

Item No. 7.1	Classification: Open	Date: 13 June 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/2781 for: Full Planning Application Address: 58 GREAT DOVER STREET, LONDON SE1 4YF Proposal: Construction of two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation London Bridge to extend upwards to provide additional accommodation comprising 18 apart-hotel studios (C1).		
Ward(s) or groups affected:	Chaucer		
From:	Director of Planning		
Application Start Date 29/11/2016		Application Expiry Date 28/02/2017	
Earliest Decision Date 26/01/2017			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application site comprises a mid-twentieth century building previously in use as an office building, with frontages to Spurgeon Street and Great Dover Street. The Great Dover Street element comprises three storeys, whereas the Spurgeon Street element comprises two storeys with two flats forming a much smaller stepped back element on the third storey which are accessed from a staircase in the mid-point of the building.
3. The building fronting Great Dover Street and known as 58 Great Dover Street is three storeys in height. At present, the ground floor contains a supermarket with the second and third storeys containing a Hotel use with an entrance at ground floor level.
4. The site is in PTAL zone 5/6a and is located within the central activity zone (CAZ). Great Dover Street is served by major bus routes and the nearest tube station is Borough on the Northern Line 480 metres away at the western end of Great Dover Street. The site is also accessible to/from the bus routes along Borough High Street. Great Dover Street is a red route maintained by Transport for London. There is a cycle hire station opposite the site in Great Dover Street.
5. Trinity Church Square Conservation Area lies 60 metres to the west of the site. Great Dover Street has a mix of uses along it. Immediately opposite on the other side of Great Dover Street to the north of this site, are two large student halls of residence housing 780 and 430 students respectively. The site runs back from Great Dover Street and is adjacent to three flats in Great Dover Street. To the west and south of the site is the Russell Lodge residential development of 130 flats and the Lawson Estate

to the east. Approximately 120 metres to the south, is the Globe Academy School.

Details of proposal

6. The proposal is for the construction of a two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation would extend upwards to provide additional accommodation comprising 18 apart-hotel studios (C1). The rooms would range from studio, one and two bed aparthotel units. This would result in a total of 63 rooms within the hotel.
7. The application had originally proposed an additional floor along the Spurgeon Street frontage with additional hotel accommodation. However the application was subsequently revised to remove this, provide a further set back to the additional storey at fourth floor along Great Dover Street as well as revisions to the facades of the building and alterations to the layout. These revisions are subject to this application.
8. The proposed materials for the extension and cladding of the existing building consist of a cream multi-brick (Desimple, Retro Gaudi) to the upper floors, smooth black render to the ground floor and aluminium/timber composite window frames - external finish, RAL 7006 (dark brown).
9. The main access to the hotel would continue to be from Great Dover Street, however the proposal would involve the introduction of a secondary entrance located along Spurgeon Street (currently an emergency exit only).

10. Planning history

62/AP/6325 Application type: Full Planning Application (FUL) - Renewal of a permission previously granted for a limited period - erection of temporary structure for use of storage ancillary to off-license (Old LCC file ref; 6325) Decision date 27/07/1962 Decision: Granted for Limited Period (GFLP)
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The historic use of the site is as offices under Class B1 (a), 'Offices, not within Class A2'. However, the premises were last used for the lawful purposes in the late 1980s. The site then lay vacant for some time.
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0101243 - 25/10/01 Certificate of lawfulness was granted for the ground floor to be used as an office for radio controlled hiring out of vehicles with a driver with no hire vehicles attending the premises.

0101398 - 6/08/02 Refusal of Permission for continued use of the first and second floors of building as a hostel and retention of external alterations of front elevation at ground floor of Spurgeon Street to form a reception area on the following grounds:

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| <ul style="list-style-type: none">• The continuation of the use of the hostel is considered unacceptable as it results in the loss of employment generating floorspace, which is detrimental to the availability of job opportunities for Borough residents in conflict with policy B.1.2 Southwark Unitary Development Plan.• The hostel use by virtue of its size and density of occupation results in unacceptable levels of noise and disturbance to surrounding residents in conflict with policy E.3.1 Protection of Amenity Southwark Unitary Development Plan. |
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13/AP/0501 - It was resolved to grant planning permission at Committee on 23/04/2013 for the Use of 1-20 Spurgeon Street and 58 Great Dover Street as a 52 bedroom hotel within Use Class C1 with associated alterations to the front elevation

(north) of the building along Great Dover Street. There were subsequent S106 negotiations that saw the applicant agree this on 15/10/2013 and formally grant planning permission subject to conditions.

14/AP/0512 - An application for Advertisement Consent for the Installation of internally illuminated fascia sign, internally illuminated projecting sign, non-illuminated ATM surround and non-illuminated offer board was granted permission - 17/07/14.

14/AP/0511 - Planning permission was granted for the change of use of part of ground floor from Use Class C1 to a retail unit (Use class A1) including external alterations to the front elevation along Great Dover Street including the installation of a shopfront and ATM machine and alterations to the side elevation along Spurgeon Street consisting of the installation of louvre panels and the provision of four disabled accessible hotel rooms in conjunction with hotel use on the upper floors - 17/07/14.

11. Enforcement history

19/12/03 - Enforcement Notice issued for an unauthorised change of use of the Ground Floor premises from an office for radio controlled hiring out of vehicles with a driver with no hire vehicles attending the premises, to an office for radio controlled hiring out of vehicles with vehicles attending the premises. APP/5840/C/04/1138302 - 25/05/04 Appeal against Enforcement Notice dismissed and the Notice upheld. Repeated failures by Express National Carriers to comply with the enforcement notice in force at the site created the criminal offence reported to the Magistrate's Court culminating in the conviction and fines on 09/02/09.

04-EN-229 - Planning enforcement investigation opened to investigate alleged breach of planning control 'use of premises as hostel for asylum seekers'. Case subsequently closed when case officer left the Council.

11/EN/0214 - Planning enforcement investigation was opened on 09/06/2011 into the unauthorised material change of use of the building whose lawful use was that of Offices within Use Class B1, but which since 2000 was used with varying levels of intensity and not continuously as a Hostel (Sui Generis) has been refurbished to be used as a Hotel within Use Class C1.

11/05/12 - A Planning Enforcement Notice and Stop Notice (Appendix 1) was subsequently issued on and it was considered expedient to take action for the following reasons:

- The Unauthorised Use will operate outside of normal office hours. It is characterised by significant people movement and attendant noise and disturbance associated with that use, which will be harmful to the amenity of adjoining and nearby residential occupiers, contrary to saved Policy 3.2 Protection of amenity Southwark Plan 2007 and paragraph 123 of the NPPF.
- The proposal will establish a transient community on the southern side of Great Dover Street that will tend to be more active at night time and more disruptive, together with the cumulative impact of the student accommodation on the northern side of Great Dover Street this will detrimentally alter the predominantly residential character of the immediate area, contrary to saved policies 3.1 Environmental effects and 1.12 Hotels and visitor accommodation Southwark Plan 2007 and paragraphs 23, 26, 27 & 123 of the NPPF.
- In the absence of a Travel Plan and mitigation measures it is likely that the unauthorised use will have an adverse impact on parking and congestion in the

vicinity of the Site, contrary to saved Policies 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan July 2007, Strategic Policy 2 – Sustainable Transport Southwark Core Strategy April 2011 and Policies 6.3 Assessing effect of Development on transport capacity and 6.13 Parking of the London Plan July 2011 paragraphs 32, 37, 39 & 41 of the NPPF.

