. The proposal is to service the development fully on-site. This would be achieved through an appointments-based booking system that would ensure servicing vehicles had to arrive within a pre-determined timeframe. This would manage the number of vehicles accessing the site and would manage arrivals and departures to minimise conflicts and disturbance. Servicing on-site is fully supported and details of vehicle movements within the courtyard as well as additional details of the servicing strategy will be secured through the section 106 legal agreement. This will minimise conflicts between the retail kiosk, users of the public space and servicing vehicles.

## Car parking

58. There are 35 existing car parking spaces on the site. These spaces are used by Motability, the tenant of the neighbouring building on Southwark Bridge Road and are a

requirement of their lease. Although the proposed scheme would incorporate no new car parking, it is proposed to retain 15 of the 35 existing car parking spaces on the site for the continued and exclusive use of Motability. As such, the development would not provide any car parking for the proposed office buildings or staff.

### **Cycle parking**

59. Cycle parking provision would exceed the minimum requirements of the London Plan, with a total of 229 long-stay spaces and 14 short-stay spaces to be created. Of the long-stay cycle spaces, 156 will be provided in Block A (fronting Sumner Street) and 73 will be provided in Block B (fronting Park Street). Of the short stay cycle spaces, 12 will be provided in Block A and 11 will be provided in Block B. The long-stay spaces will be accommodated within the proposed basement while the short-stay spaces will be installed externally near the main entrance to the proposed development. A total of 22 showers would be provided to support the cycle parking along with associated facilities such as changing areas and lockers.

### **Other matters**

60. The development will introduce further demand for cycle hire into the area, which is already significant. For this reason, Transport for London seeks a contribution of £200,000 for the introduction of a new cycle hire docking station. An 'on-highway' location would be required for such a docking station with a location to be agreed by Transport for London with the current preferred option to be for a joint docking station for both this development and the approved development at 185 Park Street. The location of the proposed station is yet to be agreed however this will be secured through a section 106 agreement and in consultation with Transport for London and the council's highways team. The proposed cycle storage provision is a positive aspect of the scheme, appropriate in this highly-accessible central London location, and will support the council's sustainable transport objectives.
61. A long standing objective of the council is the introduction of a QuietWay for cyclists to join onto the cycle superhighway on Southwark Bridge Road. The applicant has agreed to provide a £25,000 contribution towards the implementation of this section of the QuietWay along Sumner Street. This, together with the financial contribution of £200,000 towards the cycle hire docking station, will be secured within the section 106 legal agreement. Additionally, a demolition environmental management plan; construction environmental management plan; service management plan and travel plan will also be secured as part of the legal agreement.

### **Design issues**

#### **Overview**

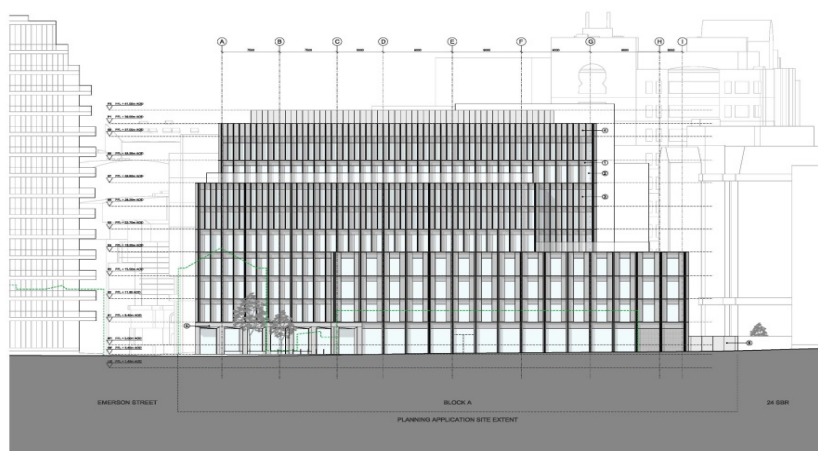
62. The application proposes to demolish a small office building on Park Street and a modern industrial warehouse accessed from Emerson Street. Neither of these buildings has any historic or townscape merit and their demolition brings the opportunity to create buildings of a more appropriate scale and design quality for this area.
63. The sites do not include listed buildings and they are not located in a conservation area. To the north is the Bear Gardens conservation area. The Park Street site can be viewed

from within the conservation area and as such affects the setting of this historic district. To the east of the site along Sumner Street is the Tate Modern Gallery, which is the focus for significant visitor activity.

### Site layout and massing

64. The arrangement of the two blocks is logical and seeks to reinforce the existing street pattern on all three street frontages and create a good sized courtyard at the heart of the development which will act as a visual and commercial amenity for future occupiers.
65. On Park Street the proposed block follows the building line of the adjacent buildings. This street has a narrow pavement and is currently lined with trees. The arrangement is appropriate and follows the prevailing building line.

### Sumner Street elevation



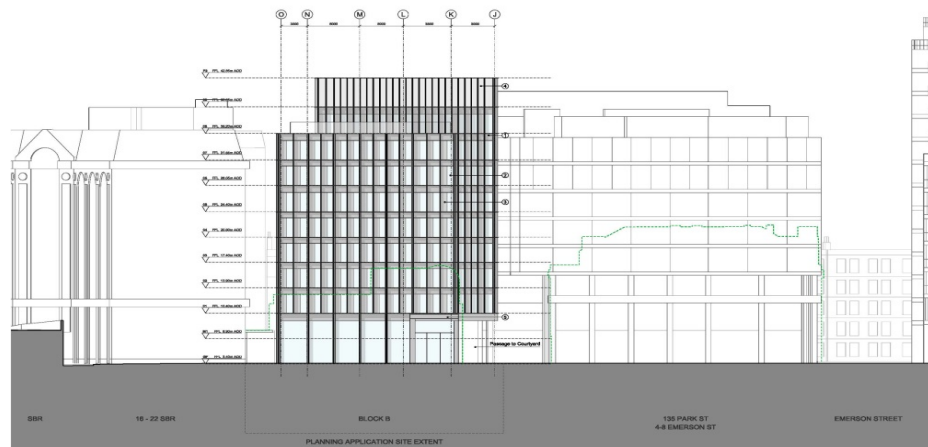
66. On Sumner Street the block is set-back from the back edge of the existing narrow pavement to create a widened footway. A narrow parking court (containing the reallocated parking for Motability) is located between the existing Intel House and the proposed new development. At the junction of Sumner and Emerson Street, the block is set back further to offer a clear view to the entrance, and enables the planting of street trees. This will complement the existing trees on the adjacent site at 185 Park Street which will sit within a residential garden in the recently consented scheme for that site.
67. The tallest building rises to a maximum height of 42.85 metres AOD. The massing is in simple rectangular forms that step up and back from the street. The massing is sensitively distributed across the site, rising to the corner of Emerson and Sumner Streets and away from the sensitive views out of the conservation area to the north. On the whole, the height, scale and massing of the proposed development are considered to be acceptable, relating well to the immediate context and providing a suitable response to the surrounding built environment. The site layout is also of merit and will create a discoverable public route weaving from Park Street through a new high-quality public space to Sumner Street.



## Tall buildings

68. As both proposed blocks exceed 30 metres in height, they constitute 'tall buildings' as defined by the saved policies of the Southwark Plan. In this context of the commercial heart of Bankside and the close proximity to the river, the proposed blocks reflect the prevailing height of the existing modern buildings in the area. The two proposed buildings would be of such a height that they would sit below a number of buildings to the north and thus neither block is considered to be significantly taller than the nearby buildings. Furthermore, the proposed buildings would not appear in the background of the Alexandra Palace to St Paul's strategic view (LVMF 1A.2). For these reasons, the location is appropriate for this scale of building and the respective heights of 41.0 metres and 42.85 metres AOD are not considered excessive. The key principles of saved policy 3.20 of the Southwark Plan are, therefore, considered to be met.

## Park Street elevation



## Architectural design

69. The blocks are designed as crisp geometrical forms and proposed to be clad in glass with deep-set bronze anodised fins. The choice of materials reflects the industrial heritage of the site where a metalworking site was located in the early twentieth century. At the main entrances, the cladding changes to a more tactile stone to form easily recognisable entrance porticos. The proposed buildings are highly articulated with stepped receding rectangular blocks setting back from the street as they rise to their maximum height. The cladding strategy complements this architectural concept with deep set fins emphasised and widely spaced at the base where the building is designed to engage with the street frontage and narrowing progressively with each receding stepped form. This cladding strategy has the effect of breaking up the mass of the building successfully and distinguishing each receding form. At the same time, the closely spaced deep-set fins of the upper floors will limit oblique views of the residential properties nearby. The design is undoubtedly high in quality. The choice of materials is appropriate and the detailed design demonstrates confidence and finesse



## View along Sumner Street



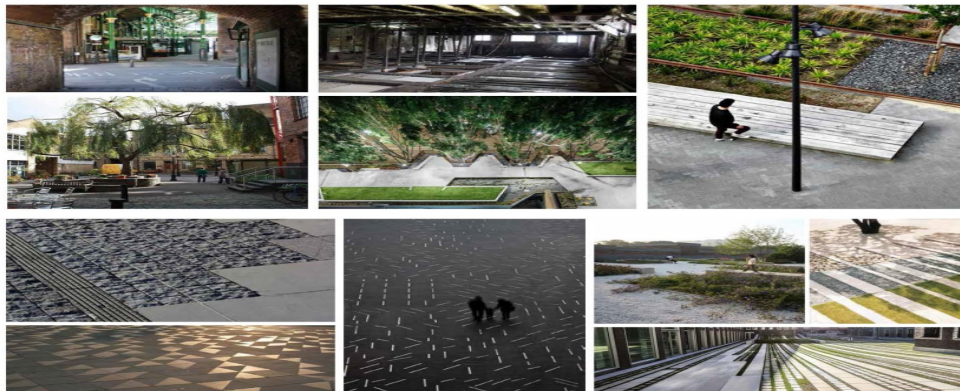
## Views

70. Section 6.9 of the Design and Access Statement includes four local views of the proposed development in context. These views demonstrate that there is limited visibility of the site around the area of the unlisted Globe Rehearsal building when viewed from the Bear Gardens. This limited visibility complements and enhances the Conservation Area, giving it a well-formed and high quality edge to the south. This will have the effect of enhancing the character and appearance of the Conservation Area and is justified. While the cladding materials are modern, they echo the recently completed developments within the conservation area itself and the neutral, relatively muted palette of the proposed development will contrast appropriately in this historic context.

