

# **Borough and Bankside Community Council Planning**

Wednesday 9 May 2012

7.00 pm

56 Southwark Bridge Road, London SE1 0AS

## **Membership**

Councillor Poddy Clark (Chair)  
Councillor Geoffrey Thornton (Vice-Chair)  
Councillor Claire Hickson  
Councillor Tim McNally  
Councillor Adele Morris  
Councillor David Noakes

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Acting Chief Executive

Date: Tuesday 1 May 2012



## **Order of Business**

- | <b>Item<br/>No.</b> | <b>Title</b>  |
|---------------------|---|
| <b>1.</b>           | <b>INTRODUCTION AND WELCOME</b>                           |
| <b>2.</b>           | <b>APOLOGIES</b>  |
| <b>3.</b>           | <b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b> |

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may in any of the items under consideration at this meeting.

**Item No.**

**Title**

**4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

**5. MINUTES (Pages 5 - 8)**

To confirm as a correct record the minutes of the meeting held on 4 April 2012 as a accurate record of the meeting.

**6. DEVELOPMENT MANAGEMENT ITEMS (Pages 9 - 14)**

**6.1. PROPOSED PENTHOUSE APARTMENT LEVEL 6 AND  
EXISTING FLOORS OF SOHO WHARF, CLINK STREET  
LONDON SE1 (Pages 15 - 34)**

**7. PLANNING POLICY AND AFFORDABLE HOUSING IN BOROUGH AND  
BANKSIDE (Pages 35 - 46)**

Date: Tuesday 1 May 2012

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Gerald Gohler, Constitutional Officer, Tel: 020 7525 7420  
or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### **ACCESS TO INFORMATION**

On request, agendas and reports will be supplied to members of the public, except if they contain confidential or exempted information.

### **ACCESSIBLE MEETINGS**

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### **BABYSITTING/CARERS' ALLOWANCES**

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

### **DEPUTATIONS**

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,  
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## Borough&Bankside Community Council

### Language Needs

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#### Necesidades de Idioma

Si usted desea información sobre los Municipios de la Comunidad traducida a su idioma por favor llame al 020 7525 7187 o visite a los oficiales de 160 Tooley Street, Londres SE1 2TZ

### Somali:

#### U-Baahnaanshaha Luqadda

Haddii aad u baahan tahay macluumaadka ku saabsan Guddiyada Beelaha oo lagu tarjumay luqaddaada fadlan soo wac khadka taleefoonka 020 7525 7187 ama booqasho ugu tag hawladeennada ku sugan 160 Tooley Street, London SE1 2TZ

### Arabic:

#### إحتياجات لغوية

إذا كنت ترغب في الحصول على معلومات عن مجالس المجموعات المحلية وترجمتها إلى لغتك الرجاء الإتصال برقم الهاتف: 020 7525 7187 أو زيارة المكتب في 160 Tooley Street SE1 2TZ London

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### Bengali:

#### ভাষার প্রয়োজন

আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7187 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba ba nfe àlàyé kíkún l'ori awon Ìgbìmò Àwùjo ti a se ayipada si ede abínibí re, jọwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7187 tabi ki o yo ju si awon òṣiṣé ni ojúlé 160 Tooley Street , London SE1 2TZ .

Amharic:

**የቋንቋ ተፈጻሚነት**

**የነዋሪዎች ምክርቤትን መረጃዎች ወደ ቋንቋዎ እንዲተረጎሙ የምትፈልጉ ከሆነ እባክዎን በ 020 7525 7187 ይደውሉ። ወይም ወደ ቱሊ ስትሪት/መንገድ የቤት ቁጥር 160 ለንደን SE1 2TZ በመሄድ እዛው ያሉትን ሰራተኞች ይጎብኙ።**

Punjabi:

**ਭਾਸ਼ਾ ਦੀਆਂ ਲੋੜਾਂ**

ਜੇ ਤੁਸੀਂ ਚਾਹੁੰਦੇ ਹੋ ਕਿ ਕਮਿਊਨਿਟੀ ਕਾਂਊਸਿਲ ਬਾਰੇ ਜਾਣਕਾਰੀ ਦਾ ਤੁਹਾਡੀ ਭਾਸ਼ਾ ਵਿਚ ਤਰਜਮਾ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 020 7525 7187 ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ ਜਾਂ 160 Tooley Street, London SE1 2TZ ਜਾ ਕੇ ਅਫਸਰਾਂ ਨੂੰ ਮਿਲੋ।

## Planning at Community Council Meetings

**This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.**

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

### Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

**The arrangements at the meeting may be varied at the discretion of the Chair.**



## **BOROUGH AND BANKSIDE COMMUNITY COUNCIL**

### **- Planning -**

MINUTES of the Borough and Bankside Community Council held on Wednesday 4 April 2012 at 7.00 pm at 56 Southwark Bridge Road, London SE1 0AS

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**PRESENT:** Councillor Poddy Clark (Chair)  
Councillor Geoffrey Thornton (Vice-Chair)  
Councillor Claire Hickson  
Councillor Tim McNally  
Councillor Adele Morris  
Councillor David Noakes

**OFFICER SUPPORT:** Norman Brockie (Design and Conservation Officer)  
Michele Sterry (Planning Officer)  
Suzan Yildiz (Legal Officer)  
Gerald Gohler (Constitutional Officer)

#### **1. INTRODUCTION AND WELCOME**

The chair welcomed councillors, members of the public and officers to the meeting.

#### **2. APOLOGIES**

There were none.

#### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

Members made declarations of interest in relation to the following agenda items:

##### **6.1 1-13 Park Street, London SE1 9AB**

Councillor Adele Morris, personal and non-prejudicial, as she would be speaking in her capacity as a ward councillor.