- The authorised use of the site is as offices within use class B1. This site is within the Central Activities Zone and fronts onto a classified road. Policy 1.4 is engaged in respect of this land. The material change of use results in a loss of B class floor space. It is acknowledged that the Hotel use will provide some employment opportunities, however no assessment of the impact on local employment opportunities has been made, neither have any steps been taken to ensure that local people can access those opportunities. No evidence has been provided to show that the exceptions in policy 1.4 have been met. The change of use is contrary to saved policies 1.1 Access to employment opportunities and 1.4 'Employment uses outside of the preferred industrial locations and preferred office locations, Southwark Plan 2007.
- The Hotel is located on the first and second floors of the building access is by way of stairs only with no lifts. Rooms vary in size, but an average double room would be about 10 sqm. No rooms have been specifically identified as being accessible, suitable or adapted for use by persons with a disability. The failure to ensure a facility is equally capable of use regardless of disability is contrary to saved policy 3.13 Urban design Southwark Plan 2007 and paragraph 58 of the NPPF. In addition the Local Planning Authority is required when carrying out its functions to have regard to equality of access for those with protected characteristics to buildings providing a service to the public by virtue of the Equality Act 2010. This Enforcement Notice was subject of an appeal (ref:APP/A5840/C/12/2177929) to the Planning Inspectorate which was subsequently withdrawn following the grant of planning permission ref:13/AP/0501 (See above).

Planning history of adjoining sites

12. 15/AP/1702 - 59-60 GREAT DOVER STREET, LONDON, SE1 4YF - Planning permission was granted for the erection of a third floor mansard extension to provide 2 flat (1 x one bedroom and 1 x two bedroom).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
 - a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the use on the amenity of nearby and adjoining occupiers.
 - c) The impact of development on highway safety and the adjacent transport networks.
 - d) The design of the proposed development.
 - e) The impact of the development in terms of crime.

Planning policy

14. National Planning Policy Framework (the Framework)
 - Section 1 - Building a strong, competitive economy
 - Section 4 - Promoting sustainable transport
 - Section 6 - Delivering a wide choice of high quality homes
 - Section 7 - Requiring good design
 - Section 8 - Promoting healthy communities
 - Section 12 - Conserving and enhancing the historic environment

15. The London Plan 2016
 - 2.10 Central Activities Zone – strategic priorities
 - 4.5 London's visitor infrastructure
 - 5.3 Sustainable design and construction
 - 5.13 Sustainable drainage
 - 5.14 Water quality and waste water infrastructure
 - 5.15 Water use and supplies
 - 5.17 Waste capacity
 - 5.18 Construction, excavation and demolition waste
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.10 Walking
 - 6.11 Smoothing traffic flow and tackling congestion
 - 6.13 Parking
 - 7.1 Building London's neighbourhoods and communities
 - 7.2 An inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local Character
 - 7.5 Public Realm
 - 7.6 Architecture
 - 7.14 Improving air quality
 - 7.15 Reducing noise and enhancing soundscapes
 - 8.2 Planning obligations
 - 8.3 Community Infrastructure Levy

16. Core Strategy 2011
 - Strategic Policy 1 – Sustainable development
 - Strategic Policy 2 – Sustainable transport
 - Strategic Policy 3 – Shopping, leisure and entertainment
 - Strategic Policy 10 – Jobs and businesses
 - Strategic Policy 12 – Design and conservation
 - Strategic Policy 13 – High environmental standards

17. Southwark Plan 2007 (July) - saved policies

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

 - 1.12 Hotels and Visitor Accommodation
 - 3.1 Environmental Effects
 - 3.2 Protection of Amenity
 - 3.4 Energy Efficiency

3.7 Waste Reduction
3.9 Water
3.11 Efficient use of land
3.12 Quality in Design
3.13 Urban Design
3.14 Designing Out Crime
5.2 Transport Impacts
5.3 Walking and Cycling
5.6 Car Parking
2015 Technical Update to the Residential Design Standards [SPD] 2011

18. Summary of consultation responses

A total of 74 responses have been received in objection to the proposal. Re-consultation was also undertaken following revisions being made to the scheme to remove a storey off of the building along Spurgeon Street. The objections raised from both rounds of consultation note the following comments:

- Unacceptable loss of privacy into Chadwick Square.
- It would adversely impinge on the immediate aspect or outlook from properties in Chadwick Square.
- The proposed design does not enhance the local character or amenity of the area.
- Concerns in relation to the use of the second entrance on Spurgeon Street.
- Overlooking into the communal gardens.
- Loss of light into adjoining flats and communal gardens.
- Increasing traffic and servicing.
- The architectural style and the materials proposed are out of keeping with those of the area.
- Drainage and impacts on the sewers.
- Unacceptable disabled access.
- Height and massing, being over dominant on the Chadwick Square development.
- Inappropriate materials.
- The development would preclude the Chadwick Square residents from developing its own amenities along the boundary.
- Increased noise from additional footfall.
- Impact of the proposed Spurgeon Street entrance on the adjoining residential flats as a result of increased numbers using this. The 24 hour use is unacceptable.
- Need for additional laundry servicing.
- Concerns regarding whether the building can structurally take the extensions proposed.
- Increased vehicular traffic in Spurgeon Street.
- The proposals are out of context with the Georgian style architect of the adjoining buildings.
- Would have a detrimental impact on the Trinity Church Square conservation area.
- Impacts on parking.
- Introduction of kitchen facilities.
- The existing hotel has insufficient levels of refuse.
- Location of plant machinery.
- Lack of internal area means that people come outside to interact, increasing noise impacts and smoking outside.
- Increased littering within the area.
- Inaccurate plans not depicting the adjoining buildings correctly.
- Hotel is already run in an un-neighbourly way.
- Landlord has continually flouted planning restrictions.

- Concerns about the period of consultation.

Re-consultation was undertaken following revisions being made to the scheme to remove a storey off of the building along Spurgeon Street.

Principle of development

19. Saved Policy 1.12 of the Southwark Plan covers 'Hotels and visitor accommodation' such as the proposed hotel which is subject to this application and states that:

Hotels and other visitor accommodation will be encouraged in areas with high public transport accessibility and that smaller hotels and visitor accommodation will be permitted in areas with good access to public transport, where the scale of the proposal is appropriate to the context and location.

Hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.

