

Item No. 7.3	Classification: Open	Date: 13 December 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/3015 for: Full Planning Application Address: 110 PECKHAM ROAD, LONDON, SE15 5EU Proposal: Excavation of land to the front of the hotel and the construction of a four-storey subterranean basement extension to provide 33 new hotel rooms, a swimming pool, gymnasium and associated facilities. Together with internal alterations to the existing building to relocate the restaurant/bar to ground floor level and associated landscaping. Net increase of 24 hotel rooms.		
Ward(s) or groups affected:	The Lane		
From:	Director of Planning		
Application Start Date 07/09/2017		Application Expiry Date 07/12/2017	
Earliest Decision Date 26/10/2017			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application site is the Peckham Lodge Hotel which is on the southern side of Peckham Road in The Lane area of the borough. The hotel is a large and prominent Victorian building of three and four storeys in height. It is set back from the road with a large grassed frontage, and has return frontages onto Grumant Road and Lyndhurst Way. The large grassed front garden sits above a former World War II Bunker, the footprint of which is outlined at street level by a low parapet wall with cast iron railings on top.
3. The surrounding area is mixed in character with a diverse range of building types and uses. The site is situated within Peckham Major Town Centre and directly to the east is the Harris Academy educational facility, while to the south the surrounding roads are predominantly residential.
4. The site is located within:
 - Urban Zone
 - Air Quality Management Area
 - Controlled Parking Zone
 - PTAL 6A
 - Peckham and Nunhead Action Area
 - Flood Risk Zone

5. The Peckham Lodge Hotel building is not listed but is of architectural merit and a non-designated heritage asset. Wartime structures, which would include the WWII bunker, are also regarded as heritage assets and in this case is non-designated. Within the wider context of the site it should be noted that the Rye Lane Conservation Area lies 120 metres to the west.

Details of proposal

6. The proposed development would involve the excavation of land to the front of the hotel and the construction of a four-storey subterranean basement extension. The new extension would include 33 en-suite hotel bedrooms, a swimming pool, jacuzzi, gymnasium and a service plant room. Nine rooms would be removed from the hotel building to accommodate a new restaurant and bar area, luggage room and toilets. The increase in guest rooms across the hotel would be 24 taking the total number of rooms to 164.
7. There is a two-storey basement which was the WWII bunker; it has four hotel bedrooms as well as the existing dining hall facilities and toilets. Permission was granted in 2016 to extend this by an additional subterranean storey to provide 24 new bedrooms. Hoardings have been erected surrounding the site and some preparatory work has been undertaken, but development has not been commenced on this extant permission.
8. The voids surrounding the basement would be retained and extended downwards to provide lightwells to the new lower levels along with emergency access stairways.

Planning history

9. The application site has an extensive planning history. The following are of relevance to the proposal currently under consideration:

<p>10/AP/1660 Application type: Full Planning Application (FUL) Extension of World War Two bunker below the forecourt of Peckham Lodge Hotel to provide fire escape and lightwell in connection with use as bunker as breakfast room for hotel (Use Class C1). Decision date 19/08/2010 Decision: Granted (GRA)</p>
<p>12/AP/2964 Application type: Full Planning Application (FUL) Creation of four bedrooms to the east of existing bunker below garden level. Works include the erection of metal railings and installation of a staircase within the forecourt. (Class C1) Decision date 14/12/2012 Decision: Granted (GRA)</p>
<p>13/AP/0115 Application type: Full Planning Application (FUL) Two new lightwells, fire escape and construction of ten new guestrooms with a skylight above the existing WWII bunker. Decision date 12/03/2013 Decision: Granted (GRA)</p>
<p>13/AP/1544 Application type: Full Planning Application (FUL) Lawn area to the front of property raised in height and landscaping works along Peckham Road and Grummant Road elevations, all in connection with provision of additional accommodation for Peckham Lodge Hotel (Class C1). Decision date 16/09/2013 Decision: Granted (GRA)</p>
<p>15/AP/5171 Application type: Full Planning Application (FUL) Excavation of land to the front of the hotel and the construction of a three floor subterranean extension including 24 new guestrooms, dining hall, food preparation</p>

area and toilets to a finished height of 99.975m AOD. Decision date 08/07/2016 Decision: Granted (GRA)
17/AP/1931 Application type: Full Planning Application (FUL) Extension of existing store room at lower ground level and addition of 3 windows in store room with associated lightwells from the ground floor. Decision date 04/09/2017 Decision: Granted (GRA)

10. The main differences between the 2016 permission (15/AP/5171) are:
- One additional storey of basement accommodation to provide a swimming pool and gymnasium facilities.
 - Relocation of nine rooms from the main hotel building and internal alterations to provide ancillary hotel facilities at ground floor level.

