

<b>Item No.</b> 7.3	<b>Classification:</b> Open	<b>Date:</b> 11 September 2017	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 17/AP/0138 for: Full Planning Application  <b>Address:</b> GEORGE ELLISTON HOUSE AND ERIC WILKINS HOUSE, OLD KENT ROAD, LONDON SE1 5ET  <b>Proposal:</b> Construction of 13 residential units comprising 5 x 2-bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1-bed, 2 x 2-bed and 2 x 3-bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.		
<b>Ward(s) or groups affected:</b>	South Bermondsey		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 17/01/2017		<b>Application Expiry Date</b> 18/04/2017	
<b>Earliest Decision Date</b> 16/03/2017			

## RECOMMENDATION

1. That planning permission is granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 30 November 2017. In the event that an appropriate legal agreement is not entered into by the above date, the director of planning be authorised to refuse planning permission for the reason given in paragraph 52 of this report.

## BACKGROUND INFORMATION

2. This application is a re-submission of an application 13/AP/4420 that was granted permission on 01/05/2014. The only reason why the application has been re-submitted is the expiry of the three year deadline given to commence development.

### Site location and description

3. The site is part of the wider Avondale Square housing estate which was developed by the City of London Corporation from the 1920s. Most of the development however took place in the post-war period and the residential blocks within the wider site are typical social housing development for this time.
4. The site itself includes George Elliston House and Eric Wilkins House, both of which were built in 1952 with red and brown bricks, of note are the walkways and lift shafts. Containing contain 45 and 20 residential flats respectively, George Elliston House is 'U' shaped while Eric Wilkins House is 'L' shaped in plan form and they both site immediately north of the Old Kent Road.

5. The site is not located in a conservation area or within the setting of a listed building. It is however subject to the following designations:
  - Air quality management area
  - Archaeological priority zone
  - Urban density zone
  - Old Kent Road action area
  - PTAL - 4
  - Flood risk zone 3a

### Details of proposal

6. This application is for the creation of 13 new residential units by in-filling the gap between the two blocks to form 5 x 2 bedroom units and a single storey roof extension across the existing buildings (creating a sixth storey) to form an additional 8 units (4x1 bed, 2x2 bed and 2x3 bed). All units proposed would comprise affordable housing, including one wheelchair accessible unit.
7. The breakdown of unit mix would be as follows:

	Type	Proposed GIA (sq.m)
Flat 1	2b3p	61
Flat 2	2b4p	70
Flat 3	2b4p	70
Flat 4	2b4p	70
Flat 5	3b4p	74
Flat 6	2b3p	61
Flat 7	1b2p	50
Flat 8	3b4p	61
Flat 9	3b4p	74
Flat 10	2b4p	70
Flat 11	1b2p	50
Flat 12	1b2p	50
Flat 13	1b2p	50

### Planning history

8. 13/EQ/0161 Application type: Pre-application enquiry (ENQ)  
Roof top extension (single storey) and construction of a 6 storey infill building, for 13 new dwellings (4 number 1 bed 7 number 2 bed and 2 no 3 bed) with associated **bin waste (bw)** and bike stores and new lift.  
  
Decision date 30/10/2013 Decision: Pre-application enquiry closed (EQC)
9. 13/AP/4420 Application type: Full Planning Application (FUL)  
Construction of 13 residential units comprising 5 x 2 bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1 bed, 2 x 2 bed and 2 x 3 bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.  
Decision date 01/05/2014 Decision: Granted with Legal Agreement (GWLA)

### Planning history of adjoining sites

10. ESTATE OFFICE, AVONDALE SQUARE, LONDON, SE1 5PD  
12-AP-3860, planning permission granted on 28 February 2012 for:

Demolition of existing community centre to provide new 7 storey building comprising 18 residential apartments (4 x 1 bed, 5 x 2 bed, 5 x 3 bed and 4 x 4 bed) (100% affordable), replacement community centre (326 sq m) with associated facilities and replacement estate office (108 sq m). Provision of 38 cycle parking spaces.