20. Policy 4.5 London's Visitor Infrastructure of the London Plan states that the Mayor seeks to achieve 40,000 net additional hotel bedrooms by 2031 in town centres and opportunity areas, where there is good access to central London and international and national transport termini.
21. The site subject to the application is located within the central activities zone, close to the major town centre of Elephant and Castle, and is an area with a very good/excellent PTAL rating as it is partly within PTAL 5 and partly within 6a and as such has very good access to public transport within the area, including Borough underground station (approx. 5 minutes walk), mainline and underground - London Bridge Station (approx. 12 minutes walk) as well as a number of well serviced bus routes from Borough High Street and the 21 bus from Great Dover Street.
22. As a result of this, the hotel use has been established since planning permission ref: 13/AP/0501. The proposal here would extend this existing use albeit with the provision of aparthotel units as opposed to individual rooms. As such there is no in principle issue with additional hotel provision within this location.
23. Subject to the impacts of the extensions and additional visitors on amenity and the design of the proposal, the principle of the proposal is therefore considered to comply with the requirements of saved policy 1.12.

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

24. The application proposes two additional storeys to the existing building, both along Great Dover Street, and Spurgeon Street and thus the proposal has the potential to result in some amenity impacts. As such, the applicants have provided a daylight/sunlight assessment for the revised scheme.

Daylight impacts

25. The submitted study, looks to assess the impact of the development on the light receivable by the neighbouring properties at 22 Spurgeon Street, 8, 9 and 10 Chettle Close, 52 to 54, 59b, 60, 61 and 165 Great Dover Street. The report notes that all main habitable room windows pass the Vertical Sky Component test with the exception of window 33 at 10 Chettle Close, window 52 at 61 Great Dover Street and window 227 at 59b Great Dover Street. As such 234 windows out of 237 windows tested pass the required levels.

26. However, in relation to the windows that do not pass, the results are very marginal (the windows achieve before/after ratios of 0.72, 0.77 and 0.79 - against the BRE target of 0.8) and furthermore, the BRE guidance acknowledges that within built up areas, a greater impact can be unavoidable if new developments match existing adjacent building heights. The proposal here would match the building heights along Spurgeon Street, is of a similar height to the adjoining buildings along Great Dover Street and is lower than the buildings on the opposite side of the Great Dover Street.
27. Overall, officers are satisfied that the daylight impacts are acceptable in this instance and would not detrimentally affect the quality of accommodation of the surrounding users significantly.

Sunlight

28. All windows which face within 90 degrees of due south have been tested for direct sunlight and all habitable room windows pass both the total annual sunlight hours test and the winter sunlight hours test. As such no significant impacts would be expected on the surrounding occupiers in terms of sunlight.

Overshadowing of amenity space

29. The applicants have also tested the impacts of the development on the amenity spaces surrounding the development. The results show that 83% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. As such, the proposal is acceptable in this regards.

Overlooking

30. The proposal would involve the addition of a number of window openings on the upper floors of the proposal within the rear elevation which overlook into the square to the rear of the site. Concerns have again been raised from adjoining occupiers that these window openings would result in an unacceptable level of overlooking.
31. The previous consent for the hotel use (13/AP/0501) involved the introduction of new window openings at ground floor and following objections from local residents, a condition was attached that required these windows to be obscure glazed and fixed shut. This proposal involves the addition of larger windows within this elevation, which has the potential to increase overlooking into adjoining buildings and the amenity space within the square.
32. There may be some scope for overlooking from the proposed hotel rooms into the rear of the properties along Great Dover Street, and whilst this would not be direct overlooking as a result of the oblique angles, the distance between the windows would raise some potential to result in an unacceptable level of overlooking. Further, there are additional windows which serve the corridor to access other rooms, and by virtue of their size would also increase the perception of overlooking into the amenity space within the square. For these reasons it is thus recommended that a condition is attached that would require all windows within this elevation (northwest) to be obscure glazed up to a height of 1.8m in order to ensure that views from the users from the hotel would be restricted.

Noise

33. The proposal also seeks to formalise the emergency secondary access along Spurgeon Street into an entrance to the hotel accommodation. Concerns were previously raised by residents in relation to the use of this entrance as a primary access point and as such a condition was attached to the previous permission (ref: 13/AP/0501 and subsequently 14/AP/0511) to ensure that this access was used for

access to the disabled rooms at ground floor and as an emergency access for the upper floors only. This condition was applied due to concerns in relation to the continued use of this entrance as the primary access point (it was previously used as the main access prior to the hotel being granted planning permission). Since the granting of permission, the main entrance has been moved to Great Dover Street and the hotel has operated successfully with this as the visitor access to the building.

34. This proposal would introduce this as a more formal access and would be required to access the new aparthotel units on the second and third floor levels (a total of 14 units) in order to avoid a very convoluted journey through the hotel to reach the rear stair/lift core. The remainder of rooms would all be best accessed using the main access from Great Dover Street. It is noted that the increased activity has the potential to result in additional noise from patrons entering and exiting this door, particularly at night. However given the location of the site just off of a busy red route, the modest total of 14 additional hotel rooms is not considered to significantly impact on the adjoining neighbouring properties during hours that are less sensitive (8am to 11pm). As such a condition is proposed restricting the access from this door outside of these hours. Access would still be retained from the main entrance outside these hours.

Odour

35. The proposal would result in apart-hotel units which would include kitchen facilities for the new units. Objections note that the previous permission contained a condition requiring no primary cooking on site. The purposes of this condition was to ensure that there would be no commercial cooking on site, as this proposal would propose domestic kitchen equipment, no concerns would arise as this would be appropriately ventilated through the building control process.
36. For these reasons, subject to conditions, the proposal would not result in significant amenity impacts and as such the proposal would accord with saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

37. The surrounding uses are generally residential, with the established use of this site is currently as a hotel on the upper floors. As such there is no conflict with this proposal.

Transport issues

Access

38. Currently, there is no vehicular access to the site and the building line is not proposed to change and no vehicular crossovers are proposed in association with the above application. As such, vehicular and pedestrian visibility splays are not required as no vehicular access is proposed.

Car parking (Policy 5.6)

39. This proposal is located in an area with a high PTAL rating (5/6a) reflecting the areas high level of access to all forms of public transport. Developments in areas with this PTAL rating are required to be car free in order to promote more sustainable transport choices, reduce congestion and pollution.
40. The application site is located within a CPZ and the proposal has proposed to be CPZ exempt, and therefore users would be unable to apply for parking permits for the use by staff and visitors. As such this aspect of the application is in accordance with Policy 5.6. A condition is required to achieve this.

Servicing

41. As agreed under the previous consents for the hotel, it is proposed to continue servicing from the existing on-street servicing bay along Great Dover Street. The uplift of the 18 apart-hotel rooms would not substantially increase the levels of servicing for the hotels as the hotel only offers sleeping accommodation with no ancillary functions and as such the only real servicing would be from refuse and linen. A condition limits servicing to only take place through the Great Dover street entrance. Spurgeon Street is subject to parking restrictions and is part of a controlled parking zone. Great Dover Street is a red route, with particular loading and unloading bays. Holding areas are shown at basement and ground floor level for storage of the refuse.