Planning history of adjoining sites

11. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. 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 the adjacent transport networks.
 - d) Flood Risk
 - e) Impact on trees
 - f) Quality of Hotel Accommodation

Planning policy

National Planning Policy Framework (the Framework)

13. The National Planning Policy Framework (NPPF) sets out the Government's strategy for the delivery of sustainable development. Whilst its guidance does not constitute planning policy, all local policies must be in general conformity with the NPPF and it is a material consideration in the determination of planning applications. The following sections are of greatest relevance to this proposal:

Section 2. Ensuring the vitality of town centres
 Section 7. Requiring good design
 Section 12. Conserving and enhancing the historic environment

14. On 19 March 2013, the council's cabinet considered whether Southwark's planning policies were consistent with guidance in the NPPF, as required by NPPF paragraph 215. All policies and proposals were reviewed and the council satisfied itself that those in use were in general conformity with the NPPF. The resolution was that with the exception of Southwark Plan policy 1.8 (location of retail outside town centres) all policies would be saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- The London Plan 2016
15. Policy 4.5 London's visitor infrastructure
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.8 Heritage assets and archaeology
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- Core Strategy 2011
16. Strategic Policy 1 – Sustainable development
Strategic Policy 2 – Sustainable transport
Strategic Policy 10 – Jobs and businesses
Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards
- Southwark Plan 2007 (July) - saved policies
17. 1.12 Hotels and Visitor Accommodation
2.5 Planning Obligations
3.1 Environmental Effects
3.2 Protection of Amenity
3.4 Energy Efficiency
3.7 Waste Reduction
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
- Peckham and Nunhead Area Action Plan 2014
- Supplementary Planning Documents
18. Section 106 Planning obligations and Community infrastructure levy SPD (2015)
Sustainable transport SPD 2010
Sustainability assessments SPD 2009
Sustainable design and construction SPD 2009
- Summary of consultation responses**
19. 13 objections and 1 comment were received as a result of public consultation. The key points raised were:
- Lengthy disruption and pollution to already congested area and potential damage to neighbouring properties.
 - Excessive in scale and inappropriate for the area.
 - Parking and congestion.
 - Need for hotel accommodation.
 - Quality of basement accommodation.

- Noise, vibration and disturbance, management of traffic, plant and equipment and structural stability of nearby building problems for local residents.
- The depth of the proposed basement should be restricted.
- Loss of daylight and overlooking.

20. These issues are considered below in the relevant sections of the report.

Principle of development

21. At the heart of the NPPF is the presumption in favour of sustainable development. Amongst the key themes in achieving sustainable development are ensuring the vitality of town centres, promoting sustainable transport, supporting a strong economy, and delivering good design.
22. Saved policy 1.12 of the Southwark Plan states that hotels will be encouraged in areas with high public transport accessibility, but that they will not be permitted where they would result in an over dominance of visitor accommodation in the locality. Strategic Policy 10 - Jobs and businesses of the Core Strategy advises that hotels would be allowed in town centres, strategic cultural areas and places with good accessibility to public transport, providing that there is no harm to local character.
23. The London Plan (policy 4.5) aims to provide a net increase of 40,000 hotel bedrooms by 2031. The Mayor encourages provision of such accommodation within town centres and opportunity areas where there is good access to central London and international and national transport termini. The application site has a very high public transport accessibility level, is within walking distance of Peckham Rye Station and is served by numerous bus routes. The site is considered to be well suited for additional hotel accommodation given its excellent accessibility to public transport and its location close to the Major Town Centre of Peckham.
24. Notwithstanding that the hotel is appropriately located, the requirement for enhanced hotel accommodation to not result in an over dominance of visitor accommodation needs to be considered. The GLA's Hotel Demand Study (2006) indicates that approximately 2,500 additional hotel rooms will be needed in the borough over the period 2007 to 2026. Given the number of new hotels built in the borough, and those that have consent, it is likely that this target will easily be reached. However the majority of these have been focused within the Central Activities Zone and are concentrated in the north of the borough. The opportunity to extend a hotel in Peckham is therefore welcomed in principle as it would increase much needed visitor accommodation within this part of the borough.
25. The surrounding land uses remain mixed and include offices, residential and retail. The wider area would remain mixed and the development would not result in an over dominance of visitor accommodation. The proposal is therefore considered to comply with the requirements of saved policy 1.12.
26. The hotel has been extended on a number of occasions in the past, and local residents have raised concerns in relation to whether the site could accommodate any additional hotel space. The proposal is an innovative approach to providing additional hotel space which would not result in any harm to the streetscene and would provide a good level of hotel accommodation in terms of size. As such, the addition of new hotel accommodation below ground would not result in overdevelopment of the site as no impacts would be had on surrounding users and as such the subterranean accommodation is considered acceptable in principle, provided it can be lit and ventilated appropriately.