### **Summary of main issues**

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

- a) principle of the development;
- b) impact on the residential amenity of the area;
- c) quality of residential accommodation proposed;
- d) design of the development;
- e) transport impacts.

### **Planning policy**

12. **National Planning Policy Framework (the Framework)**

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

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

13. **The London Plan 2016**

Policy 3.3 - Increasing housing supply

Policy 3.4 - Optimising housing potential

Policy 3.5 - Quality and design of housing developments

Policy 3.8 - Housing choice

Policy 3.10 - Definition of affordable housing

Policy 3.11 - Affordable housing targets

Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes

Policy 3.13 - Affordable housing thresholds

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction

Policy 5.7 - Renewable energy

Policy 5.12 - Flood risk management

Policy 5.13 Sustainable drainage

Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 - Cycling

Policy 6.10 - Walking

Policy 7.14- Improving air quality

Policy 7.15- Reducing noise and enhancing soundscapes

Policy 8.2 - Planning obligations

Policy 8.3 - Community infrastructure levy

14. **Core Strategy 2011**

Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport

Strategic Policy - Providing new homes

Strategic Policy - Homes for people on different incomes

Strategic Policy - Family homes

Strategic Policy - Design and conservation

**Southwark Plan 2007 (July) - saved policies**

15. 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.

Policy 2.5 - Planning obligations  
Policy 3.1 - Environmental effects  
Policy 3.2 - Protection of amenity  
Policy 3.4 - Energy efficiency  
Policy 3.6 - Air quality  
Policy 3.7 - Waste management  
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 3.19 - Archaeology  
Policy 3.31 - Flood defences  
Policy 4.2 - Quality of residential accommodation  
Policy 4.3 - Mix of dwellings  
Policy 4.4 - Affordable housing  
Policy 5.2 - Transport impacts  
Policy 5.3 - Walking and cycling  
Policy 5.6 - Car parking  
Policy 5.7 - Parking standards for disabled people and the mobility impaired

16. Draft Old Kent Road Action Area Plan (2016) and Draft Old Kent Road Action Area Plan: Proposed New and Amended AAP Policies (2017)

AAP 0 - Social regeneration  
AAP 2 - New homes  
AAP 3 - Affordable homes  
AAP 10 - Building heights strategy  
AAP 18 - Walking and cycling  
AAP 19 - Highways  
AAP 21 - Car parking  
AAP 23 - Flood risk and sustainable urban drainage systems  
AAP 25 - Air Quality

17. Supplementary Planning Documents

Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)  
Residential Design Standards (Technical update 2015)

**Summary of consultation responses**

18. 1 general comment and 1 response in favour of the proposal have been received. 6 objections have also been received, detailing the following concerns:

- Noise created by the addition of residents as well as during construction;
- No regard given to the consultation conducted by the City of London before the planning application was submitted.
- No clarity in relation to structural matters, water supply system, impact on parking and pollution in the area;
- Stress on local services such as GP appointments that would increase due to the larger number of residents in the area.

### **Other responses**

19. Consultation responses have been received from Thames Water, Historic England, London Underground, Metropolitan Police, Natural England and Transport for London. No objections have been raised by these consultees.
20. The Environmental Protection team recommends an approval subject to conditions related to internal noise levels and construction management. Comments related to air quality and land contamination have been submitted and have been considered below in the report.
21. The flood and drainage team have not objected to the proposal but request drainage strategy related information.
22. The London Fire and Emergency Planning Authority raise concerns related to the scope of information submitted and quote Building Regulations and fire safety guidance. It is considered that issues raised by the LFEPA would be resolved at the building regulations stage and are not related to planning.
23. Matters related to structural integrity of the buildings are not controlled through the planning but by the building regulations. Material considerations are discussed below.

### **Principle of development**

24. Residential use is established on the site. The principle of additional residential accommodation is therefore acceptable. Even though new units would be added to the site the calculated density of approximately 360 habitable rooms per hectare would comply with guidelines for the Urban Density Zone (200-700).