Cycle parking

42. Space is shown on the ground floor at the rear of the site to accommodate for 11 cycle parking spaces. The proposal would result in a total of 63 hotel rooms, the London Plan standards would require 1 space per 20 bedrooms, for long stay and as such sufficient cycle storage is proposed. A compliance condition is proposed.

Refuse storage

43. A number of objections have been raised, in relation to littering within the area and whilst there is no evidence that this is from the hotel users, it is important to ensure that there is suitable levels of refuse within the existing building to allow for suitable collection from the site. The submitted plans indicate areas at basement and ground floor for the holding of refuse storage. The levels of refuse storage are suitable given that the site is only used for a hotel and as such would not result in significant levels of refuse. Refuse collection would be on street as per the existing situation and would be transferred to the street to be collected on collection days. This is considered acceptable.

Design issues

44. The proposal would consist of two two-storey extensions to the existing part 3, part 2 storey building and thus would result in a building that would be part 5, part 4 storey, it would also involve the re-cladding of the existing facades of the building. In terms of the scale of the proposed development, the adjoining buildings within the adjacent square are 4 storeys in height with pitched roofs and the adjoining building at 59-60 Great Dover Street is three storeys with a recently consented mansard roof extension (currently under construction) which takes it up to a height of 4 storeys. The buildings along Great Dover Street opposite are of a much greater scale.
45. As such, the proposal would broadly bring the building heights in line with the adjoining buildings with the 4 storey element along Spurgeon Street sitting at a similar parapet height to the adjoining building along Spurgeon Street with these buildings then having a pitched roof above. In terms of the element of the building fronting Great Dover Street, again the parapet heights would be similar to the adjoining building with the proposed fifth floor element being set back and rising up to a similar height of the adjoining roof slope.
46. The footprint of the proposed additions would all be contained within the existing footprint of the building and would be set off the boundary with the adjoining Chadwick Square as such there are no concerns in this regards.
47. Overall the scale and massing of the proposed building is considered acceptable as it would sit well within the context of the site and would provide a better consistency to the building heights along Great Dover Street and Spurgeon Street, effectively helping to complete the square visually.
48. In terms of detailed design, the existing building is of no architectural interest and as such, the proposed extension and re-cladding of the building offers significant potential

to provide a much needed uplift of the building and thus improve the wider streetscene.

49. The proposal would involve a contemporary approach involving the introduction of a dark grey smooth through colour render, with black brick footing at the base of the building, with a 'Desimple, Retro Gaudi', cream-coloured, multi Brickslip applied horizontally and vertically along the elevation and aluminium windows and doors. To the front elevation the Sainsbury's shopfront would not be altered.
50. A number of objections have raised concerns with the design of the proposed buildings, the contemporary design is considered appropriate in this instance with a variety of styles of buildings within the surrounding area and as such no concerns are raised with this approach.
51. The building would provide a strong base with the introduction of brick slips to the upper floors which would help provide a level of consistency across the two frontages which would help improve the existing building which has been heavily altered over the years and is not considered to contribute to the streetscene.
52. The use of the cream brick would provide a modern and clean appearance to the building that would appear more 'lightweight' above the strong base with visual interest introduced through the use of the hit and miss 'chequered' horizontal to vertical brick pattern, with the sills of the windows lowered so that their proportions relate to the new windows within the extended element of the building.
53. For the above reasons, officers are of the view that the design approach, including the bulk, massing and detailed design are considered appropriate in this instance and thus the building is acceptable in design terms.

Quality of hotel accommodation

54. The proposal notes that the rooms would range from studio, one and two bed aparthotel units and would thus provide a variety of hotel room types and all would be relatively generously proportioned for this type of visitor accommodation.
55. Policy 4.5 of the London Plan requires that at least 10% of new hotel units are required to be wheelchair accessible. The proposal here would introduce two lift cores into a building where there are currently none, thus significantly improving access for all potential users within the site. The proposal also notes that 10% of units would be wheelchair accessible. The previous consent required a total of 4 wheelchair units and these were not initially indicated on the planning drawings. Revised drawings have subsequently been provided that show the consented arrangement of 4 wheelchair units at ground floor. A condition is recommended to ensure that these are provided within 3 months of the date of the permission as these were required under the previous consent (14/AP/0511).
56. This proposal would require an additional 2 rooms in order to meet London Plan standards. The applicants have provided details which show access to these two additional accessible rooms which would be located on the second and third floors with lift access to these rooms. This would be policy compliant and as such is considered acceptable.

Planning obligations (S.106 undertaking or agreement)

57. The application is a minor application, and there are no site specific contributions required in this instance.

58. The site would however be both Southwark and Mayoral CIL liable. The councils calculations on the contributions required are as follows:

MCIL chargeable area = $Gr - Kr - (Gr \times E/G) = 2350 - 1286 - (2350 \times 303/2350) = 761\text{sqm}$. MCIL = $761\text{sqm} \times \text{£}35/\text{sqm} \times 286/223 = \text{£}34,160$

SCIL hotel chargeable area = $Gr - Kr - (Gr \times E/G) = 1927 - (580+232+51) - (1927 \times 303/2350) = 815.54 \text{ sqm}$. SCIL (Hotel Zone 2) = $815.54\text{sqm} \times \text{£}125/\text{sqm} \times 286/259 = \text{£}112,570$

Sustainable development implications

59. Although not a major application all new hotel accommodation is required to meet BREEAM excellent. A condition is proposed requiring this.
60. The development will provide employment and increase economic activity, supporting London's tourist infrastructure. It is environmentally acceptable and is therefore sustainable.

Other matters

Flood Risk

61. The site lies within the flood risk zone 3. The Environment Agency have been consulted on the application and as the works all relate to the upper floors, no objections have been raised.

Archaeology

62. As noted, groundwork associated with the proposed development are limited in scope to the excavation of a lift pit within the Spurgeon Street end of the Site. However, the site lies at an exceptionally interesting location within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ). It is immediately across Great Dover Street from the significant Romano-British cemetery and temple site of 165 Great Dover Street; the subject of an archaeological monograph entitled 'A Romano-British Cemetery on Watling Street: Excavations at 165 Great Dover Street, Southwark, London' (MoLAS archaeology studies series: 9, 2000).
63. The current proposal states that there are very limited ground works associated with this application, and the existing building can bear the load of the additional storeys without structural reinforcements, however, if intrusive groundwork, underpinning or strengthening is at a later stage found to be necessary - then a full re-assessment of the archaeological advice from the council will be required.
64. Other sites in close proximity have also revealed significant Roman deposits including human burials. The archaeology of this part of Southwark is of the highest significance. As the impact of the proposal is small, in this instance, there is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that a series of robust archaeological conditions are applied to any consent.

Conclusion on planning issues

65. The location of the site makes it suitable for an extended hotel use, and criteria in relation to being located within the CAZ, having excellent public transport accessibility and close to a town centre location.
66. The impacts of the scheme in relation to amenity are considered acceptable as it is considered that no significant harmful impacts would arise in terms of daylight,

sunlight, sense of enclosure or overlooking, subject to conditions and the quality of the hotel accommodation is considered appropriate.