Councillor Tim McNally, personal and prejudicial, in respect to this item as he is a Warden (Trustee) and the chair of the finance and property committee of the United Saint Saviour's Charity which is the applicant.

#### **6.2 1-13 Park Street, London SE1 9AB**

Councillor Adele Morris, personal and non-prejudicial, as she would be speaking in her capacity as a ward councillor.

Councillor Tim McNally, personal and prejudicial, in respect to this item as he is a Warden (Trustee) and the chair of the finance and property committee of the United Saint Saviour's Charity which is the applicant.

#### **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair drew attendee's attention to the addendum which had been circulated.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 20 March 2012 be agreed as a correct record, and signed by the chair.

#### **6. DEVELOPMENT MANAGEMENT ITEMS**

At this point, Councillor Tim McNally left the meeting; and Councillor Adele Morris left the top table and sat with the audience.

#### **6.1 1-13 PARK STREET, LONDON SE1 9AB**

##### **Planning application reference number 11-AP-4342**

Report: See pages 11 to 23

##### **PROPOSAL**

*Refurbishment and extension of Grade II listed terrace including mansard roof extension to No.s 1,3,7,9 & 11, to provide an additional 5 residential units: resulting in a total of 12 units, to comprise 2 x studio flats, 7 x 1 bed flats, 2 x 2 bed flats, and 1 x 4 bed flat.*

The planning officer introduced the report, emphasising that all references to PPSs were to be struck out and relevant policies of the NPPF considered instead as set out in the addendum. Councillors asked questions of the planning officer, and the design and



conservation officer.

The objector spoke against the application. Councillors asked questions of the objector.

The applicants spoke in favour of the application. Members asked questions of the applicants.

There were no local supporters living within 100 metres of the site.

Councillor Adele Morris spoke in her capacity as a ward councillor. Councillors did not ask questions of Councillor Morris.

At this point, Councillor Morris left the room.

Members discussed the application

**RESOLVED:**

That planning consent for application number 11-AP-4342 be refused on the grounds set out in the report and the addendum.

**6.2 1-13 PARK STREET, LONDON SE1 9AB**

At this point, Councillor Adele Morris re-entered the room and sat with the audience.

**Planning application reference number 11-AP-4343**

Report: See pages 26 to 33

**PROPOSAL**

*Refurbishment and extension of Grade II listed terrace including mansard roof extension to No.s 1,3,7,9 & 11, to provide an additional 5 residential units: resulting in a total of 12 units, to comprise 2 x studio flats, 7 x 1 bed flats, 2 x 2 bed flats, and 1 x 4 bed flat.*

The planning officer introduced the report, emphasising that all references to PPSs were to be struck out and relevant policies of the NPPF considered instead as set out in the addendum. Councillors asked questions of the planning officer, and the design and conservation officer.

The objector chose not to make a statement.

The applicants chose not to make a statement.

There were no local supporters living within 100 metres of the site.

There were no ward councillors wishing to speak.

At this point, Councillor Morris left the room.

Members discussed the application

**RESOLVED:**

That listed building consent for application number 11-AP-4343 be refused on the grounds set out in the report and the addendum.

The meeting ended at 8.35 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 9 May 2012	<b>Meeting Name:</b> Borough and Bankside Community Council
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Deputy Chief Executive	

### RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

### BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

### KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

#### **Community impact statement**

14. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Strategic Director of Communities, Law & Governance**

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Communities, Law & Governance, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Communities, Law & Governance. The planning permission will not be issued

unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
21. The National Planning Policy Framework (NPPF) is intended to bring together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. It is a consultation document and therefore may be subject to potential amendment. It is capable of being a material consideration, although the weight to be given to it is a matter for the decision-maker. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 <sup>nd</sup> Floor 160 Tooley Street PO Box 64529 London SE1 5LX	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1 2TZ	The named case Officer as listed or Gary Rice 020 7525 5437

**AUDIT TRAIL**

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Communities, Law & Governance	
<b>Report Author</b>	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	7 February 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Deputy Chief Executive	No	No
Head of Development Management	No	No

**ITEMS ON AGENDA OF THE BOROUGH AND BANKSIDE CC**  
**on Wednesday 09 May 2012**

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**Appl. Type** Full Planning Permission  
**Site** PROPOSED PENTHOUSE APARTMENT LEVEL 6 AND EXISTING FLOORS OF SOHO WHARF, CLINK STREET LONDON SE1

**Reg. No.** 11-AP-4321  
**TP No.** TP/1153-K  
**Ward** Cathedrals  
**Officer** Michèle Sterry

**Recommendation** GRANT PERMISSION

***Item 6.1***

**Proposal**

Erection of additional floor to provide a three-bedroom self-contained flat and the provision of a new roof terrace, a retractable glazed roof, new frameless glass balustrade at roof level to replace previously approved (under ref. 10AP2963) safety metal railing, minor amendments to roof junctions, replacement of previously approved obscure glazing with glazing with film, replace previously approved large louvered plant room on the roof with smaller condensers, relocation of existing restaurant roof plant on roof level, alterations to fenestration on western and southern elevations and replacement windows in the north elevation.