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

#### **Daylight and sunlight**

25. A daylight and sunlight report has been submitted with the application. It presents the results of a modelling exercise that has been undertaken in accordance with building research establishment (BRE) report 209 - "site layout planning for daylight and sunlight: A Guide to Good Practice".
26. The analysis of the impact on the amount of daylight received by existing properties is based on the amount of Vertical Sky Component (VSC), an indicator of the amount of sky that will be seen inside the modelled window; analysis was carried out for the following addresses:

1 - 7 Tevatree House  
41 - 48 Avondale House  
1 - 44 Colechurch House  
5 -10 Ainsdale Drive  
1- 4 Ainsdale Drive  
1A Marlborough Grove  
506 to 510 Old Kent Road

Selected windows at ground floor and fourth floor of George Elliston and Eric Wilkins House

27. The guidance states that if the resultant VSC is less than 0.8 its current value, the occupants of the affected building are likely to notice the reduction in daylight. Results of the modelling show that two windows at 1-7 Tevatree House, and two on the George Elliston House would be noticeably affected.
28. The windows affected already have their daylight limited by balconies outside in the case of Tevatree House or balconies in the floor above George Elliston House. If these balconies are discounted for the assessment, three of the windows would meet the guideline criteria showing that the reduction is more a function of the existing situation than the proposed development. For the remaining window, the resulting VSC would be 0.72 its present value. As this is the only one of 123 windows modelled to be below the guideline should planning permission be granted, it is considered, that the impact on daylight is acceptable.
29. For sunlight, the assessment is only undertaken for properties with a window within 90 degrees of south which means that any impact would be limited to properties north of the site. Based on the Annual Probable Sunlight Hours (APSH), the assessment shows that of the windows serving habitable rooms; only one would receive sunlight that is lower than the BRE guidelines, however, this window's APSH is already restricted because of the projecting balcony on the floor above. All of the other 26 windows modelled pass the BRE test and it is considered that the impact on sunlight for existing properties is acceptable.

### **Privacy**

30. The proposed roof extension would replicate the situation of the present building with respect to overlooking and privacy and because of this, there would be no loss of privacy existing residents above that which already exists.
31. The proposed infill block would locate residents where previously none have been and would result in closer proximity of residential accommodation for some flats than is presently the case. Flats most likely to be affected are those on the western flank of Eric Wilkins House and those on the eastern flank of the eastern arm of George Elliston House. Views from the proposed windows to both George Elliston House and Eric Wilkins House would be oblique and at distances of approximately 8 and 18m respectively. The balconies would allow more direct views but the majority of rooms affected are non-habitable (bathrooms and kitchens) and already affected, by some degree, because of the walkways and existing views. The proposed development would not give rise to unacceptable loss of privacy to existing residents.

### **Noise**

32. If permission is granted, the development would result in a higher density at the site. However, the addition of 13 flats on a site containing 65 flats is not likely to give rise to unacceptable harm to local amenity, particularly if one considers the large number of residents on the wider Avondale Estate. There may be more activity in the estate, but reasonable activity is not likely to cause harm to amenity. Any unreasonable

noise that may cause a nuisance could be subject to action from the council under the Environmental Protection Act.

### **Housing mix**

33. Being in the urban density zone, in order to comply with Strategic Policy 7 - Family Homes of the Core Strategy, a certain mix of housing should be provided with at least 60% of two more bedrooms and 20% of three bedrooms or more. This development would provide a mix of 70% and 16% respectively, however this is due to the physical constraints of the site and to meet the current demand for smaller dwellings from the City of London tenants. The site constraints, coupled with the high quality of the proposal (see below) means that the 16% offer for three or more bedroom units is considered to be acceptable.

### **Affordable housing**

34. All 13 units would be affordable social rented housing, exceeding affordable housing targets in regional and local planning policy. Being within South Bermondsey, strategic policy 6 states that at least 35% of new housing units should be private. This has not been possible for this proposal because the funding for the scheme is from s106 money which cannot be utilised to provide any form of private housing. There is also a significant need for affordable units within the borough and London more generally; 100% social housing for this proposal would help contribute to this and would not have any significant implications for the wider housing mix in the surrounding area.