Environmental impact assessment

27. The scale of development proposed here does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) that would otherwise trigger the need for an Environmental Impact Assessment.

Neighbour Amenity

28. All of the proposed work would be contained at basement level with the exception of landscaping and internal changes to the existing hotel building. There would be no loss of light, outlook or privacy to neighbouring residential dwellings as a result of the proposed development.

Noise and Vibration

29. Once operational, there are no residual adverse impacts predicted in relation to noise and vibration. Plant associated with the development will be conditioned to ensure adequate insulation that will prevent noise breakout.
30. Peckham Road is a very busy route with numerous commercial uses including the hotel. The proposed development would not result in an increase of visitor numbers which would subsequently result in significantly greater noise levels than those that already exist. As such, it is considered that the development will accord with saved Policy 3.2 'Protection of Amenity'.

Quality of Hotel Accommodation

31. The proposal would provide a total of 33 new hotel rooms within the 1st to 3rd floor subterranean levels of the proposed four storey basement extension. However, it should be noted that 24 of these basement rooms have already been consented under the 2016 permission and the remaining additional 9 basement rooms would replace the 9 rooms that would be lost from the main building as a result of the creation of a new hotel restaurant and bar, luggage room and toilets.
32. Subterranean guest accommodation is considered acceptable in principle. There are no planning standards which can be applied to visitor accommodation with regards to the quality of the rooms. However all of the proposed rooms are considered to be of an acceptable size with adequate levels of light from the surrounding lightwells.
33. The submitted reports indicate that there may be some low level noise within the new guestrooms as a result of vibration generated by traffic on Peckham Road. However, the noise levels in the new guestrooms are not be expected to be any higher than the levels in the existing guestrooms situated closest to the road. It is therefore considered that the overall noise level would be acceptable.
34. As such, overall the quality of hotel accommodation is on balance deemed to be acceptable as it would result in appropriate access to daylight and can be appropriately ventilated.

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

35. As the existing hotel has been at the site for many year in the context of its adjoining residential, educational and commercial uses, it is not envisaged that these uses would have any significant impact on occupiers and users of proposed development .

Transport issues

36. Existing car parking for the site is limited to eight spaces in a courtyard to the rear and is accessed via Lyndhurst Way. There are no cycle parking facilities on the site although informal parking for cycle is provided within the secured courtyard.
37. This application would result in a net increase of 24 rooms and it is not anticipated that there would be a significant change to the means of access, staffing numbers and servicing arrangements at the site,

Car parking

38. This proposal is located in an area with a high PTAL rating (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, as per Southwark's Strategic Policies 18 and 19. There is an existing area for parking which appears to accommodate 8 vehicles and no changes would be expected to this arrangement.
39. The application site is located within a CPZ, however the development proposes only a relatively modest increase in hotel rooms, and no more than has been previously approved under the 2016 extant permission. It is not anticipated that servicing or staffing operations would change as a result of the development and parking stress on the surrounding streets is unlikely to be impacted. As such it would be unreasonable to restrict parking permits.

Disabled parking

40. The existing car parking does not make provision for disabled parking. However, according to Parking for Blue Badge holders set out in London Plan (2016) non-residential elements of a development should provide at least one accessible on or off street parking designated for Blue Badge holders, even if no general parking is provided. There is considered to be sufficient space within the existing car parking to accommodate such provision and this will be secured by way of a condition.