## Landscape and public realm

71. The scheme's contribution to the landscape, especially the improved public realm of Sumner Street and the landscaped courtyard deliver significant improvements to the area. The street frontages coupled with the articulated and high quality architectural design will enhance the character of the area. Finally, the views demonstrate that the scheme will complement the skyline and contribute positively to an appreciation of the area.

## Public realm



## **Design Review Panel**

72. The Southwark DRP reviewed the proposal in September 2016. In conclusion, the panel generally endorsed the scheme and felt the design held some promise. They expressed their confidence in the ability of the designers and asked them to consider if the two buildings should be clad in different materials to reflect the varying character of the streets to stop it from appearing like a 'super block'. The panel also suggested that the courtyard could be designed as a public 'through route' to offer increased permeability across the site from Sumner Street to Park Street. The panel felt this could be facilitated by an improved landscape scheme for the courtyard and clear active routes across the site from Sumner Street to Park Street, bypassing Emerson Street.
73. The design has responded to the matters raised by the design review panel, with each building designed to relate to its own particular street frontage. At the same time, the consistent cladding will give the development a more comprehensive feel but these modest interventions onto Park Street and Sumner Street separated as they are by other large blocks will not possess the appearance of a 'super block' as they will never be visible in a single view.
74. The courtyard is modest in scale and the proposed discoverable route connecting Sumner Street to Park Street, which would be accessible at all times by the general public, would not compromise the character of Emerson Street; rather, it would improve the permeability of this part of Bankside and represent a high-quality contribution to the public realm.

## **Heritage impacts**

75. The proposal responds well to the historic context of the adjacent conservation area and will preserve and, in some instances, enhance its setting.

## **Archaeology**

76. The site lies within the Borough, Bermondsey and Rivers archaeological priority zone (APZ) and is very close to three scheduled monuments: the Rose Theatre, the Globe Theatre and the recently designated Hope Theatre and Bear-baiting arenas.
77. The Rose Theatre is an internationally important archaeological site, famous for its associations with William Shakespeare, Christopher Marlowe and others. Its role in the development of theatres, theatre-going and literature is exceptional, but it also has significance with regard to its role in archaeological planning history and the development of preservation in situ strategies. In terms of group value, the associated contemporary scheduled monuments can also be seen to be of international importance.
78. The applicants have submitted a desk based assessment however; following advice from the council's archaeologist; they have also undertaken archaeological trench based evaluation. In summary, the evaluation shows that archaeological deposits survive on this site, but they have been compromised by later construction and are likely to be fragmentary in nature and to survive only in localised areas across the 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. The desk based assessment and evaluation indicates that it is probable that these remains will be

of local or regional significance, and does not indicate that deposits demonstrably of equivalent significance to the nearby scheduled monuments and requiring preservation in situ are present. As such, and to mitigate any potential impact on the adjacent archaeological heritage, various archaeological conditions in relation to groundwater sampling, archaeological survey and below ground design are recommended.

### **Impact on trees**

79. The application site and immediate area contains seven trees of which four would be retained and three would be removed. Of the three trees identified for removal one is a poor quality category U tree and two are designated as category C and located within a small planter close to the vehicular access on Sumner Street. The council's urban forester has reviewed the proposal and considers the tree removals acceptable subject to re-planting and tree protection for the retained trees. This includes pruning works to the retained tree on the corner of Emerson Street and Sumner Street as well as additional tree planting along Sumner Street and within the central open space. This will be secured alongside a hard and soft landscaping scheme by way of a planning condition which will also secure details of the species of trees that will be planted as well as stem girth and canopy cover.

### **Planning obligations (section 106 undertaking or agreement)**

80. Saved policy 2.5 of the Southwark Plan and policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the recently adopted section 106 planning obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the community infrastructure levy regulation 122 which requires obligations be:
- necessary to make the development acceptable in planning terms
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
81. Following the adoption of Southwark's community infrastructure levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as education and strategic transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in regulation 122 can be given weight.

### **Section 106**

82. After detailed evaluation, the following table sets out the required site specific mitigation and the applicant's position with regard to each point:

Planning obligation	Mitigation	Applicant position
Employment during construction	37 sustained jobs to unemployed Southwark residents, 37 short courses, and take on 9 construction industry apprentices during the construction phase, or meet the employment and training contribution which is a maximum of £178,150.	Agreed
Employment in the development	A development of this size and with the proposed employment densities would be expected to deliver 115 sustained jobs for unemployed Southwark residents at the end phase, or meet the Employment and training contribution which is a maximum of £494,500.	Agreed
Transport - site specific	£25,000 towards the implementation of a QuietWay on Sumner Street.	
Transport for London	£200,000 towards cycle-hire docking station.	Agreed in principle however there is an alternative proposal to create a larger docking station to serve both this development and the 185 park Street development. This is currently under discussion with TfL and will be finalised and secured as part of the section 106 agreement.
Cross Rail	£613,935	Agreed
Public realm	In addition to re-paving as part of S.278 works, £100,000 is required towards improvements to Tate Park in order to improve planting, street furniture and other improvements given that the park will be used by office staff.	Agreed

Archaeology	£11,171 towards the site's archaeological requirements and monitoring and an additional £80,000 towards the Rose Theatre and other improvements such as information boards for local heritage assets in order to mitigate potential adverse impacts arising from the proximity of the proposed development to the archaeological heritage and to promote education and knowledge of the local areas history.	Agreed
Carbon Offset - Green Fund	£69,678	Agreed
Trees	Not specifically required unless highways issues prevent some of the proposed trees from being planted in which case a contribution will be sought - £3,000 per tree.	Agreed
Total	£1,099,784	
Admin charge (2%)	£21,995.68	

83. The section 106 agreement will also secure a demolition environmental management plan, construction environmental management plan, construction logistics plan, travel plan and service management plan. The contributions and in lieu works detailed in the table above will also be secured under the section 106 agreement alongside any section 278 highways works and amendments to the traffic management order.
84. In the event that an agreement has not been completed by 31 October 2017, the committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

“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 public realm, transport network or employment and the proposal would therefore be contrary to saved policy 2.5 'Planning obligations' of the Southwark Plan and Policy 14 - 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 planning obligations' 2015, and Policy 8.2 'Planning obligations of the London Plan.’”

#### **Community infrastructure levy**

85. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material “local financial

consideration” in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker.

86. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The levy is applied to all developments at a rate of £35 (plus indexation) per square metre in Southwark. Southwark CIL in this location has a rate of £125 for retail and £70 for office. SCIL is to be used for infrastructure that supports growth with a Southwark commitment to spend at least 25% locally.
87. The following rational has been used to calculate the floorspace of the proposed development in terms of CIL calculations:
  - Existing floor space of 1,950sqm of which 68% is class B8 floorspace and 32% is class B1 office space
  - Proposed floor space of 17,541sqm of which 17,530sqm is office and 11sqm is retail
  - And that the existing floor space has been used for 6 months in the last 36 months.
88. Using the calculations above, the proposed development generates a Mayoral CIL payment of £545,685 based on a 15,591sqm increase in total floor space at £35 per sqm. It should be noted that the development generates a Cross Rail payment as well, which Mayoral CIL can be credited towards.
89. Likewise the development generates a Southwark CIL payment of £1,067,332 based on:
  - $17,541\text{sqm} \times 0.99$  (proportion of increased floor space as office) =  $17,355\text{sqm} \times £70\text{sqm} = £1,215,591$
  - $17,541\text{sqm} \times 0.01$  (proportion of increased floor space as retail) =  $175\text{sqm} \times £125\text{sqm} = £21,926$ .