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<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 9 May 2012	<b>Meeting Name:</b> Borough and Bankside Community Council Planning
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11-AP-4321 for: Full Planning Permission  <b>Address:</b> PROPOSED PENTHOUSE APARTMENT LEVEL 6 AND EXISTING FLOORS OF SOHO WHARF, CLINK STREET LONDON SE1  <b>Proposal:</b> Erection of additional floor to provide a three-bedroom self-contained flat and the provision of a new roof terrace, a retractable glazed roof, new frameless glass balustrade at roof level to replace previously approved (under ref. 10AP2963) safety metal railing, minor amendments to roof junctions, replacement of previously approved obscure glazing with film, replace previously approved large louvered plant room on the roof with smaller condensers, relocation of existing restaurant roof plant on roof level, alterations to fenestration on western and southern elevations and replacement windows in the north elevation.		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 9 March 2012		<b>Application Expiry Date</b> 4 May 2012	

## RECOMMENDATION

1. Grant permission subject to conditions

## BACKGROUND INFORMATION

### Site location and description

2. Soho Wharf comprises a six-storey former warehouse building with basement, situated to the south of Clink Street and east of an elevated railway viaduct to Cannon Street Station. The site abuts the western perimeter of the former car park site at the junction of Stoney Street and Clink Street where a part four, part eight storey building known as Victor Wharf has been built. The site adjoins the 'Vinopolis' wine museum to the west and south. To the north are New British Wharf and Clink Wharf which are predominately residential. Clink Wharf having several residential roof terraces.
3. The building is currently occupied by The Clink Prison Museum at basement level, a recently opened restaurant, Gourmet Burger King (Use Class A3) at ground floor level and studio-style office accommodation on the five floors above. The 14<sup>th</sup> Century wall of the Clink Prison forms part of the flank wall to Soho Wharf. The site lies immediately adjacent to the Winchester Palace scheduled ancient monument area and is within an Area of Archaeological Importance and forms part of the Borough High Street Conservation Area. The Rose Window is a scheduled ancient monument and a grade

I listed building which lies to the east. Opposite the site is Winchester Wharf a Grade II listed building.

### **Details of proposal**

4. There is an extant permission for the erection of an additional floor on the property to provide a three bedroom flat. This proposal is for the provision of a roof terrace with glass balustrade, relocation of the existing ventilation duct for the Gourmet Burger Kitchen, provision of film on the proposed windows of the flat, rather than obscured glazing, alterations to rectify errors in the previously approved drawings, new rooflights, together with reinstating a bricked up round window opening in the west elevation, with a window to match existing, and two new windows in the south elevation. The size of the flat will not change and provides room sizes of approximately:-
5. Living/dining area 84 square metres  
Bedrooms 16.5, 27.5 and 16 square metres
6. Conditions attached to the original permission show one cycle storage space on the first floor next to the lift. A hatch onto the roof provides access for maintenance or means of escape. The proposed materials will be the same as those previously approved (11-AP-1838) in July 2011, namely  
  
Brickwork - London yellow multi-stock brick  
PPC double glazed metal windows  
PPC metal detail, dark grey colour  
Metal roof cladding - graphite grey colour  
Metal railing - dark grey
7. The proposed roof terrace has an overall area of 47.77 square metres, with the wider element of the terrace being located away from the Clink Street elevation. Steps run from the living area beneath a sliding window giving access to the terrace. A smaller terrace of 11.9 square metres will be retained in this proposal.
8. A noise report accompanies the relocation of the plant for the Gourmet Burger Company which is to be located on the west side of the roof, together with the provision of 21 condensers on the east side of the roof. A sedum roof is provided on part of the roof area.

### **Planning history**

9. The site has been the subject of various planning applications for elevational alterations and changes of use. However, the most relevant are listed below
10. Planning permission granted 28.11.2005 (05-AP-0432) for erection of sixth floor and part extension to fifth floor to provide a four bedroom flat.
11. Details of cycle storage were approved on 3.12.2009 in respect to the above proposal. (09-AP-1961)
12. Details of facing materials were approved on 24.1.2009 for the above permission. (09-AP-1959)
13. Planning permission granted 14.5.2007 (06-AP-0679) for the erection of a sixth floor and part extension to provide two flats.

14. Planning permission granted 9.1.2008 for the use of part of the ground floor as a restaurant (07-AP-2048).
15. Renewal of planning permission 10-AP-0937 for the addition of a sixth floor to building to provide one new residential unit (Class A3) extension to fifth floor level and alterations to external facades was refused by the Council for the following reason
16. The proposal is for the provision of a family sized unit and no outdoor amenity area has been provided which results in poor quality of residential accommodation and which would be harmful to the amenities of future occupiers of the proposal. In this regard the scheme is contrary to Policies 3.2 Protection of Amenity, 3.11 Efficient use of land and 4.2 Quality of Residential Accommodation of the Southwark Plan 2007 and the Residential Design Standards SPD 2008.
17. Permission was granted on 24.12. 2010 (10-AP-2963) for the addition of a sixth floor to the building to provide a four bedroom self contained residential unit with a rear terrace area (Class C3), and an extension of the fifth floor level for office use (Class B1) and alterations to external facades.
18. There was a non-material amendment to planning permission reference 10-AP-2963 dated 24.12.2010 (for 'Addition of a sixth floor to building to provide a four bedroom self contained residential unit with a rear terrace area (Class C3), and an extension of the fifth floor level for office use (Class B1) and alterations to external facades') comprising:  
Amendment to condition 2 (approved plans) to include the correct drawing numbers;  
Amendment to condition 3 (obscure glazing) to include the correct drawing numbers.  
rectify the inaccurate drawing numbers. [This was approved on 4.5.2011 (reference 11-AP-0715)].
19. There is an existing application (11-AP-4319) for this site for the provision for a new roof terrace, with a frameless glazed roof lantern with a frameless sliding glazed door, new frameless glass balustrade at roof level to replace previously approved (under ref. 10AP2963) safety metal railing, amendments to roof junctions, replacement of previously approved obscure glazing with glazing with film, replace previously approved large louvered plant room on the roof with smaller condensers, relocation of existing restaurant roof plant on roof level, alterations to fenestration on western and southern elevations. This proposal is recommended for refusal of planning permission and will be considered at a delegated panel. The reason for the recommendation for refusal is on the basis that the proposed glazed lantern (roof extension) on top of the proposed flat will further increase the existing building's height, resulting in a greater degree of prominence in the townscape which is considered to be unacceptable and would fail to preserve the character and appearance of the Borough High Street Conservation Area or the building as a heritage asset. In this respect the proposal is contrary to Strategic Policy 12 – Design and conservation of the Core Strategy 2011 and Saved Policy 3.16 Conservation Areas of the Southwark Plan 2007 and paragraph 132 of the National Planning Policy Framework 2011.