67. The proposed design of the extension and re-cladding of the building would provide a visual improvement to the building and surrounding streetscene and would be acceptable in terms of scale and massing.
68. The application would accord with sustainable principles and would positively promote a sustainable mixed use development and an efficient use of land. It would therefore accord with the NPPF. It is therefore recommended that permission be granted, subject to conditions.

Community impact statement

69. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
 - a) The impact on local people is set out above.
 - b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
 - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

71. Details of consultation responses received are set out in Appendix 2.
72. Statutory consultees and internal consultation responses
Environment Agency - No objections.
Met Police - Recommend that the application should meet secure by design requirements.
TfL - No objections subject to the imposition of a construction management plan.
Thames Water - No objections.
London Fire Brigade - No objections.
Environmental Protection - No objections subject to conditions.

Human rights implications

73. 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.
74. This application has the legitimate aim of providing additional hotel accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1240-59 Application file: 16/AP/2781 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	30 May 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		31 May 2017

APPENDIX 1

Consultation undertaken

Site notice date: 04/08/2016

Press notice date: 04/08/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 05/08/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

Flat 11 Shaftesbury Court SE1 4JR
Flat 12 Shaftesbury Court SE1 4JR
Flat 13 Shaftesbury Court SE1 4JR
Flat 8 Shaftesbury Court SE1 4JR
Flat 9 Shaftesbury Court SE1 4JR
Flat 10 Shaftesbury Court SE1 4JR
Flat 17 Shaftesbury Court SE1 4JR
Flat 18 Shaftesbury Court SE1 4JR
Flat 19 Shaftesbury Court SE1 4JR
Flat 14 Shaftesbury Court SE1 4JR
Flat 15 Shaftesbury Court SE1 4JR
Flat 16 Shaftesbury Court SE1 4JR
Flat 7 Shaftesbury Court SE1 4JR
Flat 708 Sidney Webb House SE1 4WW
Flat 709 Sidney Webb House SE1 4WW
Flat 710 Sidney Webb House SE1 4WW
Flat 705 Sidney Webb House SE1 4WW
Flat 706 Sidney Webb House SE1 4WW
Flat 707 Sidney Webb House SE1 4WW
Flat 4 Shaftesbury Court SE1 4JR
Flat 5 Shaftesbury Court SE1 4JR
Flat 6 Shaftesbury Court SE1 4JR
Flat 1 Shaftesbury Court SE1 4JR
Flat 2 Shaftesbury Court SE1 4JR
Flat 3 Shaftesbury Court SE1 4JR
Flat 20 Shaftesbury Court SE1 4JR
Flat 12 Bentham House SE1 4JY
Flat 13 Bentham House SE1 4JY
Flat 14 Bentham House SE1 4JY

Flat 17 Munday House Lawson Estate SE1 4EU
Flat 18 Munday House Lawson Estate SE1 4EU
Flat 19 Munday House Lawson Estate SE1 4EU
Flat 3 165 Great Dover Street SE1 4WY
Flat 20 165 Great Dover Street SE1 4WY
Flat 21 165 Great Dover Street SE1 4WY
Flat 22 165 Great Dover Street SE1 4WY
Flat 17 165 Great Dover Street SE1 4WY
Flat 18 165 Great Dover Street SE1 4WY
Flat 19 165 Great Dover Street SE1 4WY
Flat 26 165 Great Dover Street SE1 4WY
Flat 27 165 Great Dover Street SE1 4WY
Flat 28 165 Great Dover Street SE1 4WY
Flat 23 165 Great Dover Street SE1 4WY
Flat 24 165 Great Dover Street SE1 4WY
Flat 25 165 Great Dover Street SE1 4WY
Flat 16 165 Great Dover Street SE1 4WY
Flat 7 165 Great Dover Street SE1 4WY
Flat 8 165 Great Dover Street SE1 4WY
Flat 9 165 Great Dover Street SE1 4WY
Flat 4 165 Great Dover Street SE1 4WY
Flat 5 165 Great Dover Street SE1 4WY
Flat 6 165 Great Dover Street SE1 4WY
Flat 13 165 Great Dover Street SE1 4WY
Flat 14 165 Great Dover Street SE1 4WY
Flat 15 165 Great Dover Street SE1 4WY
Flat 10 165 Great Dover Street SE1 4WY
Flat 11 165 Great Dover Street SE1 4WY
Flat 12 165 Great Dover Street SE1 4WY

Flat 9 Bentham House SE1 4JY
Flat 10 Bentham House SE1 4JY
Flat 11 Bentham House SE1 4JY
Flat 19 Bentham House SE1 4JY
Flat 20 Bentham House SE1 4JY
Flat 21 Bentham House SE1 4JY
Flat 16 Bentham House SE1 4JY
Flat 17 Bentham House SE1 4JY
Flat 18 Bentham House SE1 4JY
Flat 8 Bentham House SE1 4JY
Flat 37 Portland Court SE1 4JX
Flat 39 Portland Court SE1 4JX
Flat 1 Bentham House SE1 4JY
Flat 31 Portland Court SE1 4JX
Flat 33 Portland Court SE1 4JX
Flat 35 Portland Court SE1 4JX
Flat 5 Bentham House SE1 4JY
Flat 6 Bentham House SE1 4JY
Flat 7 Bentham House SE1 4JY
Flat 2 Bentham House SE1 4JY
Flat 3 Bentham House SE1 4JY
Flat 4 Bentham House SE1 4JY
Flat 704 Sidney Webb House SE1 4WW
Flat 405 Sidney Webb House SE1 4WW
Flat 406 Sidney Webb House SE1 4WW
Flat 407 Sidney Webb House SE1 4WW
Flat 402 Sidney Webb House SE1 4WW
Flat 403 Sidney Webb House SE1 4WW
Flat 404 Sidney Webb House SE1 4WW
Flat 411 Sidney Webb House SE1 4WW
Flat 412 Sidney Webb House SE1 4WW
Flat 501 Sidney Webb House SE1 4WW
Flat 408 Sidney Webb House SE1 4WW
Flat 409 Sidney Webb House SE1 4WW
Flat 410 Sidney Webb House SE1 4WW
Flat 401 Sidney Webb House SE1 4WW
Flat 304 Sidney Webb House SE1 4WW
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Flat 306 Sidney Webb House SE1 4WW
Flat 301 Sidney Webb House SE1 4WW
Flat 302 Sidney Webb House SE1 4WW
Flat 303 Sidney Webb House SE1 4WW
Flat 310 Sidney Webb House SE1 4WW
Flat 311 Sidney Webb House SE1 4WW
Flat 312 Sidney Webb House SE1 4WW
Flat 307 Sidney Webb House SE1 4WW
Flat 308 Sidney Webb House SE1 4WW
Flat 309 Sidney Webb House SE1 4WW
Flat 502 Sidney Webb House SE1 4WW
Flat 607 Sidney Webb House SE1 4WW
Flat 608 Sidney Webb House SE1 4WW
Flat 609 Sidney Webb House SE1 4WW
Flat 604 Sidney Webb House SE1 4WW
Flat 605 Sidney Webb House SE1 4WW
Flat 606 Sidney Webb House SE1 4WW
Flat 701 Sidney Webb House SE1 4WW
Flat 702 Sidney Webb House SE1 4WW
Flat 703 Sidney Webb House SE1 4WW
Flat 610 Sidney Webb House SE1 4WW
Flat 611 Sidney Webb House SE1 4WW
Flat 612 Sidney Webb House SE1 4WW
Flat 603 Sidney Webb House SE1 4WW
Flat 506 Sidney Webb House SE1 4WW
Flat 507 Sidney Webb House SE1 4WW
Flat 508 Sidney Webb House SE1 4WW
Flat 503 Sidney Webb House SE1 4WW
Flat 504 Sidney Webb House SE1 4WW
Flat 505 Sidney Webb House SE1 4WW
Flat 512 Sidney Webb House SE1 4WW
Flat 601 Sidney Webb House SE1 4WW
Flat 602 Sidney Webb House SE1 4WW
Flat 509 Sidney Webb House SE1 4WW
Flat 510 Sidney Webb House SE1 4WW
Flat 511 Sidney Webb House SE1 4WW
20 Russell Lodge 24 Spurgeon Street SE1 4YJ
21 Russell Lodge 22 Spurgeon Street SE1 4YJ
22 Russell Lodge 22 Spurgeon Street SE1 4YJ
17 Russell Lodge 24 Spurgeon Street SE1 4YJ
18 Russell Lodge 24 Spurgeon Street SE1 4YJ