## **Sustainable development implications**

### **Carbon reduction**

90. The energy strategy demonstrates how the energy hierarchy has been applied to the proposed development in order to achieve the carbon reduction targets set out in strategic policy 13 of the Core Strategy and the London Plan. The Core Strategy and the London Plan also state that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation wherever feasible. In addition, the London Plan expects developments to achieve a reduction in carbon dioxide emissions of 35% over part L of the 2013 building regulations.
91. The proposed development will incorporate PV panels and air source heat pump technology alongside a range of 'Be Lean, Be Clean, Be Green' principles that result in an overall carbon reduction of 26% over part L of the 2013 building regulations. It is noted that this is below the expected 35% and the applicant has investigated the feasibility of the CHP scheme that would provide for a greater saving however, due to the intermittent

heat load requirements, CHP is not considered an appropriate technology for this site. The carbon saving shortfall 38.71 tonnes of CO<sup>2</sup> below the 35% requirement will need to be captured by the carbon offset Green Fund. This requires a payment of £1,800 per tonne which equates to £69,678. This will be included within the section 106 legal agreement.

## **BREEAM**

92. The new building will be required to meet BREEAM 'Excellent' and a BREEAM pre-assessment has been submitted with the application demonstrating that this category is achievable. Attaining BREEAM 'Excellent' for the overall development will be a conditioned requirement of any consent issued.

## **Other matters**

### **Ecology**

93. The council's ecology officer has reviewed the ecology statement submitted with the application and agrees with its findings. Subject to conditions regarding biodiverse roofs, bird and bat boxes, the ecology officer support the proposed development.

### **Air quality and noise**

94. The site lies within an air quality management area and the applicant has submitted an air quality assessment alongside a noise assessment in order to assess the impact of the development on these two topics. Any potential impacts with regard to air quality and noise can be adequately mitigated by way of planning conditions, as recommended by the council's environmental protection team.

### **Flood risk**

95. The site is located within flood zone 3 which is considered to be an area of high risk of flooding due to the proximity of the tidal River Thames. The site is protected by the Thames Barrier and related defences. A flood risk assessment has been submitted with the application and the Environment Agency has been consulted on the proposal, with no objections raised following amendments made by the applicant on advice from the Environment Agency.

## **Conclusion on planning issues**

96. The development would significantly enhance the quantum and quality of office accommodation on the site in accordance with local and regional policy. The location of the site makes it ideal for office use and meets the aspirations of the Mayor's guidance on sites within the central activities zone as well as the aspirations of the Borough, Bankside and London Bridge opportunity area. The proposal would greatly improve the employment offer in the area while providing, public courtyard space and small scale retail to serve both workers and residents. The development will provide approximately 1000 additional jobs on the site and this is welcomed.
97. The proposal involves the provision of two tall buildings and these have been considered carefully against the requirements of the London Plan and local design policies. The

buildings sit comfortably within the surrounding townscape, and the changing context resulting from recent planning permissions for larger scale buildings. Although the proposal would be visible from a number of vantage points, this is not considered to be harmful or unduly prominent. Officers consider that the scheme has an exemplary standard of design which would be a positive addition to the area. Furthermore the impacts on the adjacent Bear Gardens conservation area are not considered to be harmful and the building has an acceptable impact on both local and strategic views.

98. It is acknowledged that there will be an adverse impact on daylight to the properties along Sumner Street, primarily affecting bedroom windows. This impact must be assessed in the context of a number of key considerations. The neighbouring residents currently have an unobstructed outlook over low rise buildings, resulting in daylight levels which would not typically be expected in a central London area. The proposed buildings mirror the height of Sumner Buildings at street edge, with the higher elements significantly set back; this reduces the sense of enclosure or overbearing presence in residents' outlook. The design of the new building is very high quality. On balance, while recognising the impacts, it is concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission. The proposal would be capable of generating significant economic benefits for the local and wider area, would also seek to enhance pedestrian movement in the local area through creating a north/south public route through the site and these are significant benefits of the scheme.
99. In line with the requirements of the NPPF, the council has applied the presumption in favour of sustainable development. The proposed development would accord with sustainable principles and would positively promote a high quality office development and an effective use of land that meets the Council's aspirations for the area. It is therefore recommended that permission be granted, subject to conditions as set out in the attached draft decision notice, completion of a section 106 agreement on terms as set out above, and referral to the Greater London Authority.

### **Community impact statement**

100. 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) There are no issues relevant to particular communities/groups.
  - c) There are no likely adverse or less good implications for any particular communities/groups.

### **Consultations**

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



## **Consultation replies**

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

## **Summary of consultation responses**

### **Better Bankside**

103. Better Bankside have provided very detailed comments and in summary, have raised concerns that the level of cycle parking could be inadequate as well as a suggestion that zero emission vehicles be used to service the development. Additionally, Better Bankside seek to keep the public realm open until late in the evening and at weekends; prevention of the use of privacy screening on the ground floor street facing frontages of the building; would also like more detail on the service and delivery plans and encourages the developer to sign up to membership of the Bankside and London Bridge Logistics Group. Additional comments have been made regarding the site boundaries and their possible impact on the delivery of a quality public realm due to the various land ownership issues. **Response:** Noted. Given that the ground floor frontages serve lobby and circulation spaces it is not anticipated that privacy screening would be used. As such officers are not of the view that a specific condition is required. The level of cycle parking being proposed meets the standards as set out on the further alterations to the London Plan and is supported by Transport for London.

### **Environment Agency**

104. No objection subject to conditions regarding groundwater contamination, remediation and sustainable urban drainage systems. **Response:** Noted and agreed. The relevant conditions will be attached to any consent issued.

### **Greater London Authority**

105. No objection subject to further information and clarification regarding carbon dioxide emissions savings and car parking. **Response:** Noted. The applicant has agreed to pay a contribution to the carbon offset fund to bridge the shortfall in CO<sup>2</sup> savings.

### **London Fire Brigade**

106. No objections. **Response:** Noted.

### **Metropolitan Police**

107. No objection, the development should be required to achieve Secured by Design certification. **Response:** Noted and agreed, the relevant condition will be attached to any consent issued.

### **Natural England**

108. No objections. **Response:** Noted.

## Thames Water

109. No objection subject to conditions regarding piling and informatives regarding water pressure and surface water drainage. **Response:** Noted.

## Transport for London

110. No objections subject to ensuring that the retained car parking is converted to another use when the lease expires, securing a travel plan (including monitoring and review) as part of the section 106 agreement, securing a delivery and servicing plan (DSP), a construction logistics plan (with consultation to TfL). TfL also require £200,000 towards the creation of a new cycle hire docking station. **Response:** Noted and agreed, the relevant clauses will be secured as part of the section 106 agreement and the issue of the car parking and its status after the lease on the adjacent property has expired is still under discussion.
111. Following neighbour consultation, four letters of objection have been received, the main points of which have been summarised and addressed below:
- There is an error in the daylight and sunlight assessment as the results for 16 New Globe Walk are in fact 14 New Globe Walk. **Response:** The assessed property is the Bear Pit Apartments.
  - The proposed building is too high given the narrowness of the streets. **Response:** The proposed buildings on Park Street and Sumner Street effectively mirror the height of the surrounding buildings on street and step up and away from the street to ensure that they would not be overbearing.
  - Objection: Buildings on Park Street and Sumner Street will be affected in terms of daylight and sunlight. **Response:** The report at paragraphs 39 - 57 notes acknowledges the impact on properties on Sumner Street and Park Street.
  - The materials being proposed are not reflective of the area and brick would be more in-keeping with the historic character of the area. **Response:** A range of materials are employed on surrounding buildings with there being no singular material that is representative of the area. As such, the high quality, robust materials proposed by the applicant are considered acceptable subject to reviewing samples and this would be a conditioned requirement of any consent that is issued.
  - Park Street and Sumner Street are regularly blocked by vans and trucks. The noise of reversing trucks is regularly heard at very unsociable times. Any new development needs to be sensitive to the narrowness of the streets both during the build phase and once the building is occupied by the new tenants. **Response:** As part of the section 106 legal agreement, the developer would need to submit detailed construction logistics plans, demolition/construction environmental management plans and service management plans, all of which would mitigate any potential adverse impacts in terms of traffic and disturbance to residents.
  - This is not the only proposed development on Park Street. It is important that the

various plans work in conjunction with each other, as well as in sympathy with the neighbourhood. **Response:** Noted and agreed, various partner agencies such as TfL and the council's own highways and transport teams would be consulted on the plans to ensure clarity.

- The proposal, involving the construction of basements to the depth of approximately 6m and 7m 10 metres south of the scheduled ancient monument of the Rose Theatre, has the potential to significantly impact upon the long-term preservation of the archaeological remains. **Response:** Noted, the council's archaeologist has recommended various conditions in order to preserve the archaeological remains.