#### **Planning history of adjoining sites**

20. In respect to the adjoining site known as Victor Wharf, permission was granted for the erection of a ground floor restaurant and upper floors comprising 11 x 2 bed, 2 x 1 bed and 1 x 3 bed maisonettes penthouse on appeal Ref. No. APP/A/5840/A/02/1092781 on 18 November 2002.

Clink Wharf, Clink Street SE1

21. Permission granted (23.12.2009 (09-AP-2221) for alterations associated with the existing residential unit, including removal of existing 7th floor zinc clad rear extension and its replacement with a full 7th floor level extension within the original roofline, with associated high level fenestration windows to west elevation at 6th and 7th floor levels, and extension to existing spiral staircase, new roof terrace at 8th floor level, and new enclosure to apartment entrance bridge.

Studio 1, Clink Wharf, 2 Clink Street, LONDON, SE1

22. Planning permission dated 6.5.2011 (11-AP-0200) for the change of use from B1 (photographic studio/live/work unit) to C3 (residential). Opening up of two windows in flank elevation, (retrospective).

Flat 6, Clink Wharf, Clink Street, LONDON, SE1 9DG

23. Planning permission dated 7.10.2011 (11-AP-2213) for alterations to the profile of the existing mansard roof at to the northern end of the building at 7th floor level, including the installation of four conservation roof lights, and installation of a new glass enclosure around the entrance bridge at 6th floor level.

Flat 6, Clink Wharf, Clink Street, LONDON, SE1 9DG

24. Permission dated 2.11.2011 (11-AP-2214) for alterations associated with the existing residential unit, involving removal of the existing zinc clad extension to the southern end of the building at 7th floor level and its replacement with a flat roof mansard.

Winchester Wharf - the most recent decisions being

25. Winchester Wharf, 4 & 5 CLINK STREET LONDON SE1  
Permission dated 23.4.2010 (0-AP-0177) for:  
Introduction of 10 no. balconies in place of existing timber flaps, associated steelwork and glazed balustrades to the river front facade.
26. Commercial Unit 1, 4 & 5 WINCHESTER WHARF, CLINK STREET, LONDON, SE1 9DL  
Permission dated 16.6.2011 (11-AP-0400) for: Listed Building Consent  
Proposed internal works to ground floor of the building
27. Unit 1 Winchester Wharf (GROUND FLOOR), 5 CLINK STREET, LONDON SE1 9DL  
Permission dated 28.6.2011 (11-AP-2016) for Cert. of Lawfulness - existing  
The use of ground floor as a single residential dwelling (C3 Class)

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 28 The main issues to be considered in respect of this application are:
- a) impact on the amenities of nearby residential occupiers and the commercial occupiers of the existing building
  - b) parking and highway issues

c) impact on the Borough High Street Conservation Area, the existing building and nearby listed buildings/scheduled historic monument.

### **Planning policy**

#### Local Development Framework designations 2011

29. Central Activities Zone, Archaeological Priority Zone, Thames Special Policy Area, Air Quality Management Area, Action Area and District Town Centre, Strategic Cultural Area.  
Borough High Street Conservation Area

#### Core Strategy 2011

30. Strategic Policy 12 – Design and conservation  
Strategic Policy 13 – High environmental standards

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

31. 1.7 Development within town and local centres  
3.2 Protection of Amenity  
3.12 Quality in Design  
3.14 Designing out Crime  
3.16 Conservation Areas  
3.17 Listed Buildings  
3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites.  
3.19 Archaeology  
5.2 Transport Impacts  
5.3 Walking and Cycling  
7.4 Bankside and Borough Action Area.

#### London Plan 2011

32. Policy 5.12 Flood risk management  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology

#### National Planning Policy Framework 2012

33. On 27 March, the DCLG published the National Planning Policy Framework with immediate effect. The NPPF replaces previous government guidance including most PPGs and PPSs. Full weight should be given to the NPPF as a material consideration in taking planning decisions.
- the policies in the NPPF apply from the day of publication and are a material planning consideration;
  - for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
  - for 12 months from the date of publication, decision-takers can continue to give weight to relevant local planning policies such as LDDs adopted in

accordance with the PCPA 2004 and those in the London Plan.

34. It should be noted that the weight accorded to saved policies of the Southwark Plan (UDP) should be given according to their degree of consistency with policies in the NPPF. In this case the Sections for consideration are

NPPF - Section 2 'Ensuring the vitality of town centres'

NPPF - Section 6 Delivering a wide choice of high quality homes

NPPF - Section 7. Requiring good design

### **Principle of development**

35. Clink Street is a predominantly mixed use area with an increasing residential population. The provision of a new residential unit has already been agreed previously with the extant permission. This is further justified by Section 2 'Ensuring the vitality of town centres' of the NPPF identifies residential uses as bringing vitality to town centres and being a suitable use within a town centre.
36. The proposal provides a roof terrace for an extant proposal for the erection of an additional floor to provide a three bedroom flat, and also other external alterations. The principle of additional residential accommodation with an outdoor amenity space is acceptable in principle, subject to ensuring there is no loss of amenity for adjoining occupiers and the proposal preserving the character and appearance of the Borough High Street Conservation Area and the setting of adjoining listed buildings, and the Rose Window, a scheduled ancient monument.
37. The proposal also involves the relocation of an existing ventilation duct for the ground floor restaurant. Again this is acceptable in principle, subject to impact on the amenities of adjoining occupiers, and this is discussed below.