### **Quality of accommodation**

35. All dwelling and room sizes exceed the minimum space standards detailed in the Residential Design Standards SPD and would provide a suitable living environment. Additionally, there are relatively generous balconies with many being above 10sq.m. There are smaller balconies but these are due to site constraints and it should be borne in mind that there is a generous outdoor amenity space to the north of the site, including a playground and tennis courts. All units would have dual aspect.
36. One wheelchair accessible unit would be provided on the first floor level that would be served by a new lift with a platform lift proposed in case of failure of the main lift. This is considered acceptable.

### **Noise and air quality**

37. The site is subject to relatively high levels of environmental noise, mainly from road traffic. A condition has been recommended to ensure that suitable sound insulation against environmental noise is installed providing good internal acoustic conditions.
38. The same air quality assessment has been submitted as with the previous application. The environmental protection team has commented that the conclusions should still be relevant for this site and no further assessment is required. The assessment notes that it is estimated that the NO<sub>2</sub> concentrations are below the required levels, as such the report notes that there is no specific requirement for mitigation in the form of mechanical ventilation.

### **Transport issues**

39. The transport assessment submitted with the application concluded that the 13 additional residential units would result in an additional 81 trips per day; an impact on the local transport network that is minor.

### **Car parking**

40. Only one parking space is proposed for the development, and that is a disabled bay for the wheelchair accessible unit on the first floor. The applicants have advised that new residents would be eligible for a parking permit for the Avondale Square Estate which is managed by the City of London. As the site is within a CPZ, a condition is recommended to prohibit future residents from applying for a parking permit to park on the surrounding highways.

### **Cycle parking**

41. 20 cycle parking spaces, plus two spaces for visitors are proposed. Based on the updated requirements set out in the London Plan, 22 cycle parking spaces would be required for the number of units proposed. Though two of the cycle parking spaces would be dedicated to visitors, it is considered that overall a sufficient number of cycle storage spaces would be provided.

### **Archaeology**

42. The site lies within the Bermondsey Lake and Old Kent Road Archaeological Priority Zones, covering the course of the old Roman road that is along the line of the Old Kent Road. Potential has been identified for remains associated with the Roman Road and even prehistoric remains. Conditions have been recommended to protect any archaeological remains that may exist.

### **Refuse and recycling**

43. The existing buildings' refuse is presently serviced by chutes which would be extended to the fifth floor for occupiers of the roof extension to use. A dedicated refuse and recycling storage area capable of holding one 1 x 100 litre Eurobin for recycling and one each of 1 x 100 and 660 litre Eurobins for refuse; a provision which is acceptable.

### **Flood risk**

44. The site is located within Flood Risk Zone 3a, a defended flood zone of the River Thames. The flood risk assessment submitted advises that modelling by the Environment Agency has shown that the site is outside the extent of any modelled breach of the defences of the Thames and that the risk from flooding is considered low. Furthermore, no residential accommodation is proposed on the ground floor mitigating any risk at this level from new accommodation.
45. The council's Flood and Drainage team have recommended that a drainage strategy that includes Sustainable Drainage Systems (SuDS) is implemented. This requirement has been recommended as a condition.

### **Design issues**

46. Sitting in a wider estate of similar building types and forms, the site buildings have a distinct architectural type with an interesting variety of brick colour. By respecting the overall form, mass and bulk of the existing blocks, the proposed development would add sections that would be clearly modern but finished in materials that respond to the buildings. Indeed, the infill element could be seen as completing the two separate blocks. The extra height resulting from the additional storey of accommodation would not appear as out of keeping in relation to the surrounding built form. Aluminium coated windows are proposed which would provide an elegant finish to the new



elements.

47. The materials proposed are a textured grey brick for the infill and a rainscreen cladding for the roof extension. The success of these elements would depend on the hue and quality of the materials. To this end a condition is recommended to require details of these materials to be submitted for approval before above ground works.
48. In conclusion on design, the proposed extensions are considered to satisfactorily respect the existing building and would not result in any detrimental impacts upon the wider character or visual amenity of the area.