### Human rights implications

112. 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.
113. This application has the legitimate aim of providing new offices. 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/1523-133 Application file: 16/AP/4569 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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5365 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Terence McLellan, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 February 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		23 February 2017

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 10/11/2016

**Press notice date:** 17/11/2016

**Case officer site visit date:** Several, most recently 1 February 2017

**Neighbour consultation letters sent:** 14/11/2016

#### Internal services consulted:

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

#### Statutory and non-statutory organisations consulted:

City Of London  
English Heritage Ancient Scheduled Monuments  
Environment Agency  
Greater London Authority  
Historic England  
London Fire and Emergency Planning Authority  
Metropolitan Police Service (Designing out Crime)  
Natural England - London Region and South East Region  
Thames Water - Development Planning  
Transport for London (referable and non-referable app notifications and pre-apps)

#### Neighbour and local groups consulted:

30 Maiden Lane London SE1 9HG	Flat 12 Benbow House SE1 9DS
28 Maiden Lane London SE1 9HG	Flat 11 Benbow House SE1 9DS
26 Maiden Lane London SE1 9HG	Flat 10 Benbow House SE1 9DS
32 Maiden Lane London SE1 9HG	Flat 13 Benbow House SE1 9DS
39 Park Street London SE1 9EA	Flat 17 Benbow House SE1 9DS
37 Park Street London SE1 9EA	Flat 15 Benbow House SE1 9DS
34 Maiden Lane London SE1 9HG	Flat 14 Benbow House SE1 9DS
16 Maiden Lane London SE1 9HG	Flat 5 Benbow House SE1 9DS
14 Maiden Lane London SE1 9HG	Fourth Floor Wigglesworth House SE1 9HH
12 Maiden Lane London SE1 9HG	Flat 6 Benbow House SE1 9DS
18 Maiden Lane London SE1 9HG	Flat 9 Benbow House SE1 9DS
24 Maiden Lane London SE1 9HG	Flat 8 Benbow House SE1 9DS
22 Maiden Lane London SE1 9HG	Flat 7 Benbow House SE1 9DS
20 Maiden Lane London SE1 9HG	Flat 27 Benbow House SE1 9DS
59 Park Street London SE1 9EA	Flat 26 Benbow House SE1 9DS

57 Park Street London SE1 9EA  
 55 Park Street London SE1 9EA  
 61 Park Street London SE1 9EA  
 67 Park Street London SE1 9EA  
 65 Park Street London SE1 9EA  
 63 Park Street London SE1 9EA  
 45 Park Street London SE1 9EA  
 43 Park Street London SE1 9EA  
 41 Park Street London SE1 9EA  
 47 Park Street London SE1 9EA  
 53 Park Street London SE1 9EA  
 51 Park Street London SE1 9EA  
 49 Park Street London SE1 9EA  
 10 Maiden Lane London SE1 9HG  
 7 Perkins Square London SE1 9HU  
 5 Perkins Square London SE1 9HU  
 3 Perkins Square London SE1 9HU  
 9 Perkins Square London SE1 9HU  
 15 Perkins Square London SE1 9HU  
 13 Perkins Square London SE1 9HU  
 11 Perkins Square London SE1 9HU  
  
 12 Gatehouse Square London SE1 9HN  
  
 11 Gatehouse Square London SE1 9HN  
 10 Gatehouse Square London SE1 9HN  
 13 Gatehouse Square London SE1 9HN  
 1 Perkins Square London SE1 9HU  
 15 Gatehouse Square London SE1 9HN  
 14 Gatehouse Square London SE1 9HN  
 19 Porter Street London SE1 9HD  
 17 Porter Street London SE1 9HD  
 15 Porter Street London SE1 9HD  
 2 Maiden Lane London SE1 9HG  
 8 Maiden Lane London SE1 9HG  
 6 Maiden Lane London SE1 9HG  
 4 Maiden Lane London SE1 9HG  
 5 Porter Street London SE1 9HD  
 3 Porter Street London SE1 9HD  
 1 Porter Street London SE1 9HD  
 7 Porter Street London SE1 9HD  
 13 Porter Street London SE1 9HD  
 11 Porter Street London SE1 9HD  
 9 Porter Street London SE1 9HD  
 69 Park Street London SE1 9EA  
 Flat 11 Old Theatre Court SE1 9ES  
 Flat 10 Old Theatre Court SE1 9ES  
 Flat 9 Old Theatre Court SE1 9ES  
 Flat 12 Old Theatre Court SE1 9ES  
 Flat 16 Old Theatre Court SE1 9ES  
 Flat 15 Old Theatre Court SE1 9ES  
 Flat 13 Old Theatre Court SE1 9ES  
 Flat 3 Old Theatre Court SE1 9ES  
 Flat 2 Old Theatre Court SE1 9ES  
 Flat 1 Old Theatre Court SE1 9ES  
 Flat 5 Old Theatre Court SE1 9ES  
 Flat 8 Old Theatre Court SE1 9ES  
 Flat 7 Old Theatre Court SE1 9ES  
 Flat 6 Old Theatre Court SE1 9ES  
 Flat 27 Old Theatre Court SE1 9ES  
 Flat 26 Old Theatre Court SE1 9ES  
 Flat 25 Old Theatre Court SE1 9ES  
 Flat 28 Old Theatre Court SE1 9ES

Flat 25 Benbow House SE1 9DS  
 Flat 28 Benbow House SE1 9DS  
 Flat 31 Benbow House SE1 9DS  
 Flat 30 Benbow House SE1 9DS  
 Flat 29 Benbow House SE1 9DS  
 Flat 20 Benbow House SE1 9DS  
 Flat 19 Benbow House SE1 9DS  
 Flat 18 Benbow House SE1 9DS  
 Flat 21 Benbow House SE1 9DS  
 Flat 24 Benbow House SE1 9DS  
 Flat 23 Benbow House SE1 9DS  
 Flat 22 Benbow House SE1 9DS  
 17 Sumner Buildings Sumner Street SE1 9JX  
 3 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 2 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 1 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 4 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 7 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 6 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 5 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 Suite Three Part First Floor South Building 185 Park Street SE1 9DY  
 Suite Seven Part First Floor South Building 185 Park Street SE1 9DY  
 Tenth Floor Riverside House SE1 9HA  
 South Building Ground Floor 5 185 Park Street SE1 9DY  
 Unit 16 100 Southwark Street SE1 0SW  
 17 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 16 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 15 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 18 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 21 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 20 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 19 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 10 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 9 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 8 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 11 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 14 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 13 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 12 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
 Str Global Ltd Blue Fin Building SE1 0TA  
 3 Canvey Street London SE1 9AN  
 20 Sumner Street London SE1 9JZ  
 18 Sumner Street London SE1 9JZ  
 5 Canvey Street London SE1 9AN  
 Second Floor East Wing Blue Fin Building SE1 0TA  
 Second Floor Excluding East Wing Blue Fin Building SE1 0SU  
 7 Canvey Street London SE1 9AN  
 18 Great Guildford Street London SE1 0FD  
 90b Southwark Street London SE1 1RQ  
 90a Southwark Street London SE1 0SW  
 20 Great Guildford Street London SE1 0FD  
 16 Sumner Street London SE1 9JZ  
 14 Sumner Street London SE1 9JZ  
 22 Great Guildford Street London SE1 0FD  
 Health And Safety Executive Rose Court SE1 9HF  
 Fifth Floor North Rose Court SE1 9HF  
 Fifth Floor Rose Court SE1 9HF  
 Flat 617 Bankside House SE1 9JA  
 Donovan Data Systems Blue Fin Building SE1 0TA  
 Ipc Media Blue Fin Building SE1 0SU  
 Third Floor South Wigglesworth House SE1 9HH

Flat 31 Old Theatre Court SE1 9ES  
Flat 30 Old Theatre Court SE1 9ES  
Flat 29 Old Theatre Court SE1 9ES  
Flat 19 Old Theatre Court SE1 9ES  
Flat 18 Old Theatre Court SE1 9ES  
Flat 17 Old Theatre Court SE1 9ES  
Flat 20 Old Theatre Court SE1 9ES  
Flat 23 Old Theatre Court SE1 9ES  
Flat 22 Old Theatre Court SE1 9ES  
Flat 21 Old Theatre Court SE1 9ES  
Shakespeare Globe Theatre 21 New Globe Walk SE1 9DT

89 Park Street London SE1 9EA  
87 Park Street London SE1 9EA  
85 Park Street London SE1 9EA  
91 Park Street London SE1 9EA  
97 Park Street London SE1 9EA  
95 Park Street London SE1 9EA  
93 Park Street London SE1 9EA  
75 Park Street London SE1 9EA  
73 Park Street London SE1 9EA

71 Park Street London SE1 9EA  
77 Park Street London SE1 9EA  
83 Park Street London SE1 9EA  
81 Park Street London SE1 9EA  
79 Park Street London SE1 9EA  
62-76 Park Street London SE1 9DZ  
Red Lion Court 46-48 Park Street SE1 9EQ  
Flat 6 Anchor Terrace SE1 9HQ  
52 Thrale Street London SE1 9HW

Bankside House 24 Sumner Street SE1 9JA

22 New Globe Walk London SE1 9DR  
31 Park Street London SE1 9EA  
99 Park Street London SE1 9EA  
First Floor Wigglesworth House SE1 9HH  
105 Sumner Street London SE1 9HZ  
7 Sumner Buildings Sumner Street SE1 9JX  
6 Sumner Buildings Sumner Street SE1 9JX  
50 Sumner Buildings Sumner Street SE1 9JX  
8 Sumner Buildings Sumner Street SE1 9JX  
51 Sumner Buildings Sumner Street SE1 9JY  
100 Sumner Buildings Sumner Street SE1 9JY  
9 Sumner Buildings Sumner Street SE1 9JX  
46 Sumner Buildings Sumner Street SE1 9JX  
45 Sumner Buildings Sumner Street SE1 9JX  
44 Sumner Buildings Sumner Street SE1 9JX  
47 Sumner Buildings Sumner Street SE1 9JX  
5 Sumner Buildings Sumner Street SE1 9JX  
49 Sumner Buildings Sumner Street SE1 9JX  
48 Sumner Buildings Sumner Street SE1 9JX  
61 Sumner Buildings Sumner Street SE1 9JY  
60 Sumner Buildings Sumner Street SE1 9JY  
59 Sumner Buildings Sumner Street SE1 9JY  
62 Sumner Buildings Sumner Street SE1 9JY  
65 Sumner Buildings Sumner Street SE1 9JY  
64 Sumner Buildings Sumner Street SE1 9JY  
63 Sumner Buildings Sumner Street SE1 9JY  
54 Sumner Buildings Sumner Street SE1 9JY  
53 Sumner Buildings Sumner Street SE1 9JY  
52 Sumner Buildings Sumner Street SE1 9JY