Flat 10 Munday House Lawson Estate SE1 4EU
Flat 1 1-20 Spurgeon Street SE1 4YJ
Flat 2 1-20 Spurgeon Street SE1 4YJ
Flat A 10 Chettle Close SE1 4EF
60a Great Dover Street London SE1 4YF
Flat B 10 Chettle Close SE1 4EF
59a Great Dover Street London SE1 4YF
59b Great Dover Street London SE1 4YF
Flat 1 The Aspect SE1 4EX
Flat 2 The Aspect SE1 4EX
Flat 3 The Aspect SE1 4EX
Flat 105 Sidney Webb House SE1 4WW
10-20 Spurgeon Street London SE1 4YP
Flat 7 The Aspect SE1 4EX
Flat 8 The Aspect SE1 4EX
Flat 4 The Aspect SE1 4EX
Flat 5 The Aspect SE1 4EX
Flat 6 The Aspect SE1 4EX
Living Accommodation The Roebuck SE1 4YG
2 Burbage Close London SE1 4ES
3 Burbage Close London SE1 4ES
4 Burbage Close London SE1 4ES
8 Chettle Close London SE1 4EF
9 Chettle Close London SE1 4EF
1 Burbage Close London SE1 4ES
8 Burbage Close London SE1 4ES
9 Burbage Close London SE1 4ES
Flat 1 Munday House Lawson Estate SE1 4EU
5 Burbage Close London SE1 4ES
6 Burbage Close London SE1 4ES
7 Burbage Close London SE1 4ES
7 Chettle Close London SE1 4EF
Post Office 159a Great Dover Street SE1 4GZ
Atm Site 58a Great Dover Street SE1 4YF
1 Chettle Close London SE1 4EF
58a Great Dover Street London SE1 4YF
159a Great Dover Street London SE1 4GZ
4 Chettle Close London SE1 4EF
5 Chettle Close London SE1 4EF
6 Chettle Close London SE1 4EF
2 Chettle Close London SE1 4EF
3 Chettle Close London SE1 4EF
Flat 97 165 Great Dover Street SE1 4WZ
Flat 98 165 Great Dover Street SE1 4WZ
Flat 99 165 Great Dover Street SE1 4WZ
Flat 94 165 Great Dover Street SE1 4WZ
Flat 95 165 Great Dover Street SE1 4WZ
Flat 96 165 Great Dover Street SE1 4WZ
Flat 103 165 Great Dover Street SE1 4WZ
Flat 104 165 Great Dover Street SE1 4WZ
Flat 105 165 Great Dover Street SE1 4WZ
Flat 100 165 Great Dover Street SE1 4WZ
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Flat 102 165 Great Dover Street SE1 4WZ
Flat 93 165 Great Dover Street SE1 4WZ
Flat 84 165 Great Dover Street SE1 4WZ
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Flat 82 165 Great Dover Street SE1 4WZ
Flat 83 165 Great Dover Street SE1 4WZ
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Flat 91 165 Great Dover Street SE1 4WZ
Flat 92 165 Great Dover Street SE1 4WZ
Flat 87 165 Great Dover Street SE1 4WZ
Flat 88 165 Great Dover Street SE1 4WZ
Flat 89 165 Great Dover Street SE1 4WZ
Flat 106 165 Great Dover Street SE1 4WZ
Flat 202 Sidney Webb House SE1 4WW
Flat 203 Sidney Webb House SE1 4WW
Flat 204 Sidney Webb House SE1 4WW
Flat 102 Sidney Webb House SE1 4WW
Flat 103 Sidney Webb House SE1 4WW
Flat 201 Sidney Webb House SE1 4WW
Flat 208 Sidney Webb House SE1 4WW
Flat 209 Sidney Webb House SE1 4WW
Flat 210 Sidney Webb House SE1 4WW
Flat 205 Sidney Webb House SE1 4WW
Flat 206 Sidney Webb House SE1 4WW