Cycle parking

41. For the proposed additional hotel use, the cycle parking minimum standards set out in London Plan (2016) suggest that a minimum of 1 long-stay space per 20 bedrooms and 1 short-stay space per 50 bedrooms should be provided. The proposed development would require an two spaces to meet this requirement as a minimum. The applicant has submitted plans which demonstrate the provision of 10 cycle parking spaces in a formalised covered area. This will be secured by way of a condition.

Servicing and refuse vehicle access

42. The applicant's Transport Statement notes that servicing will continue as per the existing arrangement which is that all servicing takes place from Lyndhurst Way. TfL originally asked for clarity to ensure that all servicing is retained from this street and not along Peckham Road. Given that this is the existing arrangement and is appropriate, no further details are required in relation to servicing.

Design and Appearance

43. The proposal predominantly relates to development at basement level, however some alterations to the area in front of the main hotel building are proposed. These include

the introduction of lightwells and associated railings as well as enhanced landscaping.

44. Few external changes are proposed when compared to the extant 2016 permission. These changes include the relocation of the emergency stairs, addition of a firefighting lobby within the eastern portion of the site and the introduction of a lift over-run extending 800 mm over floor level to the central core lift shaft. The landscaping design has subsequently been adapted to accommodate these changes and would provide a visually attractive and usable space fronting Peckham Road.
45. There are no objections to the proposed changes in design terms as their impact on the townscape are considered to be neutral. Consideration with regard to the loss of the non-designated heritage asset, being the WW2 bunker, is discussed in the archaeology section of this report.
46. The Rye Lane conservation area is situated approximately 90m to the east of the site and the Sceaux Gardens conservation area 100m to the west, however, given that the works are situated at basement level, they would not result in any impacts on the setting of these conservation areas

Trees

47. The proposed landscape plan for the roof of the basement extension is a revised version to that submitted with the previously consented scheme. The landscape plan proposes a number of replacement trees to off-set the recent loss of trees from the site. This has been reviewed by the council's urban forester who advises that it would be an improvement on the previously consented landscape plan, providing a better quality amenity area. However, given the constraints of having a basement with suitable soil volume above, a specific condition is recommended to ensure trees are installed with an acceptable quality and number.

Sustainable development implications

48. The Energy Statement submitted with this application examines the sustainability credentials of the proposed development. The London Plan seeks to achieve an overall reduction in London's carbon dioxide emission of 60% during the life time of the London Plan. Furthermore, non-domestic buildings would be expected to achieve a 35% reduction in regulated CO2 emission against a Building Regulations (Part L 2013) compliant scheme.
49. The submitted Energy Statement shows that the London Plan requirement of 35% is achieved. The Energy Statement also demonstrates that through the implementation of a 3-step Energy Hierarchy, the estimated regulated CO2 savings on site would be 40.9%, against a Part L 2013 compliant scheme.
50. In additional non-residential development should achieve BREEAM excellent. The previous application has since been subject to a BREEAM pre-assessment which indicates that the scheme can achieve this, a suitable condition is proposed.

Other matters

Land Contamination

51. Since the consented 2016 scheme, a desk study and preliminary site investigation report by Southern Testing Laboratories Ltd has been submitted that details site conditions, site investigation methods and the results of site test data together with further testing information. The report concludes that, based on the two results, the Made Ground on site would be considered uncontaminated for hotel use. As such, a

remediation strategy and verification report is unexpected and will only be submitted in the event that contamination is found when carrying out the approved development. This remains the case for this proposal.

Flood Risk and Basement Impact Assessment

52. A Flood Risk Assessment by RSK and Phase 2 Basement Impact Assessment have been submitted in support of this application and have been reviewed by the Environment Agency and Council's Flood and Drainage Team. These are considered to have appropriately assessed the impact and risks of the development and no objections are raised. A condition is recommended requiring details of a surface water drainage strategy incorporating sustainable drainage principles, which achieves a reduction in surface water run-off rates as detailed in the Flood Risk Assessment submitted to minimise the potential for the site to contribute to surface water flooding.