4 Canvey Street London SE1 9AN  
2 Canvey Street London SE1 9AN  
12 Sumner Street London SE1 9JZ  
6 Canvey Street London SE1 9AN  
49 Southwark Bridge Road London SE1 9HH  
Part Second Floor Left 4-8 Emerson Street SE1 9DU  
First Floor Blue Fin Building SE1 0SU  
22 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
Fourth Floor Intel House SE1 9HF  
Sixth Floor Intel House SE1 9HF  
Fifth Floor Intel House SE1 9HF

Basement Unit M South Buliding SE1 9DY  
Basement Unit L South Buliding SE1 9DY  
Basement Unit K South Buliding SE1 9DY  
Basement Unit N South Buliding SE1 9DY  
Bankside 2 90-100 Southwark Street SE1 0SW  
Basement Unit O South Buliding SE1 9DY  
Cafe 1 Bear Gardens SE1 9ED  
Suite 4 Ground Floor South Building 185 Park Street SE1 9BL  
Suite Five Ground Floor South Building 185 Park Street SE1 9BL  
South Building Part Third Floor 185 Park Street SE1 9BL  
First Floor Intel House SE1 9HF  
Ground Floor Intel House SE1 9HF  
Basement Intel House SE1 9HF  
Second Floor Intel House SE1 9HF  
Third Floor Intel House SE1 9HF  
Basement Unit J South Buliding SE1 9DY  
Workshop Peabody Buildings SE1 0TW  
Lower Ground And Mezzanine And Third Floor And Fourth Floor  
36 Southwark Bridge Road SE1 9EU  
Basement And Ground Floor And Second Floor To Fifth Floor  
76-80 Southwark Street SE1 0PN  
Living Accommodation Anchor SE1 9DN  
Unit 11a Blue Fin Building SE1 0SU  
24 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
23 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
Unit 15 100 Southwark Street SE1 0SW  
Seventh Floor Rear Riverside House SE1 9HA  
Basement Unit E South Buliding SE1 9DY  
Basement Unit D South Buliding SE1 9DY  
Basement Unit C South Buliding SE1 9DY  
Basement Unit F South Buliding SE1 9DY  
Basement Unit I South Buliding SE1 9DY  
Basement Unit H South Buliding SE1 9DY  
Basement Unit G South Buliding SE1 9DY  
First Floor Right 4-8 Emerson Street SE1 9DU  
First Floor Left 4-8 Emerson Street SE1 9DU  
Basement Unit B South Buliding SE1 9DY  
Basement Unit A South Buliding SE1 9DY  
First Floor 50 Southwark Street SE1 1UN  
Second Floor 50 Southwark Street SE1 1UN  
Third Floor 50 Southwark Street SE1 1UN  
Ground Floor Rear 50 Southwark Street SE1 1UN  
60 Park Street London SE1 9EA  
1 Bear Gardens London SE1 9ED  
Basement 50 Southwark Street SE1 1UN  
16 Peabody Buildings Southwark Street SE1 0TR  
Flat 7 Peabody Buildings SE1 0TL  
Empire Warehouse Bear Gardens SE1 9ED  
Fourth Floor 50 Southwark Street SE1 1UN  
Ground Floor 32 Southwark Bridge Road SE1 9EU

55 Sumner Buildings Sumner Street SE1 9JY  
58 Sumner Buildings Sumner Street SE1 9JY  
57 Sumner Buildings Sumner Street SE1 9JY  
56 Sumner Buildings Sumner Street SE1 9JY  
43 Sumner Buildings Sumner Street SE1 9JX  
26 Sumner Buildings Sumner Street SE1 9JX  
25 Sumner Buildings Sumner Street SE1 9JX  
24 Sumner Buildings Sumner Street SE1 9JX  
27 Sumner Buildings Sumner Street SE1 9JX  
3 Sumner Buildings Sumner Street SE1 9JX  
29 Sumner Buildings Sumner Street SE1 9JX  
28 Sumner Buildings Sumner Street SE1 9JX  
2 Sumner Buildings Sumner Street SE1 9JX  
19 Sumner Buildings Sumner Street SE1 9JX  
18 Sumner Buildings Sumner Street SE1 9JX  
20 Sumner Buildings Sumner Street SE1 9JX  
23 Sumner Buildings Sumner Street SE1 9JX  
22 Sumner Buildings Sumner Street SE1 9JX  
21 Sumner Buildings Sumner Street SE1 9JX  
39 Sumner Buildings Sumner Street SE1 9JX  
38 Sumner Buildings Sumner Street SE1 9JX  
37 Sumner Buildings Sumner Street SE1 9JX  
4 Sumner Buildings Sumner Street SE1 9JX  
42 Sumner Buildings Sumner Street SE1 9JX

41 Sumner Buildings Sumner Street SE1 9JX  
40 Sumner Buildings Sumner Street SE1 9JX  
32 Sumner Buildings Sumner Street SE1 9JX  
31 Sumner Buildings Sumner Street SE1 9JX  
30 Sumner Buildings Sumner Street SE1 9JX  
33 Sumner Buildings Sumner Street SE1 9JX  
36 Sumner Buildings Sumner Street SE1 9JX  
35 Sumner Buildings Sumner Street SE1 9JX  
34 Sumner Buildings Sumner Street SE1 9JX  
66 Sumner Buildings Sumner Street SE1 9JY  
Flat F 33 Southwark Bridge Road SE1 9HH

Flat E 33 Southwark Bridge Road SE1 9HH

Flat D 33 Southwark Bridge Road SE1 9HH  
Flat G 33 Southwark Bridge Road SE1 9HH  
Flat B 17 Southwark Bridge Road SE1 9HH  
Flat A 17 Southwark Bridge Road SE1 9HH  
Intel House 24 Southwark Bridge Road SE1 9HF  
98 Sumner Buildings Sumner Street SE1 9JY  
97 Sumner Buildings Sumner Street SE1 9JY  
96 Sumner Buildings Sumner Street SE1 9JY  
99 Sumner Buildings Sumner Street SE1 9JY  
Flat C 33 Southwark Bridge Road SE1 9HH  
Flat B 33 Southwark Bridge Road SE1 9HH  
Flat A 33 Southwark Bridge Road SE1 9HH  
5 Gatehouse Square London SE1 9HN

4 Gatehouse Square London SE1 9HN  
3 Gatehouse Square London SE1 9HN  
6 Gatehouse Square London SE1 9HN  
9 Gatehouse Square London SE1 9HN  
8 Gatehouse Square London SE1 9HN  
7 Gatehouse Square London SE1 9HN  
Flat E 17 Southwark Bridge Road SE1 9HH  
Flat D 17 Southwark Bridge Road SE1 9HH  
Flat C 17 Southwark Bridge Road SE1 9HH  
33 Park Street London SE1 9EA

First Floor 32 Southwark Bridge Road SE1 9EU  
Basement 32 Southwark Bridge Road SE1 9EU  
Third Floor 32 Southwark Bridge Road SE1 9EU  
Second Floor Left Wigglesworth House SE1 9HH  
43-47 Southwark Bridge Road London SE1 9HH  
Unit 3 23 Great Guildford Street SE1 9EZ  
Units 1 And 2 19-19a Great Guildford Street SE1 9EZ  
Bankside Pier Bankside SE1 9DR  
Unit 4 23a Great Guildford Street SE1 9EP  
Second Floor 135 Park Street SE1 9EA  
Ground Floor 135 Park Street SE1 9EA  
First Floor 135 Park Street SE1 9EA  
Unit 1 Benbow House SE1 9DS  
Fifth Floor 50 Southwark Street SE1 1UN  
53-61 Southwark Bridge Road London SE1 9HH  
First Floor Notcutt House SE1 9EU  
Ground Floor Left Thrale House SE1 1UN  
First Floor Left Thrale House SE1 1UN  
Second Floor Right Wigglesworth House SE1 9HH  
Tate Modern Sumner Street SE1 9TG  
Units 2 To 3 Benbow House SE1 9DS  
Basement Thrale House SE1 9HW  
47 Bankside London SE1 9JE  
Ground Floor To Fifth Floor And Eleventh Floor Riverside House SE1 9HA  
South Building Fifth Floor 185 Park Street SE1 9DY  
Ninth Floor Riverside House SE1 9HA  
Arches 1 To 12 54 Park Street SE1 9EA  
Arches 13 And 14 54 Park Street SE1 9EA  
Arches 15 And 16 54 Park Street SE1 9EA  
North Building Ground Floor 3 185 Park Street SE1 9DY  
North Building Ground Floor 2 185 Park Street SE1 9DY  
North Building Ground Floor 1 185 Park Street SE1 9DY  
South Building Ground Floor 2 185 Park Street SE1 9DY  
South Building Fourth Floor 185 Park Street SE1 9DY  
Suite Four Part First Floor South Building 185 Park Street SE1 9DY  
Suite Two Ground Floor South Building 185 Park Street SE1 9DY  
Third Floor Blue Fin Building SE1 0SU  
Twelfth Floor Blue Fin Building SE1 0SU  
Eleventh Floor South Wing Blue Fin Building SE1 0TA  
Fourth Floor Blue Fin Building SE1 0SU  
106 Southwark Street London SE1 0SU  
Blue Fin Building 110 Southwark Street SE1 0SU  
Fifth Floor To Eleventh Floor Blue Fin Building SE1 0SU  
South Building Ground Floor 4 185 Park Street SE1 9DY  
Part Basement Crowne House SE1 1UN  
Third Floor 4-8 Emerson Street SE1 9DU  
Unit 3 Riverside House SE1 9HA  
The Real Greek Riverside House SE1 9HA  
Suite Three Ground Floor South Building 185 Park Street SE1 9DY  
Suite 6 Ground Floor South Building 185 Park Street SE1 9DY  
Unit 2 133 Park Street SE1 9EA  
25a Sumner Street London SE1 9JZ  
11-17 Great Guildford Street London SE1 0ES  
First Floor Riverside House SE1 9HA  
Eat Cafe Riverside House SE1 9HA  
Second Floor Notcutt House SE1 9EU  
North Building Second Floor West 185 Park Street SE1 9DY  
North Building Second Floor East 185 Park Street SE1 9DY  
Second Floor Front 32 Southwark Bridge Road SE1 9EU