19 Russell Lodge 24 Spurgeon Street SE1 4YJ
26 Russell Lodge 22 Spurgeon Street SE1 4YJ
27 Russell Lodge 22 Spurgeon Street SE1 4YJ
28 Russell Lodge 22 Spurgeon Street SE1 4YJ
23 Russell Lodge 22 Spurgeon Street SE1 4YJ
24 Russell Lodge 22 Spurgeon Street SE1 4YJ
25 Russell Lodge 22 Spurgeon Street SE1 4YJ
16 Russell Lodge 24 Spurgeon Street SE1 4YJ
7 Russell Lodge 26 Spurgeon Street SE1 4YJ
8 Russell Lodge 26 Spurgeon Street SE1 4YJ
9 Russell Lodge 26 Spurgeon Street SE1 4YJ
4 Russell Lodge 26 Spurgeon Street SE1 4YJ
5 Russell Lodge 26 Spurgeon Street SE1 4YJ
6 Russell Lodge 26 Spurgeon Street SE1 4YJ
13 Russell Lodge 24 Spurgeon Street SE1 4YJ
14 Russell Lodge 24 Spurgeon Street SE1 4YJ
15 Russell Lodge 24 Spurgeon Street SE1 4YJ
10 Russell Lodge 26 Spurgeon Street SE1 4YJ
11 Russell Lodge 24 Spurgeon Street SE1 4YJ
12 Russell Lodge 24 Spurgeon Street SE1 4YJ
29 Russell Lodge 22 Spurgeon Street SE1 4YJ
Flat 1 61 Great Dover Street SE1 4YF
Flat 104 Sidney Webb House SE1 4WW
Flat 2 61 Great Dover Street SE1 4YF
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
1a Chettle Close London SE1 4EF
59-60 Great Dover Street London SE1 4YF
Second Floor 58 Great Dover Street SE1 4YF
Ground Floor And Part Mezzanine Floor 61-64 Great Dover Street SE1 4YF
Sidney Webb House 159 Great Dover Street SE1 4GZ
Basement And Ground Floor 58 Great Dover Street SE1 4YF
First Floor Front 58 Great Dover Street SE1 4YF
First Floor Rear 58 Great Dover Street SE1 4YF
3 Russell Lodge 26 Spurgeon Street SE1 4YJ
Flat 38 Bentham House SE1 4JY
Flat 39 Bentham House SE1 4JY
Flat 40 Bentham House SE1 4JY
Flat 35 Bentham House SE1 4JY
Flat 36 Bentham House SE1 4JY
Flat 37 Bentham House SE1 4JY
Flat 4 Portland Court SE1 4JZ
Flat 5 Portland Court SE1 4JZ
Flat 6 Portland Court SE1 4JZ
Flat 1 Portland Court SE1 4JZ
Flat 2 Portland Court SE1 4JZ
Flat 3 Portland Court SE1 4JZ
Flat 34 Bentham House SE1 4JY
Flat 25 Bentham House SE1 4JY
Flat 26 Bentham House SE1 4JY
Flat 27 Bentham House SE1 4JY
Flat 22 Bentham House SE1 4JY
Flat 23 Bentham House SE1 4JY
Flat 24 Bentham House SE1 4JY
Flat 31 Bentham House SE1 4JY
Flat 32 Bentham House SE1 4JY
Flat 33 Bentham House SE1 4JY
Flat 28 Bentham House SE1 4JY
Flat 29 Bentham House SE1 4JY
Flat 30 Bentham House SE1 4JY
Flat 7 Portland Court SE1 4JZ
Flat 24 Portland Court SE1 4JZ
Flat 25 Portland Court SE1 4JZ
Flat 26 Portland Court SE1 4JZ
Flat 21 Portland Court SE1 4JZ
Flat 22 Portland Court SE1 4JZ
Flat 23 Portland Court SE1 4JZ
Flat 30 Portland Court SE1 4JZ
1 Russell Lodge 26 Spurgeon Street SE1 4YJ
2 Russell Lodge 26 Spurgeon Street SE1 4YJ
Flat 27 Portland Court SE1 4JZ
Flat 28 Portland Court SE1 4JZ
Flat 29 Portland Court SE1 4JZ
Flat 20 Portland Court SE1 4JZ
Flat 11 Portland Court SE1 4JZ
Flat 12 Portland Court SE1 4JZ
Flat 13 Portland Court SE1 4JZ
Flat 8 Portland Court SE1 4JZ
Flat 9 Portland Court SE1 4JZ

Flat 207 Sidney Webb House SE1 4WW
Flat 101 Sidney Webb House SE1 4WW
Flat 110 165 Great Dover Street SE1 4WZ
Flat 111 165 Great Dover Street SE1 4WZ
Flat 112 165 Great Dover Street SE1 4WZ
Flat 107 165 Great Dover Street SE1 4WZ
Flat 108 165 Great Dover Street SE1 4WZ
Flat 109 165 Great Dover Street SE1 4WZ
Flat 116 165 Great Dover Street SE1 4WZ
Flat 117 165 Great Dover Street SE1 4WZ
Flat 113 165 Great Dover Street SE1 4WZ
Flat 114 165 Great Dover Street SE1 4WZ
Flat 115 165 Great Dover Street SE1 4WZ
Flat 80 165 Great Dover Street SE1 4WZ
Flat 45 165 Great Dover Street SE1 4WY
Flat 46 165 Great Dover Street SE1 4WY
Flat 47 165 Great Dover Street SE1 4WY
Flat 42 165 Great Dover Street SE1 4WY
Flat 43 165 Great Dover Street SE1 4WY
Flat 44 165 Great Dover Street SE1 4WY
Flat 51 165 Great Dover Street SE1 4WY
Flat 52 165 Great Dover Street SE1 4WZ
Flat 53 165 Great Dover Street SE1 4WZ
Flat 48 165 Great Dover Street SE1 4WY
Flat 49 165 Great Dover Street SE1 4WY
Flat 50 165 Great Dover Street SE1 4WY
Flat 41 165 Great Dover Street SE1 4WY
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Flat 33 165 Great Dover Street SE1 4WY

Flat 34 165 Great Dover Street SE1 4WY
Flat 29 165 Great Dover Street SE1 4WY
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Flat 38 165 Great Dover Street SE1 4WY
Flat 39 165 Great Dover Street SE1 4WY
Flat 40 165 Great Dover Street SE1 4WY
Flat 35 165 Great Dover Street SE1 4WY
Flat 36 165 Great Dover Street SE1 4WY
Flat 37 165 Great Dover Street SE1 4WY
Flat 54 165 Great Dover Street SE1 4WZ
Flat 71 165 Great Dover Street SE1 4WZ
Flat 72 165 Great Dover Street SE1 4WZ
Flat 73 165 Great Dover Street SE1 4WZ
Flat 68 165 Great Dover Street SE1 4WZ
Flat 69 165 Great Dover Street SE1 4WZ
Flat 70 165 Great Dover Street SE1 4WZ
Flat 77 165 Great Dover Street SE1 4WZ
Flat 78 165 Great Dover Street SE1 4WZ
Flat 79 165 Great Dover Street SE1 4WZ
Flat 74 165 Great Dover Street SE1 4WZ
Flat 75 165 Great Dover Street SE1 4WZ
Flat 76 165 Great Dover Street SE1 4WZ
Flat 67 165 Great Dover Street SE1 4WZ
Flat 58 165 Great Dover Street SE1 4WZ
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Flat 56 165 Great Dover Street SE1 4WZ
Flat 57 165 Great Dover Street SE1 4WZ
Flat 64 165 Great Dover Street SE1 4WZ
Flat 65 165 Great Dover Street SE1 4WZ
Flat 66 165 Great Dover Street SE1 4WZ
Flat 61 165 Great Dover Street SE1 4WZ
Flat 62 165 Great Dover Street SE1 4WZ
Flat 63 165 Great Dover Street SE1 4WZ
Flat 16, Russell Lodge 24 Spurgeon Street SE1 4YJ
11 Portland Court 52 Trinity Street SE1 4JZ
Flat 30 Bentham House 7 Falmouth Road SE1 4JY
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
9 Portland Court 54 Trinity Street SE1 4JZ
21 Bentham House 7 Falmouth Rd SE1 4JY
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
By Email
Chadwick Square Management Ltd
By Email
Chartered Architects 7 Portland Court SE1 4JZ
6 Portland Court 54 Trinity Street
30 Russell Lodge 22 Spurgeon Street SE1 4YJ