### **Impact on trees**

49. No works to trees are proposed, however some works may affect trees in which case suitable mitigation would be required. A condition has been recommended to this effect.

### **Sustainable development implications**

#### **Energy**

50. An energy statement has been provided with the application which notes that through the use of PV panels on the roof, an efficiency saving of 73.36% above the building regulations would be achieved. As of 1 October 2016, all major developments are required to meet 100% carbon savings above the building regulations. As such, any shortfall would be required to be met through a planning obligation contribution as outlined within the S106 and CIL SPD. This contribution would be required to be £1,800 per tonne and would amount to a total of £8,100.

#### **Planning obligations (S.106 undertaking or agreement)**

51. Local and regional planning policy advises that planning obligations can be used to overcome some of the impacts of an otherwise acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the supplementary planning document (SPD) on Section 106 and CIL (2015). The applicant has committed to contributing for the following matters in accordance with the Council's S106 toolkit requirements:
  - Administration cost - £4,882
  - Affordable housing
  - Archaeology contribution - £3,389
  - Communal open space contribution - £10,250
  - Construction workplace coordinator and employment contribution - £758.00 and £10,013
  - Carbon offset - £8,100
52. Should an agreement not be signed, it is proposed that the development be refused for the following reason:

The development fails to provide affordable housing in the borough which would be necessary as it is on a site capable of delivering more than 10 residential units, it would also fail to meet provide other reasonable contributions and be contrary to the National Planning Policy Framework section 6 Delivering a wide choice of high quality homes; Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes of the London Plan 2015; Strategic Policy 6 Homes for people on different incomes of the core strategy, saved policies 2.5 Planning obligations and

#### 4.4 Affordable Housing of the Southwark Plan 2007 and the Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

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#### **Community Infrastructure Levy**

53. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. The Mayoral CIL contribution would be £51,621 and the Southwark CIL contribution would be £63,494. Part of this contribution would go towards local health services, to mitigate the impact on this service- something that objectors have expressed concern about.

#### **Other matters**

54. It is noted that the previous decision notice included a condition requiring a site investigation to identify any land contamination. The Environmental Protection team after reviewing the history and environmental setting of the site consider that the condition is not required. The objection about the consultation undertaken by the City of London cannot be given much weight- the consultation by Southwark for this application followed the relevant statutory requirement.

#### **Conclusion on planning issues**

55. The development would provide much needed affordable housing within the borough in a location that has good transport links and access to local amenities. The design of the proposal would be sympathetic to the existing buildings and would not result in any detrimental impact on the general character and visual amenities of the surrounding area. The impacts on the daylight and sunlight of existing residential properties are mostly within established guidelines and would not result in significant impacts upon the living conditions of neighbouring residential properties. Importantly it provides good quality affordable housing and sustainable development in line with the NPPF.

#### **Community impact statement**

56. 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.

#### **Consultations**

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

#### **Consultation replies**

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

#### **Human rights implications**

59. 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.

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

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2168-F  Application file: 17/AP/0138  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: 0207 525 7708 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

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Lasma Putrina, Planning Officer		
Version	Final		
Dated	5 August 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		30 August 2017	