2 Gatehouse Square London SE1 9HN  
 1 Gatehouse Square London SE1 9HN  
 35 Park Street London SE1 9EA  
 95 Sumner Buildings Sumner Street SE1 9JY  
 76 Sumner Buildings Sumner Street SE1 9JY  
 75 Sumner Buildings Sumner Street SE1 9JY  
 74 Sumner Buildings Sumner Street SE1 9JY  
 77 Sumner Buildings Sumner Street SE1 9JY  
  
 80 Sumner Buildings Sumner Street SE1 9JY  
 79 Sumner Buildings Sumner Street SE1 9JY  
 78 Sumner Buildings Sumner Street SE1 9JY  
 69 Sumner Buildings Sumner Street SE1 9JY  
 68 Sumner Buildings Sumner Street SE1 9JY  
 67 Sumner Buildings Sumner Street SE1 9JY  
 70 Sumner Buildings Sumner Street SE1 9JY  
 73 Sumner Buildings Sumner Street SE1 9JY  
 72 Sumner Buildings Sumner Street SE1 9JY  
 71 Sumner Buildings Sumner Street SE1 9JY  
 90 Sumner Buildings Sumner Street SE1 9JY  
 89 Sumner Buildings Sumner Street SE1 9JY  
 88 Sumner Buildings Sumner Street SE1 9JY  
 91 Sumner Buildings Sumner Street SE1 9JY  
 94 Sumner Buildings Sumner Street SE1 9JY  
 93 Sumner Buildings Sumner Street SE1 9JY  
 92 Sumner Buildings Sumner Street SE1 9JY  
 83 Sumner Buildings Sumner Street SE1 9JY  
 82 Sumner Buildings Sumner Street SE1 9JY  
 81 Sumner Buildings Sumner Street SE1 9JY  
 84 Sumner Buildings Sumner Street SE1 9JY  
 87 Sumner Buildings Sumner Street SE1 9JY  
 86 Sumner Buildings Sumner Street SE1 9JY  
 85 Sumner Buildings Sumner Street SE1 9JY  
 Flat 20 20 New Globe Walk SE1 9DX  
 Flat 19 20 New Globe Walk SE1 9DX  
 Flat 18 20 New Globe Walk SE1 9DX  
 Flat 21 20 New Globe Walk SE1 9DX  
 Flat 24 20 New Globe Walk SE1 9DX  
 Flat 23 20 New Globe Walk SE1 9DX  
 Flat 22 20 New Globe Walk SE1 9DX  
 Flat 13 20 New Globe Walk SE1 9DX  
 Flat 12 20 New Globe Walk SE1 9DX  
 Flat 11 20 New Globe Walk SE1 9DX  
 Flat 14 20 New Globe Walk SE1 9DX  
 Flat 17 20 New Globe Walk SE1 9DX  
 Flat 16 20 New Globe Walk SE1 9DX  
 Flat 15 20 New Globe Walk SE1 9DX  
 Flat 34 20 New Globe Walk SE1 9DX  
 Flat 33 20 New Globe Walk SE1 9DX  
 Flat 32 20 New Globe Walk SE1 9DX  
 Anchor 1 Bankside SE1 9DN  
 Flat 808 Bankside House SE1 9JA  
 Flat 807 Bankside House SE1 9JA  
 First Floor And Second Floor Flat 54 Thrale Street SE1 9HW  
 Flat 27 20 New Globe Walk SE1 9DX  
 Flat 26 20 New Globe Walk SE1 9DX  
 Flat 25 20 New Globe Walk SE1 9DX  
 Flat 28 20 New Globe Walk SE1 9DX  
 Flat 31 20 New Globe Walk SE1 9DX  
 Flat 30 20 New Globe Walk SE1 9DX  
 Flat 29 20 New Globe Walk SE1 9DX  
 Flat 10 20 New Globe Walk SE1 9DX

Suite Right Second Floor 4-8 Emerson Street SE1 9DU  
 Ground Floor Left Suite H 4-8 Emerson Street SE1 9DU  
 Second Floor Rear 32 Southwark Bridge Road SE1 9EU  
 Basement 6-8 Emerson Street SE1 9DU  
 Basement 4 Emerson Street SE1 9DU  
 Suite 5 Part First Floor South Building 185 Park Street SE1 9DY  
 First Floor 76-80 Southwark Street SE1 0PN  
 Suite Six Part First Floor South Building 185 Park Street SE1 9DY  
  
 Block B Flat 12 Peabody Estate SE1 0TP  
 Block B Flat 11 Peabody Estate SE1 0TP  
 Block B Flat 10 Peabody Estate SE1 0TP  
 Block B Flat 13 Peabody Estate SE1 0TP  
 Block F Flat 3 Peabody Estate SE1 0TQ  
 Block F Flat 2 Peabody Estate SE1 0TQ  
 Block B Flat 14 Peabody Estate SE1 0TP  
 Block B Flat 5 Peabody Estate SE1 0TP  
 Block B Flat 4 Peabody Estate SE1 0TP  
 Block B Flat 3 Peabody Estate SE1 0TP  
 Block B Flat 6 Peabody Estate SE1 0TP  
 Block B Flat 9 Peabody Estate SE1 0TP  
 Block B Flat 8 Peabody Estate SE1 0TP  
 Block B Flat 7 Peabody Estate SE1 0TP  
 Block F Flat 13 Peabody Estate SE1 0TQ  
 Block F Flat 12 Peabody Estate SE1 0TQ  
 Block F Flat 11 Peabody Estate SE1 0TQ  
 Block F Flat 14 Peabody Estate SE1 0TQ  
 Block C Flat 4 Peabody Estate SE1 0TR  
 Block C Flat 3 Peabody Estate SE1 0TR  
 Block C Flat 2 Peabody Estate SE1 0TR  
 Block F Flat 6 Peabody Estate SE1 0TQ  
 Block F Flat 5 Peabody Estate SE1 0TQ  
 Block F Flat 4 Peabody Estate SE1 0TQ  
 Block F Flat 7 Peabody Estate SE1 0TQ  
 Block F Flat 10 Peabody Estate SE1 0TQ  
 Block F Flat 9 Peabody Estate SE1 0TQ  
 Block F Flat 8 Peabody Estate SE1 0TQ  
 Block B Flat 2 Peabody Estate SE1 0TP  
 Block I Flat 13 Peabody Estate SE1 0TL  
 Block I Flat 12 Peabody Estate SE1 0TL  
 Block I Flat 11 Peabody Estate SE1 0TL  
 Block I Flat 14 Peabody Estate SE1 0TL  
 Block K Flat 4 Peabody Estate SE1 0TN  
 Block K Flat 3 Peabody Estate SE1 0TN  
 Block K Flat 2 Peabody Estate SE1 0TN  
 Block I Flat 6 Peabody Estate SE1 0TL  
 Block I Flat 5 Peabody Estate SE1 0TL  
 Block I Flat 4 Peabody Estate SE1 0TL  
 Block I Flat 7 Peabody Estate SE1 0TL  
 Block I Flat 10 Peabody Estate SE1 0TL  
 Block I Flat 9 Peabody Estate SE1 0TL  
 Block I Flat 8 Peabody Estate SE1 0TL  
 Block K Flat 14 Peabody Estate SE1 0TN  
 Block K Flat 13 Peabody Estate SE1 0TN  
  
 Block K Flat 12 Peabody Estate SE1 0TN  
 Block K Flat 15 Peabody Estate SE1 0TN  
 Block K Flat 18 Peabody Estate SE1 0TN  
 Block K Flat 17 Peabody Estate SE1 0TN  
 Block K Flat 16 Peabody Estate SE1 0TN  
 Block K Flat 7 Peabody Estate SE1 0TN  
 Block K Flat 6 Peabody Estate SE1 0TN  
 Block K Flat 5 Peabody Estate SE1 0TN