Flat 10 Portland Court SE1 4JZ
Flat 17 Portland Court SE1 4JZ
Flat 18 Portland Court SE1 4JZ
Flat 19 Portland Court SE1 4JZ
Flat 14 Portland Court SE1 4JZ
Flat 15 Portland Court SE1 4JZ
Flat 16 Portland Court SE1 4JZ
Flat 8 Munday House Lawson Estate SE1 4EU
Flat 9 Munday House Lawson Estate SE1 4EU
60 Great Dover Street London SE1 4YF
Flat 5 Munday House Lawson Estate SE1 4EU
Flat 6 Munday House Lawson Estate SE1 4EU
Flat 7 Munday House Lawson Estate SE1 4EU
The Roebuck 50 Great Dover Street SE1 4YG
Flat 1 165 Great Dover Street SE1 4WY
Flat 2 165 Great Dover Street SE1 4WY
1-20 Spurgeon Street London SE1 4YP
Flat 4 Munday House Lawson Estate SE1 4EU
Flat 14 Munday House Lawson Estate SE1 4EU
Flat 15 Munday House Lawson Estate SE1 4EU
Flat 16 Munday House Lawson Estate SE1 4EU
Flat 11 Munday House Lawson Estate SE1 4EU
Flat 12 Munday House Lawson Estate SE1 4EU
Flat 13 Munday House Lawson Estate SE1 4EU
Flat 2 Munday House Lawson Estate SE1 4EU
Flat 20 Munday House Lawson Estate SE1 4EU
Flat 3 Munday House Lawson Estate SE1 4EU

15 Bentham House 5 Falmouth Rd SE1 4JY
1 Alderney Mews Shaftesbury Court Se1 4JR
15 Bentham House 5 Falmouth Road SE14JY
Flat 23 Great Jubilee Wharf 78-80 Wapping Wall E1W 3TH
30 Portland Court 50 Trinity Street SE1 4JZ
By Email
5 Shaftesbury Court 1 Alderney Mews SE1 5JR
Flat 3 Portland Court SE3 4JZ
Flat 11 Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat B 61 Great Dover Sreet SE1 4YF
Chadwick Square X
By Email
To The Point By Email
Flat 10 Russell Lodge 26 Spurgeon Street
36 Portland Court SE1 4JX
By Email
Bentham House By Email
By Email
By Email Resident Chadwick Square
18 Douai Grove Hamton TW12 2SR
Roundhouse Hall Cardinal Bourne Street SE1 4EH
2 Portland Court 54, Trinity Street SE1 4JZ
Broadacres Shotley Road IP9 1EE
8 Ashley Park Road Walton On Thames KT12 1JU
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
10 Bentham House 3 Falmouth Road SE1 4JY
36 Portland Court London SE1 4JX
13 Munday House Burbage Close SE1 4EU

Re-consultation: 03/01/2017

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

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

Neighbours and local groups

Broadacres Shotley Road IP9 1EE
By Email
By Email
By Email
Chadwick Square X
Chadwick Square Management Ltd
Chadwick Square Management Ltd
Chartered Architects 7 Portland Court SE1 4JZ
Chartered Architects 7 Portland Court SE1 4JZ
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Flat B 61 Great Dover Street SE1 4YF
Flat 1 Portland Court SE1 4JZ
Flat 11 Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat 12 Bentham House SE1 4JY
Flat 12 Bentham House SE1 4JY
Flat 12 Shaftesbury Court SE1 4JR
Flat 14 Bentham House SE1 4JY
Flat 14 Shaftesbury Court SE1 4JR
Flat 15 Shaftesbury Court SE1 4JR
Flat 16 Bentham House SE1 4JY
Flat 16 Portland Court SE1 4JZ
Flat 16, Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat 16, Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat 18 Bentham House SE1 4JY
Flat 18 Portland Court SE1 4JZ
Flat 19 Shaftesbury Court SE1 4JR
Flat 2 Portland Court SE1 4JZ
Flat 20 Shaftesbury Court SE1 4JR

Flat 20 Shaftesbury Court SE1 4JR
Flat 23 Great Jubilee Wharf 78-80 Wapping Wall E1W 3TH
Flat 23 Portland Court SE1 4JZ
Flat 26 Portland Court SE1 4JZ
Flat 27 Bentham House SE1 4JY
Flat 27 Portland Court SE1 4JZ
Flat 29 Bentham House SE1 4JY
Flat 3 Portland Court SE3 4JZ
Flat 3 Portland Court SE3 4JZ
Flat 30 Bentham House SE1 4JY
Flat 30 Bentham House 7 Falmouth Road SE1 4JY
Flat 31 Portland Court SE1 4JX
Flat 31 Portland Court SE1 4JX
Flat 33 Portland Court SE1 4JX
Flat 35 Portland Court SE1 4JX
Flat 35 Portland Court SE1 4JX
Flat 37 Bentham House SE1 4JY
Flat 39 Bentham House SE1 4JY
Flat 39 Bentham House SE1 4JY
Flat 4 Bentham House SE1 4JY
Flat 6 Bentham House SE1 4JY
Flat 7 Portland Court SE1 4JZ
Flat 7 Portland Court SE1 4JZ
Flat 7 Shaftesbury Court SE1 4JR
Roundhouse Hall Cardinal Bourne Street SE1 4EH
1 Alderney Mews Shaftesbury Court Se1 4JR
10 Bentham House 3 Falmouth Road SE1 4JY
11 Portland Court 52 Trinity Street SE1 4JZ
11 Portland Court 52 Trinity Street SE1 4JZ
11 Portland Court 52 Trinity Street SE1 4JZ
13 Munday House Burbage Close SE1 4EU
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
15 Bentham House 5 Falmouth Rd SE1 4JY
15 Bentham House 5 Falmouth Rd SE1 4JY
15 Bentham House 5 Falmouth Road SE14JY
18 Douai Grove Hamton TW12 2SR
19 Russell Lodge 24 Spurgeon Street SE1 4YJ
2 Burbage Close London SE1 4ES
2 Burbage Close London SE1 4ES
2 Burbage Close London SE1 4ES
2 Portland Court 54, Trinity Street SE1 4JZ
21 Bentham House 7 Falmouth Rd SE1 4JY
21 Bentham House 7 Falmouth Rd SE1 4JY
28 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Portland Court 50 Trinity Street SE1 4JZ
30 Portland Court 50 Trinity Street SE1 4JZ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
36 Portland Court SE1 4JX
36 Portland Court London SE1 4JX
5 Russell Lodge 26 Spurgeon Street SE1 4YJ
5 Russell Lodge 26 Spurgeon Street SE1 4YJ

5 Shaftesbury Court 1 Alderney Mews SE1 5JR
8 Ashley Park Road Walton On Thames KT12 1JU
9 Portland Court 54 Trinity Street SE1 4JZ
9 Portland Court 54 Trinity Street SE1 4JZ
9 Russell Lodge 26 Spurgeon Street SE1 4YJ