### **Environmental impact assessment**

38. A Screening Opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within Schedule 2, being an urban development project. Having reference to the Column 2 criteria, the site area does not exceed the initial threshold of 0.5ha. In addition it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an inner London location, and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

#### Privacy Issues

39. The proposal will provide a new roof terrace, together with the reinstatement of a window in the west elevation and two new windows in the south elevation. In respect to privacy, the roof terrace has been set back from the Clink Street elevation by 3.4 metres, Clink Street itself measures 4 to 7 metres wide. The main, wider element of the roof, is set to the centre of the roof, away from adjoining residential occupiers. The proposed glass balustrade will have Lumisty control film applied to safeguard the loss of privacy to adjoining occupiers. It is proposed to replace the proposed previously

obscured glazing with Lumisty control film, and this is not objected to, subject to a sample of the film being submitted to ensure that it provides adequate privacy. However, an objector has identified that this could be easily removed and could not be monitored. However, it is considered that the appearance of the windows would change if the film were removed, which would be visible from adjoining occupiers properties. If this happens and there is a loss of privacy then Enforcement Action could be taken.

40. In respect to the proposed windows, there is already a window in the west elevation and re-opening an existing window is not considered to give rise to any additional loss of privacy. There are also currently windows in the south elevation on the lower floors, albeit serving the office/studio units. The windows will not directly overlook residential properties and therefore there is no need for them to be obscured or fitted with film.

#### Noise Issues

41. Following the submission of concerns from local residents in respect to noise, the applicant was prepared to accept a condition that the terrace should not be used other than between the hours of 7am and 10pm. However, given that the property is located within the Central Activity Zone within a mixed use area and would be only for one unit, it is considered that such a condition would be unreasonable and unlikely to be defended on appeal. If the terrace is used for noisy activities then the Environmental Protection Team could take action to stop unreasonable use of the terrace.
42. In respect to the relocation of the ventilation duct and the provision of condensers on the roof, insufficient information has been provided, but it has been agreed with the Environmental Protection Team that further information could be conditioned. However, as the existing duct has not given rise to any noise issues and the applicant is proposing to provide additional noise attenuation, it is considered that this element of the proposal would be unlikely to result in loss of amenity for adjoining occupiers or the future occupiers of the flat.
43. Previous applications for the erection of an additional floor considered the impact of the proposal on sunlight and daylight for adjoining occupiers. Due to the design of the extension it was concluded by officers and an Inspector that the additional floor would be unlikely to harm the amenities of adjoining occupiers.

#### Quality of Accommodation for future occupiers

44. The proposed room sizes all exceed the minimum room sizes set out in the Residential Design Standards SPD 2011 and the overall unit size in the London Plan 2011. Due to means of escape legislation it is not possible to provide two units, hence the exceptionally large room sizes as set out in paragraph 5 of this report. The proposal will provide adequate amenity space. Cycle storage is to be provided, but refuse will need to be stored in the flat until collection day. The proposal is considered to provide good quality accommodation in compliance with Section 6 'Delivering a wide choice of high quality homes' of the NPPF 2012.

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

45. The property is located above a restaurant on the ground floor and offices on the other floors, however, it is considered that with the imposition of relevant conditions that the occupiers of this development would not be affected by these uses.



### **Traffic issues**

46. The extant planning permission (10-AP-0937) for the provision of the three-bedroom unit was subject to a unilateral agreement which was signed on the 24th December 2012 and the fees paid. This was passed to the Parking Shop and a change to the Traffic Management Order was made to prevent future occupiers from obtaining parking permits. Therefore a further undertaking is not required.
47. The cycle storage provision (11-AP-1754) was approved on 29 July 2011 and comprises of one space on the first floor. A condition ensuring it is provided prior to the occupation of this unit is recommended.

### **Design issues**

48. The design of the approved additional floor was considered acceptable under the extant permission which was granted permission at a Planning Meeting of the Borough and Bankside Community Council meeting on 22 December 2010 and subject to a non material amendment in May 2011. However, this application now seeks to provide a roof terrace on the roof of the proposed additional floor of accommodation, additional windows and changes to the form of the obscured glazing for the proposal.

#### Proposed roof terrace

49. The proposal results in the addition of a roof terrace, concern was expressed about the increase in the height of the development, however, in the extant permission, the drawings showed a safety rail, and the proposed balustrade is unlikely to exceed this height. Concern is expressed in respect to the use of the terrace for the storage of outside furniture. However, as this serves only one unit it would be unreasonable to try to control this by condition. In design terms, the provision of a terrace is considered acceptable and there is a recent precedent for a roof terrace on the opposite building at Clink Wharf.

#### Obscured Glazing

50. On design grounds the use of Lumisty control film instead of obscured glazing is considered acceptable subject to samples of the film being submitted.

#### Proposed additional windows and replacement windows

51. There are no design issues in respect to the provision of the two additional windows and the re-opening of an existing window. More detailed drawings will be required for the treatment of these windows including the need to obscure them or provide Lumisty control film where they overlook neighbouring residential windows in the north elevation. The proposal is therefore considered to comply with Saved Policy 3.16 of the Southwark Plan 2007 and Strategic Policy 12 – Design and conservation of the Core Strategy 2011
52. The proposal also provides replacement windows to the front elevation of the existing property, which were included in the previously approved scheme, which will bring uniformity to the north elevation and greatly enhancing the appearance of the building.