Flat 70 Benbow House SE1 9DS  
 Flat 69 Benbow House SE1 9DS  
 Flat 68 Benbow House SE1 9DS  
 Flat 71 Benbow House SE1 9DS  
 Flat 74 Benbow House SE1 9DS  
 Flat 73 Benbow House SE1 9DS  
 Flat 72 Benbow House SE1 9DS  
 Flat 63 Benbow House SE1 9DS  
 Flat 62 Benbow House SE1 9DS  
 Flat 61 Benbow House SE1 9DS  
 Flat 64 Benbow House SE1 9DS  
 Flat 67 Benbow House SE1 9DS  
 Flat 66 Benbow House SE1 9DS  
 Flat 65 Benbow House SE1 9DS  
 Flat 5 20 New Globe Walk SE1 9DX  
 Flat 4 20 New Globe Walk SE1 9DX  
 Flat 3 20 New Globe Walk SE1 9DX  
 Flat 6 20 New Globe Walk SE1 9DX  
 Flat 9 20 New Globe Walk SE1 9DX  
 Flat 8 20 New Globe Walk SE1 9DX  
 Flat 7 20 New Globe Walk SE1 9DX  
 22 Southwark Bridge Road London SE1 9HB  
 38-48 Southwark Bridge Road London SE1 9EJ  
 Flat 2 20 New Globe Walk SE1 9DX  
 Flat 1 20 New Globe Walk SE1 9DX  
 Flat 816 Bankside House SE1 9JA  
 Fifth Floor Crowne House SE1 1UN  
 Store Adjacent 1 Peabody Buildings SE1 0TW  
 11 Sumner Street London SE1 9JZ  
 9 Sumner Street London SE1 9JZ  
 Basement Crowne House SE1 1UN  
 Fourth Floor Pentagon House SE1 1UN  
 Third Floor Pentagon House SE1 1UN  
 Ground Floor Crowne House SE1 1UN  
 Fourth Floor Crowne House SE1 1UN  
 Third Floor Crowne House SE1 1UN  
 First Floor Crowne House SE1 1UN  
 Estate Workshop Sumner Buildings SE1 9JY  
 Second Floor Pentagon House SE1 1UN  
 Flat G 37 Southwark Bridge Road SE1 9HH  
 Flat F 37 Southwark Bridge Road SE1 9HH  
 Flat E 37 Southwark Bridge Road SE1 9HH  
 Fourth Floor 4-8 Emerson Street SE1 9DU  
 Ground Floor 34 Southwark Bridge Road SE1 9EU  
 1 Southwark Bridge Road London SE1 9EU  
 Flat 16 Benbow House SE1 9DS  
 Flat 818 Bankside House SE1 9JA  
 Flat 817 Bankside House SE1 9JA  
 Flat A 37 Southwark Bridge Road SE1 9HH  
 Flat D 37 Southwark Bridge Road SE1 9HH  
 Flat C 37 Southwark Bridge Road SE1 9HH  
 Flat B 37 Southwark Bridge Road SE1 9HH  
 Fourth Floor Right Thrale House SE1 1UN  
 Fourth Floor Left Thrale House SE1 1UN  
 Third Floor Right Thrale House SE1 1UN  
 First Floor Right Thrale House SE1 1UN  
 Basement Pentagon House SE1 1UN  
 Third Floor Saxon House SE1 1UN  
 Second Floor Saxon House SE1 1UN  
 Third Floor 34 Southwark Bridge Road SE1 9EU  
 Second Floor 34 Southwark Bridge Road SE1 9EU

Block K Flat 8 Peabody Estate SE1 0TN  
 Block K Flat 11 Peabody Estate SE1 0TN  
 Block K Flat 10 Peabody Estate SE1 0TN  
 Block K Flat 9 Peabody Estate SE1 0TN  
 Block C Flat 5 Peabody Estate SE1 0TR  
 53 Thrale Street London SE1 9HW  
 34 Park Street London SE1 9EF  
 55 Thrale Street London SE1 9HW  
 58 Thrale Street London SE1 9HW  
 57 Thrale Street London SE1 9HW  
 56 Thrale Street London SE1 9HW  
 First Floor Pentagon House SE1 1UN  
 William Shakespeare 60 Southwark Street SE1 1UN  
 Second Floor Crowne House SE1 1UN  
 Union Works Bear Gardens SE1 9EB  
 Fifth Floor Pentagon House SE1 1UN  
 12 Sumner Buildings Sumner Street SE1 9JX  
 11 Sumner Buildings Sumner Street SE1 9JX  
 10 Sumner Buildings Sumner Street SE1 9JX  
 13 Sumner Buildings Sumner Street SE1 9JX  
 16 Sumner Buildings Sumner Street SE1 9JX  
 15 Sumner Buildings Sumner Street SE1 9JX  
 14 Sumner Buildings Sumner Street SE1 9JX  
 35 Southwark Bridge Road London SE1 9HH  
 59 Thrale Street London SE1 9HW  
 49 Bankside London SE1 9JE  
 1 Sumner Buildings Sumner Street SE1 9JX  
 52 Bankside London SE1 9JE  
 51 Bankside London SE1 9JE  
 Sixth Floor Pentagon House SE1 1UN  
 Block A Flat 2 Peabody Estate SE1 0TW  
 Block C Flat 14 Peabody Estate SE1 0TR  
 Block C Flat 13 Peabody Estate SE1 0TR  
 Block A Flat 3 Peabody Estate SE1 0TW  
 Block A Flat 6 Peabody Estate SE1 0TW  
 Block A Flat 5 Peabody Estate SE1 0TW  
 Block A Flat 4 Peabody Estate SE1 0TW  
 Block C Flat 8 Peabody Estate SE1 0TR  
 Block C Flat 7 Peabody Estate SE1 0TR  
 Block C Flat 6 Peabody Estate SE1 0TR  
 Block C Flat 9 Peabody Estate SE1 0TR  
 Block C Flat 12 Peabody Estate SE1 0TR  
 Block C Flat 11 Peabody Estate SE1 0TR  
 Block C Flat 10 Peabody Estate SE1 0TR  
 Block A Flat 14 Peabody Estate SE1 0TW  
 Ground Floor Pentagon House SE1 1UR  
 Saxon House 48 Southwark Street SE1 1UN  
 Block A Flat 9 Peabody Estate SE1 0TW  
 Block A Flat 8 Peabody Estate SE1 0TW  
 Block A Flat 7 Peabody Estate SE1 0TW  
 Block A Flat 10 Peabody Estate SE1 0TW  
 Block A Flat 13 Peabody Estate SE1 0TW  
 Block A Flat 12 Peabody Estate SE1 0TW  
 Block A Flat 11 Peabody Estate SE1 0TW  
 C Space 90-100 Southwark Street SE1 0SW  
 The Hub Lexington Catering Riverside House SE1 9HA  
 Level 6 Tate Modern SE1 9TG  
 Fleishman Hillard Group Ltd 90-100 Southwark Street SE1 0SW  
 Togorun 90-100 Southwark Street SE1 0SW  
 Proximity London 90-100 Southwark Street SE1 0SW  
 Bankside 3 90-100 Southwark Street SE1 0SW

First Floor 34 Southwark Bridge Road SE1 9EU  
Ground Floor Right Thrale House SE1 1UN  
Third Floor Left Thrale House SE1 1UN  
Part Second Floor Right Thrale House SE1 1UN  
Part Second Floor Left Thrale House SE1 1UN  
Flat 28 Anchor Terrace SE1 9HQ  
Flat 27 Anchor Terrace SE1 9HQ  
Flat 26 Anchor Terrace SE1 9HQ  
Flat 29 Anchor Terrace SE1 9HQ  
Flat 2 21 Great Guildford Street SE1 9EP  
Flat 1 21 Great Guildford Street SE1 9EP  
The Rose Playhouse 56 Park Street SE1 9AR  
Flat 21 Anchor Terrace SE1 9HQ  
Flat 20 Anchor Terrace SE1 9HQ  
Flat 19 Anchor Terrace SE1 9HQ  
Flat 22 Anchor Terrace SE1 9HQ  
Flat 25 Anchor Terrace SE1 9HQ  
Flat 24 Anchor Terrace SE1 9HQ

Flat 23 Anchor Terrace SE1 9HQ  
Flat 12 21 Great Guildford Street SE1 9EP  
Flat 11 21 Great Guildford Street SE1 9EP  
Flat 10 21 Great Guildford Street SE1 9EP

Flat 13 21 Great Guildford Street SE1 9EP  
Flat 16 21 Great Guildford Street SE1 9EP  
Flat 15 21 Great Guildford Street SE1 9EP  
Flat 14 21 Great Guildford Street SE1 9EP  
Flat 5 21 Great Guildford Street SE1 9EP  
Flat 4 21 Great Guildford Street SE1 9EP  
Flat 3 21 Great Guildford Street SE1 9EP