Archaeology

53. The application site is not within an Archaeological Priority Zone (APZ). Appraisal of this planning application using the Greater London Historic Environment Record (GLHER), previous advice given by the council's archaeology officers, and information submitted with the application indicates that, in this instance, it can be generally concluded that the archaeological resource would not be compromised by these works.
54. However, since the 2016 application, the applicant has commissioned and submitted a Basement Impact Assessment. This impact assessment shows that the application will involve the removal of any surviving elements of the Second World War bunker which once stood in this location. There is evidence that the two storey subterranean structure to the front of the main hotel building, currently providing accommodation and dining facilities, was built as a wartime air raid shelter.
55. Wartime structures are regarded as heritage assets, with this one being non-designated. An aspect of the worth or importance attached by people to the qualities of places, is categorised by Historic England as falling under four heritage values: aesthetic, evidential, communal or historical value. Wartime structures can have all these heritage values. The submitted documents demonstrate that the development will cause harm to the buried historic environment in the form of the loss of the bunker.
56. The existing bunker has already been converted for hotel accommodation and permission granted by way of the extent 2016 permission, would result in its loss. Its value as a non-designated heritage asset does not afford it protection in the same way as a listed structure. Much of its value is likely to have already been lost and on balance its protection does not warrant the refusal of the application.
57. In the absence of further information of the levels of survival of the bunker structure a condition should be applied to any grant of consent to ensure it is properly researched and recorded prior to its loss. These works should be to Historic England Level 3 building recording standard and conditions are recommended to this end.

CIL

58. 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.

59. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment and Southwark CIL for hotel accommodation is £125 within Zones 2-3 and as such the overall amount is calculated as follows:

Based on CIL Reg.40 calculation:

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 2004 - 0 - (2004 \times 525/2004) = 1479$ sqm

MCIL = $1479 \text{ sqm} \times £35/\text{sqm} \times 286/223 = \underline{£66,389}$

SCIL Hotel chargeable area = $Gr - Kr - (Gr \times E/G) = 2004 - 0 - (2004 \times 525/2004) = 1479$ sqm

SCIL (Zone 3 Hotel) = $1479 \text{ sqm} \times £125/\text{sqm} \times 286/259 = \underline{£204,148}$

Conclusion on planning issues

60. The proposed basement extension to the hotel is acceptable in principle as it is located within a major town centre with a very high PTAL. The proposed subterranean hotel rooms, whilst unusual, would provide acceptable light levels and ventilation to the rooms, and would provide additional visitor space which is supported. The proposal would not have significant impacts on the amenity of neighbours and the loss of the non-designated heritage asset would be outweighed by the provision of enhanced visitor accommodation. The proposal is consistent with the ambitions and policies of the development plan and it is recommended that planning permission be granted.

Community impact statement

61. 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.

Consultations

62. Details of consultation undertaken and replies received in respect of this application are set out in Appendices 1 and 2.

Human rights implications

63. 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.
64. This application has the legitimate aim of providing additional hotel accommodation with improved facilities. 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/2282-110 Application file: 17/AP/3015 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: 0207 525 0585 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	Mumtaz Shaikh, Planning Officer	
Version	Final	
Dated	27 November 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of 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	4 December 2017	

APPENDIX 1

Consultation undertaken

Site notice date: 03/10/2017

Press notice date: 14/09/2017

Case officer site visit date: n/a

Neighbour consultation letters sent: 08/09/2017

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 13 Berkeley Court SE15 5AD	Flat 22 Pelican House SE15 5PY
Flat 12 Berkeley Court SE15 5AD	Flat 24 Pelican House SE15 5PY
Flat 14 Berkeley Court SE15 5AD	Flat 23 Pelican House SE15 5PY
Flat 16 Berkeley Court SE15 5AD	Flat 31 Pelican House SE15 5PY
Flat 15 Berkeley Court SE15 5AD	Flat 39 Pelican House SE15 5PY
Flat 11 Berkeley Court SE15 5AD	Flat 38 Pelican House SE15 5PY
Flat 7 Berkeley Court SE15 5AD	Flat 40 Pelican House SE15 5PY
Flat 6 Berkeley Court SE15 5AD	Flat 42 Pelican House SE15 5PY
Flat 8 Berkeley Court SE15 5AD	Flat 41 Pelican House SE15 5PY
Flat 10 Berkeley Court SE15 5AD	Flat 37 Pelican House SE15 5PY
Flat 9 Berkeley Court SE15 5AD	Flat 33 Pelican House SE15 5PY
Flat 17 Berkeley Court SE15 5AD	Flat 32 Pelican House SE15 5PY
8a Grummant Road London SE15 5NQ	Flat 34 Pelican House SE15 5PY
7a Grummant Road London SE15 5NQ	Flat 36 Pelican House SE15 5PY
9a Grummant Road London SE15 5NQ	Flat 35 Pelican House SE15 5PY
26b Lyndhurst Way London SE15 5AT	Flat 19 Pelican House SE15 5PY
26a Lyndhurst Way London SE15 5AT	Flat 3 Pelican House SE15 5PY
24b Lyndhurst Way London SE15 5AT	Flat 2 Pelican House SE15 5PY