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 21/02/2017

**Press notice date:** 09/02/2017

**Case officer site visit date:** 02/02/2017

**Neighbour consultation letters sent:** 02/02/2017

#### Internal services consulted:

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

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

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

#### Neighbour and local groups consulted:

Flat 2 Colechurch House SE1 5EU	Flat 6 John Penry House SE1 5JS
Flat 19 Colechurch House SE1 5EU	Flat 9 John Penry House SE1 5JS
Flat 7 Eric Wilkins House SE1 5ES	Flat 8 John Penry House SE1 5JS
Flat 6 Eric Wilkins House SE1 5ES	Flat 5 John Penry House SE1 5JS
Flat 9 Eric Wilkins House SE1 5ES	Flat 2 John Penry House SE1 5JS
Flat 8 Eric Wilkins House SE1 5ES	Flat 1 John Penry House SE1 5JS
Flat 5 Eric Wilkins House SE1 5ES	Flat 4 John Penry House SE1 5JS
Flat 20 Eric Wilkins House SE1 5ES	Flat 3 John Penry House SE1 5JS
Flat 2 Eric Wilkins House SE1 5ES	Flat 16 John Penry House SE1 5JS
Flat 4 Eric Wilkins House SE1 5ES	Flat 15 John Penry House SE1 5JS
Flat 3 Eric Wilkins House SE1 5ES	Flat 18 John Penry House SE1 5JS
Flat 15 George Elliston House SE1 5ET	Flat 17 John Penry House SE1 5JS
Flat 14 George Elliston House SE1 5ET	Flat 14 John Penry House SE1 5JS
Flat 17 George Elliston House SE1 5ET	Flat 11 John Penry House SE1 5JS
Flat 16 George Elliston House SE1 5ET	Flat 10 John Penry House SE1 5JS
Flat 13 George Elliston House SE1 5ET	Flat 13 John Penry House SE1 5JS
Flat 10 George Elliston House SE1 5ET	Flat 12 John Penry House SE1 5JS
Flat 1 George Elliston House SE1 5ET	20 Ainsdale Drive London SE1 5JY
Flat 12 George Elliston House SE1 5ET	8 Ainsdale Drive London SE1 5JY
Flat 11 George Elliston House SE1 5ET	7 Ainsdale Drive London SE1 5JY
Flat 19 Eric Wilkins House SE1 5ES	10 Ainsdale Drive London SE1 5JY