Flat 6 21 Great Guildford Street SE1 9EP  
Flat 9 21 Great Guildford Street SE1 9EP  
Flat 8 21 Great Guildford Street SE1 9EP  
Flat 7 21 Great Guildford Street SE1 9EP  
Flat 18 Anchor Terrace SE1 9HQ  
Flat 52 Old Theatre Court SE1 9ES  
Flat 51 Old Theatre Court SE1 9ES  
Flat 50 Old Theatre Court SE1 9ES  
Flat 53 Old Theatre Court SE1 9ES  
3 Anchor Terrace 125 Park Street SE1 9EW  
2 Anchor Terrace 125 Park Street SE1 9EW  
1 Anchor Terrace 125 Park Street SE1 9EW  
Flat 35 Old Theatre Court SE1 9ES  
Flat 33 Old Theatre Court SE1 9ES  
Flat 32 Old Theatre Court SE1 9ES  
Flat 36 Old Theatre Court SE1 9ES  
Flat 39 Old Theatre Court SE1 9ES  
Flat 38 Old Theatre Court SE1 9ES  
Flat 37 Old Theatre Court SE1 9ES  
Flat 13 Anchor Terrace SE1 9HQ  
Flat 12 Anchor Terrace SE1 9HQ  
Flat 11 Anchor Terrace SE1 9HQ  
Flat 14 Anchor Terrace SE1 9HQ  
Flat 17 Anchor Terrace SE1 9HQ  
Flat 16 Anchor Terrace SE1 9HQ  
Flat 15 Anchor Terrace SE1 9HQ  
15 New Globe Walk London SE1 9DR  
5 Anchor Terrace 125 Park Street SE1 9EW  
4 Anchor Terrace 125 Park Street SE1 9EW  
Flat 7 Anchor Terrace SE1 9HQ  
Flat 10 Anchor Terrace SE1 9HQ

Level 1 Tate Modern SE1 9TG  
25 Bear Pit Apartments 14 New Globe Walk SE1 9DR  
Pepys House 60b Park Street SE1 9EA  
Level 2 Tate Modern SE1 9TG  
Level 5 Tate Modern SE1 9TG  
Level 4 Tate Modern SE1 9TG  
Level 3 Tate Modern SE1 9TG  
Ground Floor 49 Southwark Bridge Road SE1 9HH  
Basement And Part Ground Floor Saxon House SE1 1UN  
Rapp Uk Ltd 90-100 Southwark Street SE1 0SW  
First Floor 49 Southwark Bridge Road SE1 9HH  
Third To Fifth Floors 49 Southwark Bridge Road SE1 9HH  
Second Floor 49 Southwark Bridge Road SE1 9HH  
4b At Fourth Floor 185 Park Street SE1 9DY  
Abbott Mead Vickers Bbdo 90-100 Southwark Street SE1 0SW  
Hall And Partners 90-100 Southwark Street SE1 0SW  
Third Floor North Building 185 Park Street SE1 9DY  
Sixth To Eighth Floors Excluding Seventh Floor Rear Riverside House SE1 9HA  
First Floor North Building 185 Park Street SE1 9DY  
Fifth Floor North Building 185 Park Street SE1 9DY  
Davies House 60a Park Street SE1 9AR  
Excluding First Part Second Fourth Eleventh West And South Twelfth And Second Ea Blue Fin Building SE1 0SU  
Part Fifth Floor Blue Fin Building SE1 0SU  
Suite Two Third Floor South Building 185 Park Street SE1 9BL  
Suite One Third Floor South Building 185 Park Street SE1 9BL  
Mezz Riverside House SE1 9HA  
17 Perkins Square London SE1 9HU  
Ninth Floor Bankside 3 90-100 Southwark Street SE1 0SW  
The Swan Bar And Restaurant Shakespeare Globe Theatre SE1 9DT  
Unit B Blue Fin Building SE1 0SU  
Unit A Blue Fin Building SE1 0SU  
Block G Flat 1 Peabody Estate SE1 0TH  
Block H Flat 2 Peabody Estate SE1 0TJ  
Block G Flat 14 Peabody Estate SE1 0TH  
Block G Flat 13 Peabody Estate SE1 0TH  
Block H Flat 3 Peabody Estate SE1 0TJ  
Block H Flat 6 Peabody Estate SE1 0TJ  
Block H Flat 5 Peabody Estate SE1 0TJ  
Block H Flat 4 Peabody Estate SE1 0TJ  
Block G Flat 8 Peabody Estate SE1 0TH  
Block G Flat 7 Peabody Estate SE1 0TH  
Block G Flat 6 Peabody Estate SE1 0TH  
Block G Flat 9 Peabody Estate SE1 0TH  
Block G Flat 12 Peabody Estate SE1 0TH  
Block G Flat 11 Peabody Estate SE1 0TH  
Block G Flat 10 Peabody Estate SE1 0TH  
Block H Flat 16 Peabody Estate SE1 0TJ  
Block H Flat 15 Peabody Estate SE1 0TJ  
Block H Flat 14 Peabody Estate SE1 0TJ  
Block H Flat 17 Peabody Estate SE1 0TJ  
Block I Flat 3 Peabody Estate SE1 0TL  
Block I Flat 2 Peabody Estate SE1 0TL  
Block H Flat 18 Peabody Estate SE1 0TJ  
Block H Flat 9 Peabody Estate SE1 0TJ  
Block H Flat 8 Peabody Estate SE1 0TJ  
Block H Flat 7 Peabody Estate SE1 0TJ  
Block H Flat 10 Peabody Estate SE1 0TJ  
Block H Flat 13 Peabody Estate SE1 0TJ  
Block H Flat 12 Peabody Estate SE1 0TJ  
Block H Flat 11 Peabody Estate SE1 0TJ

Flat 9 Anchor Terrace SE1 9HQ  
Flat 8 Anchor Terrace SE1 9HQ  
Flat 17 21 Great Guildford Street SE1 9EP  
Flat 42 Benbow House SE1 9DS  
Flat 41 Benbow House SE1 9DS  
Flat 40 Benbow House SE1 9DS  
Flat 43 Benbow House SE1 9DS  
Flat 46 Benbow House SE1 9DS  
Flat 45 Benbow House SE1 9DS  
Flat 44 Benbow House SE1 9DS  
Flat 35 Benbow House SE1 9DS  
Flat 34 Benbow House SE1 9DS  
Flat 33 Benbow House SE1 9DS  
Flat 36 Benbow House SE1 9DS  
Flat 39 Benbow House SE1 9DS  
Flat 38 Benbow House SE1 9DS  
Flat 37 Benbow House SE1 9DS  
Flat 56 Benbow House SE1 9DS  
Flat 55 Benbow House SE1 9DS  
Flat 54 Benbow House SE1 9DS  
Flat 57 Benbow House SE1 9DS  
Flat 60 Benbow House SE1 9DS  
Flat 59 Benbow House SE1 9DS  
Flat 58 Benbow House SE1 9DS  
Flat 49 Benbow House SE1 9DS  
Flat 48 Benbow House SE1 9DS  
Flat 47 Benbow House SE1 9DS  
Flat 50 Benbow House SE1 9DS  
Flat 53 Benbow House SE1 9DS  
Flat 52 Benbow House SE1 9DS  
Flat 51 Benbow House SE1 9DS  
  
Flat 32 Benbow House SE1 9DS

Block G Flat 5 Peabody Estate SE1 0TH  
Block E Flat 3 Peabody Estate SE1 0TG  
Block E Flat 2 Peabody Estate SE1 0TG  
Block E Flat 1 Peabody Estate SE1 0TG  
Block E Flat 4 Peabody Estate SE1 0TG  
Block E Flat 7 Peabody Estate SE1 0TG  
Block E Flat 6 Peabody Estate SE1 0TG  
Block E Flat 5 Peabody Estate SE1 0TG  
Block K Flat 1 Peabody Estate SE1 0TN  
Block I Flat 1 Peabody Estate SE1 0TL  
Block H Flat 1 Peabody Estate SE1 0TJ  
Block B Flat 1 Peabody Estate SE1 0TP  
Block A Flat 1 Peabody Estate SE1 0TW  
Block C Flat 1 Peabody Estate SE1 0TR  
Block F Flat 1 Peabody Estate SE1 0TQ  
Block E Flat 17 Peabody Estate SE1 0TG  
Block E Flat 16 Peabody Estate SE1 0TG  
Block E Flat 15 Peabody Estate SE1 0TG  
Block E Flat 18 Peabody Estate SE1 0TG  
Block G Flat 4 Peabody Estate SE1 0TH  
Block G Flat 3 Peabody Estate SE1 0TH  
Block G Flat 2 Peabody Estate SE1 0TH  
Block E Flat 10 Peabody Estate SE1 0TG  
Block E Flat 9 Peabody Estate SE1 0TG  
Block E Flat 8 Peabody Estate SE1 0TG  
Block E Flat 11 Peabody Estate SE1 0TG  
Block E Flat 14 Peabody Estate SE1 0TG  
Block E Flat 13 Peabody Estate SE1 0TG  
Block E Flat 12 Peabody Estate SE1 0TG  
The Community Space 18 Great Guildford Street SE1 0SY  
Bankside Community Space 18 Great Guildford Street (Junction  
With Zoar Street) SE1 0FD  
71 London n15 4fp  
123 Park St London SE1 9ES

**Re-consultation:** n/a

## **APPENDIX 2**

### **Consultation responses received**

#### **Internal services**

Economic Development Team

#### **Statutory and non-statutory organisations**

Environment Agency

Historic England

Metropolitan Police Service (Designing out Crime)

Natural England - London Region and South East Region

Better Bankside

#### **Neighbours and local groups**

Flat 34 20 New Globe Walk SE1 9DX

123 Park St London SE1 9ES

71 London n15 4fp