18b Lyndhurst Way London SE15 5AT
 18a Lyndhurst Way London SE15 5AT
 20a Lyndhurst Way London SE15 5AT
 24a Lyndhurst Way London SE15 5AT
 20b Lyndhurst Way London SE15 5AT
 Flat 5 Berkeley Court SE15 5AD
 22 Lyndhurst Way London SE15 5AT
 16 Lyndhurst Way London SE15 5AT
 10 Grummant Road London SE15 5NQ
 28 Lyndhurst Way London SE15 5AT
 14 Lyndhurst Way London SE15 5AT
 First Floor Flat 3 Grummant Road SE15 5NQ
 Ground Floor Flat 3 Grummant Road SE15 5NQ
 12 Lyndhurst Way London SE15 5AT
 Peckham Pelican House SE15 5PY
 11 Grummant Road London SE15 5NQ
 Flat 1 Berkeley Court SE15 5AD
 9b Grummant Road London SE15 5NQ
 Flat 2 Berkeley Court SE15 5AD
 Flat 4 Berkeley Court SE15 5AD
 Flat 3 Berkeley Court SE15 5AD
 8 Grummant Road London SE15 5NQ
 13 Grummant Road London SE15 5NQ
 12 Grummant Road London SE15 5NQ
 3 Grummant Road London SE15 5NQ
 6 Grummant Road London SE15 5NQ
 4 Grummant Road London SE15 5NQ
 11 Mallard House Pelican Estate Grummant Road SE15 5NH
 10 Mallard House Pelican Estate Grummant Road SE15 5NH
 12 Mallard House Pelican Estate Grummant Road SE15 5NH
 14 Mallard House Pelican Estate Grummant Road SE15 5NH
 13 Mallard House Pelican Estate Grummant Road SE15 5NH
 1 Mallard House Pelican Estate Grummant Road SE15 5NH
 6 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 5 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 7 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 9 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 8 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 15 Mallard House Pelican Estate Grummant Road SE15 5NH
 8 Mallard House Pelican Estate Grummant Road SE15 5NH
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 9 Mallard House Pelican Estate Grummant Road SE15 5NH

 6 Mallard House Pelican Estate Grummant Road SE15 5NH
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 16 Mallard House Pelican Estate Grummant Road SE15 5NH
 3 Mallard House Pelican Estate Grummant Road SE15 5NH
 5 Mallard House Pelican Estate Grummant Road SE15 5NH
 4 Mallard House Pelican Estate Grummant Road SE15 5NH
 4 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 2a Grummant Road London SE15 5NQ
 4a Grummant Road London SE15 5NQ
 110 Peckham Road London SE15 5EU
 1c Grummant Road London SE15 5NQ
 1b Grummant Road London SE15 5NQ
 7b Grummant Road London SE15 5NQ
 1a Grummant Road London SE15 5NQ
 1 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 17 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 16 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 18 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 3 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 2 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 15 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 11 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 10 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 12 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 14 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 13 Kingfisher House Pelican Estate Grummant Road SE15 5LG
 Flat 8 Walmer Castle Court SE15 5BE