### **Impact on character and setting of a listed building and/or conservation area**

53. It is considered that the roof terrace and the other alterations would preserve the

character and appearance of the existing building, a heritage asset, the Borough High Street Conservation Area and the setting of nearby listed buildings and the Rose Window, a scheduled ancient monument. The proposal is therefore considered to be comply with paragraph 132 of the National Planning Policy Framework (NPPF) which states that when considering the impact of a proposed development on the 'significance of a designated asset, great weight should be given to the assets's conservation. The more important the asset, the greater the weight should be. In this case the building is not listed but is none the less a heritage asset' by virtue of it being a positive contributor within the conservation area. Careful consideration has been given to the impact of the proposal on the existing building, the conservation area and the setting of nearby listed buildings and scheduled historic monument. It is considered that the proposal will not harm this heritage asset or its setting, and therefore is compliant with the NPPF.

### **Impact on trees**

54. There is no impact on any trees

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

55. The proposal is for the provision of an additional unit which does have an extant permission, plus a roof terrace. Therefore, the proposal is under the threshold for Section 106 Agreements. The extant permission for the three bedroom unit, did include a unilateral agreement preventing future occupiers from obtaining parking permission. This was executed on the 23 December 2011 and the Traffic Management Order has been amended to prevent future occupiers from obtaining parking permit. An informative reminding the applicant and any future owner of this provision has been included in the recommendation.

### **Mayoral CIL Issues**

56. This proposal if approved, will be subject to a payment dependent on the gross internal area that is being added. The applicant has provided details of the gross internal area. Payment will be on implementation of the proposal.

### **Sustainable development implications**

57. The proposal does provide a sedum roof on part of the roof, but due to the scale of the development this is not a policy requirement. However, there is a requirement to comply with Sustainable Homes Code 4 and a condition in the recommendation reflects this.

### **Flood Risk Issues**

58. A flood risk assessment was submitted with the proposal, the Environment Agency have confirmed they have no objection to the proposal.

### **Other matters**

59. A resident in Winchester Wharf has identified that the west elevation is a party wall. While officers do not consider this to be a party wall, it overlooks the railway line and it is not considered there is any potential for redevelopment next to this wall. Furthermore, there is an existing window in this elevation.

### **Conclusion on planning issues**

60. The proposal is considered to be acceptable, the provision of an additional flat does

not give rise to any land use issues.

61. The proposal is not likely to affect the amenities of local residents, subject to conditions in respect to samples of the proposed Lumisty film being agreed and applied to sensitive windows and balustrade on the north side of the building. The roof terrace will not increase the height of the extant development for the provision of an additional floor and new three bedroom unit. It is considered that this and the other alterations will preserve the appearance and character of the conservation area and the setting of nearby listed buildings and scheduled ancient monument. The proposal is considered to comply with the relevant saved policies of the Southwark Plan, Core Strategy and London Plan. It also complies with paragraph 132 of the National Planning Policy Framework (NPPF).
62. As a change in the Traffic Management Order is already in place, the future occupiers of this proposal will be unable to apply for parking permits, and therefore there are no adverse traffic issues with this proposal.
63. Therefore planning permission is recommended subject to the conditions set out in the recommendation.

#### **Community impact statement**

64. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
  - a) The impact on local people is set out above.
  - b) There is the potential of the proposal to overlook adjoining properties.
  - c) The impact of the loss of amenity for future occupiers is considered to have been overcome with conditions set out in the recommendation.

#### Consultations

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

#### Consultation replies

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

#### Summary of consultation responses

67. Four letters of objection on grounds of noise, appearance of outdoor furniture, proposed film being able to be removed easily, provision of window in a party wall, loss of light and loss of privacy.

#### Human rights implications

68. 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.

69. This application has the legitimate aim of providing additional amenity area. 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.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

**Strategic Director of Communities, Law & Governance**

N/A

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/1153-K  Application file: 11-AP-4321  Southwark Local Development Framework and Development Plan Documents	Deputy Chief Executive's Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5453 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Michèle Sterry, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	23 April 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		27 April 2012

## Consultation undertaken

**Site notice date:** 25.1.2012

**Press notice date:** 19.1.2012

**Case officer site visit date:** 25.1.2012

**Neighbour consultation letters sent:** 16.1. 2012

### Internal services consulted:

Environmental Protection Team

### Statutory and non-statutory organisations consulted:

Environment Agency

### Neighbours and local groups consulted:

FLATS 1- 7 CLINK WHARF CLINK STREET LONDON SE1 9DG  
 CLINK PRISON MUSEUM SOHO WHARF CLINK STREET LONDON SE1 9DG  
 1 BANK END LONDON SE1 9BU  
 1 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
 STUDIO 30 SOHO WHARF CLINK STREET LONDON SE1 9DG  
 FIRST FLOOR AND SECOND FLOOR 30 PARK STREET LONDON SE1 9EQ  
 1 PICKFORDS WHARF CLINK STREET LONDON SE1 9DG  
 2 PICKFORDS WHARF CLINK STREET LONDON SE1 9DG  
 LIVING ACCOMMODATION ANCHOR 1 BANKSIDE LONDON SE1 9DN  
 FLAT 7 28 PARK STREET LONDON SE1 9EQ  
 FLAT 8 28 PARK STREET LONDON SE1 9EQ  
 225-227 CLINK STREET LONDON SE1 9DG  
 3-8 PICKFORDS WHARF CLINK STREET LONDON SE1 9DG  
 FIRST TO FIFTH FLOORS PICKFORDS WHARF CLINK STREET LONDON SE1 9DG  
 FIRST FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
 SECOND FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
 WATERSIDE APARTMENT CLINK WHARF CLINK STREET LONDON SE1 9DG  
 ANCHOR 1 BANKSIDE LONDON SE1 9DN  
 FLAT A CLINK WHARF CLINK STREET LONDON SE1 9DG  
 FLAT B CLINK WHARF CLINK STREET LONDON SE1 9DG  
 OLD THAMESIDE INN PICKFORDS WHARF CLINK STREET LONDON SE1 9DG  
 LOWER GROUND FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
 THIRD FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
 FOURTH FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
 FIFTH FLOOR SOHO WHARF CLINK STREET LONDON SE1 9DG  
 1-13 HORSESHOE WHARF APARTMENTS 6 CLINK STREET LONDON SE1 9FE  
 FLATS 1-5 28 PARK STREET LONDON SE1 9EQ  
 FLATS 1-14 7 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
 THE FACTORY WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
 FLAT 1 LITTLE WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DG  
 5 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
 FLAT 2 LITTLE WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DG  
 STUDIO 2 CLINK WHARF CLINK STREET LONDON SE1 9DG  
 FLAT 3 LITTLE WINCHESTER WHARF 5 CLINK STREET LONDON SE1 9DG  
 FLAT 1 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
 FLAT 2 VICTOR WHARF CLINK STREET LONDON SE1 9DW  
 4 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
 1 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
 2 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
 3 WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL  
 GROUND FLOOR RIGHT 30 PARK STREET LONDON SE1 9EQ  
 THIRD FLOOR 30 PARK STREET LONDON SE1 9EQ