Flat 8 Colechurch House SE1 5EU	9 Ainsdale Drive London SE1 5JY
Flat 7 Colechurch House SE1 5EU	6 Ainsdale Drive London SE1 5JY
Flat 1 Eric Wilkins House SE1 5ES	3 Ainsdale Drive London SE1 5JY
Flat 9 Colechurch House SE1 5EU	2 Ainsdale Drive London SE1 5JY
Flat 6 Colechurch House SE1 5EU	5 Ainsdale Drive London SE1 5JY
Flat 43 Colechurch House SE1 5EU	4 Ainsdale Drive London SE1 5JY
Flat 42 Colechurch House SE1 5EU	17 Ainsdale Drive London SE1 5JY
Flat 5 Colechurch House SE1 5EU	16 Ainsdale Drive London SE1 5JY
Flat 44 Colechurch House SE1 5EU	19 Ainsdale Drive London SE1 5JY
Flat 16 Eric Wilkins House SE1 5ES	18 Ainsdale Drive London SE1 5JY
Flat 15 Eric Wilkins House SE1 5ES	15 Ainsdale Drive London SE1 5JY
Flat 18 Eric Wilkins House SE1 5ES	12 Ainsdale Drive London SE1 5JY
Flat 17 Eric Wilkins House SE1 5ES	11 Ainsdale Drive London SE1 5JY
Flat 14 Eric Wilkins House SE1 5ES	14 Ainsdale Drive London SE1 5JY
Flat 11 Eric Wilkins House SE1 5ES	13 Ainsdale Drive London SE1 5JY
Flat 10 Eric Wilkins House SE1 5ES	Flat 31 Colechurch House SE1 5EU
Flat 13 Eric Wilkins House SE1 5ES	Flat 30 Colechurch House SE1 5EU
Flat 12 Eric Wilkins House SE1 5ES	Flat 33 Colechurch House SE1 5EU
Flat 40 George Elliston House SE1 5ET	Flat 32 Colechurch House SE1 5EU
Flat 4 George Elliston House SE1 5ET	Flat 3 Colechurch House SE1 5EU
Flat 42 George Elliston House SE1 5ET	Flat 27 Colechurch House SE1 5EU
Flat 41 George Elliston House SE1 5ET	Flat 26 Colechurch House SE1 5EU
Flat 39 George Elliston House SE1 5ET	Flat 29 Colechurch House SE1 5EU
Flat 36 George Elliston House SE1 5ET	Flat 28 Colechurch House SE1 5EU
Flat 35 George Elliston House SE1 5ET	Flat 4 Colechurch House SE1 5EU
Flat 38 George Elliston House SE1 5ET	Flat 39 Colechurch House SE1 5EU
Flat 37 George Elliston House SE1 5ET	Flat 41 Colechurch House SE1 5EU
Flat 8 George Elliston House SE1 5ET	Flat 40 Colechurch House SE1 5EU
Flat 7 George Elliston House SE1 5ET	Flat 38 Colechurch House SE1 5EU
1 Ainsdale Drive London SE1 5JY	Flat 35 Colechurch House SE1 5EU
Flat 9 George Elliston House SE1 5ET	Flat 34 Colechurch House SE1 5EU
Flat 6 George Elliston House SE1 5ET	Flat 37 Colechurch House SE1 5EU
Flat 44 George Elliston House SE1 5ET	Flat 36 Colechurch House SE1 5EU
Flat 43 George Elliston House SE1 5ET	Flat 25 Colechurch House SE1 5EU
Flat 5 George Elliston House SE1 5ET	Flat 14 Colechurch House SE1 5EU
Flat 45 George Elliston House SE1 5ET	Flat 13 Colechurch House SE1 5EU
Flat 34 George Elliston House SE1 5ET	Flat 16 Colechurch House SE1 5EU
Flat 23 George Elliston House SE1 5ET	Flat 15 Colechurch House SE1 5EU
Flat 22 George Elliston House SE1 5ET	Flat 12 Colechurch House SE1 5EU
Flat 25 George Elliston House SE1 5ET	Flat 1 Colechurch House SE1 5EU
Flat 24 George Elliston House SE1 5ET	John Penry House 1 Marlborough Grove SE1 5JS
Flat 21 George Elliston House SE1 5ET	Flat 11 Colechurch House SE1 5EU
Flat 19 George Elliston House SE1 5ET	Flat 10 Colechurch House SE1 5EU
Flat 18 George Elliston House SE1 5ET	Flat 22 Colechurch House SE1 5EU
Flat 20 George Elliston House SE1 5ET	Flat 21 Colechurch House SE1 5EU
Flat 2 George Elliston House SE1 5ET	Flat 24 Colechurch House SE1 5EU
Flat 31 George Elliston House SE1 5ET	Flat 23 Colechurch House SE1 5EU
Flat 30 George Elliston House SE1 5ET	Flat 20 Colechurch House SE1 5EU
Flat 33 George Elliston House SE1 5ET	Flat 18 Colechurch House SE1 5EU
Flat 32 George Elliston House SE1 5ET	Flat 17 Colechurch House SE1 5EU
Flat 3 George Elliston House SE1 5ET	By Email
Flat 27 George Elliston House SE1 5ET	60 Frankfurt Road London SE249NY
Flat 26 George Elliston House SE1 5ET	Colechurch House London SE15EU
Flat 29 George Elliston House SE1 5ET	17, George Elliston House Avondale Square Estate, Old Kent Road SE1 5ET
Flat 28 George Elliston House SE1 5ET	18 George Elliston House Avondale Square SE1 5ET
Flat 7 John Penry House SE1 5JS	13 Stevenson Crescent London SE16 3EN
	13 Stevenson Crescent London SE16 3EN

**Re-consultation:** n/a

## **APPENDIX 2**

### **Consultation responses received**

#### **Internal services**

Economic Development Team  
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

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

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

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

Colechurch House London SE15EU  
Flat 18 George Elliston House SE1 5ET  
Flat 3 Eric Wilkins House SE1 5ES  
13 Stevenson Crescent London SE16 3EN  
13 Stevenson Crescent London SE16 3EN  
17, George Elliston House Avondale Square Estate, Old Kent Road SE1 5ET  
18 George Elliston House Avondale Square SE1 5ET  
18 George Elliston House Avondale Square SE1 5ET  
60 Frankfurt Road London SE249NY