 Flat 4 Pelican House SE15 5PY
 Flat 6 Pelican House SE15 5PY
 Flat 5 Pelican House SE15 5PY
 Flat 1 Pelican House SE15 5PY
 5 Grummant Road London SE15 5NQ
 Basement Flat 3 Grummant Road SE15 5NQ
 2 Grummant Road London SE15 5NQ
 Flat 7 Pelican House SE15 5PY
 Flat 15 Pelican House SE15 5PY
 Flat 14 Pelican House SE15 5PY
 Flat 16 Pelican House SE15 5PY
 Flat 18 Pelican House SE15 5PY
 Flat 17 Pelican House SE15 5PY
 Flat 13 Pelican House SE15 5PY
 Flat 9 Pelican House SE15 5PY
 Flat 8 Pelican House SE15 5PY
 Flat 10 Pelican House SE15 5PY
 Flat 12 Pelican House SE15 5PY
 Flat 11 Pelican House SE15 5PY
 Flat 74 Pelican House SE15 5PY
 Flat 73 Pelican House SE15 5PY
 Flat 75 Pelican House SE15 5PY
 Flat 77 Pelican House SE15 5PY
 Flat 76 Pelican House SE15 5PY
 Flat 72 Pelican House SE15 5PY
 Flat 68 Pelican House SE15 5PY
 Flat 67 Pelican House SE15 5PY
 Flat 69 Pelican House SE15 5PY
 Flat 71 Pelican House SE15 5PY
 Flat 70 Pelican House SE15 5PY
 Flat 78 Pelican House SE15 5PY
 Flat 4 Walmer Castle Court SE15 5BE
 Flat 3 Walmer Castle Court SE15 5BE
 Flat 5 Walmer Castle Court SE15 5BE
 Flat 7 Walmer Castle Court SE15 5BE
 Flat 6 Walmer Castle Court SE15 5BE
 Flat 2 Walmer Castle Court SE15 5BE
 Flat 80 Pelican House SE15 5PY
 Flat 79 Pelican House SE15 5PY
 96 Peckham Road London SE15 5PY
 Flat 1 Walmer Castle Court SE15 5BE
 Basement And Ground Floor Rear Lord Denning Court SE15 5PZ
 Flat 66 Pelican House SE15 5PY
 Flat 50 Pelican House SE15 5PY
 Flat 49 Pelican House SE15 5PY
 Flat 51 Pelican House SE15 5PY
 Flat 53 Pelican House SE15 5PY
 Flat 52 Pelican House SE15 5PY
 Flat 48 Pelican House SE15 5PY
 Flat 44 Pelican House SE15 5PY
 Flat 43 Pelican House SE15 5PY
 Flat 45 Pelican House SE15 5PY
 Flat 47 Pelican House SE15 5PY
 Flat 46 Pelican House SE15 5PY
 Flat 54 Pelican House SE15 5PY
 Flat 62 Pelican House SE15 5PY
 Flat 61 Pelican House SE15 5PY
 Flat 63 Pelican House SE15 5PY

 Flat 65 Pelican House SE15 5PY

 Flat 64 Pelican House SE15 5PY

 Flat 60 Pelican House SE15 5PY
 Flat 56 Pelican House SE15 5PY
 Flat 55 Pelican House SE15 5PY

 Flat 57 Pelican House SE15 5PY

 Flat 59 Pelican House SE15 5PY

 Flat 58 Pelican House SE15 5PY

 Flat 3, Walmer Castle Court 102 Peckham Road SE15 5BE

 4b Grummant Road London SE155NQ

 52 Lyndhurst Way Peckham SE155AP

Flat 27 Pelican House SE15 5PY
Flat 26 Pelican House SE15 5PY
Flat 28 Pelican House SE15 5PY
Flat 30 Pelican House SE15 5PY
Flat 29 Pelican House SE15 5PY
Flat 25 Pelican House SE15 5PY
Flat 21 Pelican House SE15 5PY
Flat 20 Pelican House SE15 5PY

4 Lyndhurst Square London SE15 5AR
7 Lyndhurst Square London SE15 5AR
79 Grove Hill Road Camberwell SE5 8DF
38a Talfourd Road Peckham SE15 5NY
2e Shenley Road London Se5 8nn
43 Bushey Hill Road London SE5 8QF
4a Grummant Road London SE15 5NQ
66 Crofton Road London SE5 8NB
66 Crofton Road London SE5 8NB

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

EDF Energy
Environment Agency
Historic England
London Underground Limited
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

Flat 3, Walmer Castle Court 102 Peckham Road SE15 5BE
2 Grummant Road London SE15 5NQ
2a Grummant Road London SE15 5NQ
2e Shenley Road London Se5 8nn
38a Talfourd Road Peckham SE15 5NY
4 Lyndhurst Square London SE15 5AR
4a Grummant Road London SE15 5NQ
4b Grummant Road London SE155NQ
43 Bushey Hill Road London SE5 8QF
52 Lyndhurst Way Peckham SE155AP
66 Crofton Road London SE5 8NB
66 Crofton Road London SE5 8NB
66 Crofton Road London SE5 8NB
7 Lyndhurst Square London SE15 5AR
79 Grove Hill Road Camberwell SE5 8DF