40 STONEY STREET LONDON SE1 9LB  
FOURTH FLOOR AND FIFTH FLOOR 30 PARK STREET LONDON SE1 9EQ  
1A BANK END LONDON SE1 9BU  
GROUND FLOOR WEST WINCHESTER WHARF 4 CLINK STREET LONDON SE1 9DL

**Re-consultation:**

As above on 14.3.2012

## Consultation responses received

### Internal services

Environmental Protection Team -

Considerable development has occurred and / or been approved in close proximity to the application site including the development of the lower floors of this premises to accommodate a Gourmet Burger Restaurant. I would suggest that the 'roof-scape' has changed and may impact on the new residential unit in terms of noise / vibration and/or heating / odour emissions. In addition the relocation of existing restaurant roof plant and additional condensers may impact on adjoining uses.

The submitted Noise Impact Assessment dated 14<sup>th</sup> August 2007 rev July 2008 is no longer current or appropriate. and should be re-assessed with the proposed changes and additional mitigation measures

The plans and sections do not provide sufficient details of how / where the restaurant kitchen flue emission are to discharge following the relocation and their relationship to opening windows in the new residential addition./ and or fresh air intakes for mechanical ventilation.

Re-consultation with Environmental Protection Team

It was subsequently agreed with Environmental Protection Team that the issues raised above could be overcome by conditions.

### Statutory and non-statutory organisations

Environment Agency - No objections

### Neighbours and local groups

One objection has been received from the occupiers of 2 Horseshoe Wharf 6 Clink Street on the grounds of noise nuisance from the terrace, and suggest a condition restricting the hours of use of the terrace and no noise being audible in the street below during the daytime and supporting the comments below.

One objection has been received from the occupier of 5 Winchester Wharf 4 Clink Street on the following grounds

#### 1. The Roof Terrace

Although the detail of the glazed balustrade will be insignificant as an addition in itself, it is the use of the terrace that is of concern. The conundrum the applicant faces is that the more invisible the permanent structure, the more visible will be the temporary clutter of tables, chairs and even parasols. It is the occupancy that is the issue rather than the details of the balustrade.



It will not just be seen from every angle, any activity will also be heard, should, therefore, permission be granted, we ask that the use of the terrace be restricted to the hours of 7am till 11.00pm and that no amplified music should be allowed at all. This is now a normal condition on similar developments in the area.

## 2. Windows in the northern elevation

Restrictions were rightly placed on the design and specification on the previously approved application. All windows facing the opposite properties should have obscured, translucent glazing to protect the privacy of the existing dwellings. The distance between windows falls far short of the Borough's residential standards and the glass specification offers the only opportunity to mitigate such harm. Although the proposal to replace the obscure glass with film may be a clever alternative, such film is easily removable and difficult to monitor and test. The specification for obscure glazing was previously agreed and should remain.

## 3. New windows to the west face

On the face of it, this is an attractive change. The difficulty, however, is that these windows are located in the party wall. It ought to be a principle that neighbours should not be disadvantaged by having apertures in such walls that may prevent future development. The issues of fire spread and cleaning should also be considered. Should approval be given to this part of the application, however, we suggest that the applicant enter into a legal agreement similar to that which was suggested on the recent Stoney Street application that overlooks Blows yard.

## Re consultation

5 Winchester Wharf 4 Clink Street - As the re consultation advised of the change of the description the comments submitted previously still stand.

7 Victor Wharf Clink Street - Object to the increase of the height of Soho Wharf on the following grounds

- Being to the west of Victor Wharf the increased height of Soho Wharf will materially affect the amount of late afternoon sunlight to the flats in Victor Wharf and the street below
- The increased height and roof terrace will overlook the terraces on Victor Wharf, decreasing the amenity of those features

The area in and around Clink Street has buildings of various elevations . I believe it would be inappropriate to allow existing buildings to continue developing skyward and increasing height.

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Mr P Roberts Yalecove Ltd	<b>Reg. Number</b>	11/AP/4321
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1153-K
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Erection of additional floor to provide a three-bedroom self-contained flat and the provision of a new roof terrace, a retractable glazed roof, new frameless glass balustrade at roof level to replace previously approved (under ref. 10AP2963) safety metal railing, minor amendments to roof junctions, replacement of previously approved obscure glazing with glazing with film, replace previously approved large louvered plant room on the roof with smaller condensers, relocation of existing restaurant roof plant on roof level, alterations to fenestration on western and southern elevations and replacement windows in the north elevation.

**At:** PROPOSED PENTHOUSE APARTMENT LEVEL 6 AND EXISTING FLOORS OF SOHO WHARF, CLINK STREET LONDON SE1

**In accordance with application received on 23/12/2011 08:04:39**

**and Applicant's Drawing Nos.** Design And Access Statement, Flood Risk And Run Off Assessment, Noise Impact Assessment Report; 14058/NIA-1, A-0753-C101 Rev/B, A-0753-C201 Rev/B, A-0753-C202 Rev/B A-0753-C203 Rev/B, A-0753-C204 Rev/B, A-0753-C205 Rev/B, A-0753-C206 Rev/B, A-0753-C207 Rev/B, A-0753-C208 Rev/B, A-0753-C209 Rev/B, A-0753-C300 Rev/B, A-0753-C301 Rev/B, A-0753-C302 Rev/B, A-0753-C303 Rev/B, A-0753-304 Rev/B, A-0753-C401 Rev/B, A-0753-C402 Rev/B, A-0753-C501 Rev/B, A-0753-C502 Rev/B, A-0753-C503 Rev/B; 0753-S201-Rev/B, 0753-302-S202 Rev/B, 0753-S203 Rev/B, 0753-S204 Rev/B, 0753-S205 Rev/B, 0753-S206 Rev/B, 0753-S207 Rev/B, 0753-S301 Rev/B, 0753-302 Rev/B.

**Reasons for granting permission.**

a] Policies of the Southwark Core Strategy 2011

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

b] Saved Policies of the Southwark Plan (2007)

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not

be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

c] The London Plan 2011

Policy 7.4 Local character, and Policy 7.6 Architecture

d] National Planning Policy Framework 2012

Section 2 'Ensuring the vitality of town centres' of the NPPF identifies residential uses as bringing vitality to town centres and being a suitable use within a town centre.

Section 6 'Delivering a wide choice of high quality homes' requires good quality and sustainable residential accommodation.

Section 7 'Requiring good design' requires good quality design in new proposals

Section 12 'Conserving and enhancing the historic environment' requires careful consideration of alterations to conservation assets.

The proposal is considered to be acceptable, the provision of an additional flat does not give rise to any land use issues.

The proposal will not unduly affect the amenities of local residents, subject to conditions in respect to samples of the proposed Lumisty film being agreed and applied to sensitive windows and balustrade on the north elevation. The roof terrace will not increase the height of the extant development for the provision of an additional floor and new three bedroom unit. It is considered that this and the other alterations will preserve the appearance and character of the conservation area and the setting of nearby listed buildings and scheduled ancient monument.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

**Subject to the following condition:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: A-0753-C201 Rev/B, A-0753-C202 Rev/B, A-0753-C203 Rev/B, A-0753-C204 Rev/B, A-0753-C205 Rev/B, A-0753-C206 Rev/B, A-0753-C207 Rev/B, A-0753-C208 Rev/B, A-0753-C209 Rev/B, A-0753-C300 Rev/B, A-0753-C301 Rev/B, A-0753-C302 Rev/B, A-0753-C303 Rev/B, A-0753-304 Rev/B, A-0753-C401 Rev/B, A-0753-C402 Rev/B, A-0753-C501 Rev/B, A-0753-C502 Rev/B, A-0753-C503 Rev/B

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 A sample of the proposed view control film to obscure the windows in the proposed extension, shown on approved plan drawing No. A-0753-C208B, and on the glass balustrade of the proposed roof terrace, shall be submitted and approved in writing by the local planning authority, before the development commences, and thereafter shall be not be replaced without the prior written approval of the Local Planning Authority. The proposed obscured windows on the approved drawing No. A-0753-C208B, shall also be fixed shut and retained as such unless the prior written approval of the Local Planning Authority is given.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with Strategic Policy 13 – High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 4 Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured  $L_{A90}$  level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial

noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 – High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007)

- 5 Shop drawings ( 1:5 ) for the new and reinstated windows in the west elevation shall be submitted to this Local Planning Authority and approved in writing by the local planning authority; the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order to ensure that the design and details are in accordance with Strategic Policy 12 – Design and conservation of the Core Strategy 2011 and Saved

Policy: 3.12 Quality in Design of the Southwark Plan 2007 and Section 7 'Requiring Good Design' of the NPPF.

- 6 The facing materials to be used in this proposal shall not be otherwise those previously approved under Application No. 11-AP-1838 granted on 25 July 2011

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved and shall not be carried out in any other material without the prior consent in writing of the Local Planning Authority.

**Reason:**

In order to ensure that the design and details are in accordance with Strategic Policy 12 – Design and conservation of the Core Strategy 2011 and Saved

Policy: 3.12 Quality in Design of the Southwark Plan 2007 and Section 7 'Requiring Good Design' of the NPPF.

- 7 The cycle storage facilities as shown on drawing A 0753-C203 B shall be provided before the unit hereby approved is occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

**Informative**

The applicant be reminded that future occupants of this approved unit are exempt from applying for parking permits due to the unilateral agreement dated and executed on 23 December 2011 under Application No. 10-AP-2963.

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 9 May 2012	<b>Meeting Name:</b> Borough and Bankside community council - planning
<b>Report title:</b>		Planning policy and affordable housing in Borough and Bankside	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Acting Director of Planning	

## RECOMMENDATION

1. That Borough and Bankside community council note for information:
  - The list of sites within the council's development capacity assessment that lie within the Borough and Bankside community council area.
  - The Core Strategy and saved Southwark Plan policies on affordable housing.
  - The guidance in the Affordable Housing supplementary planning documents on affordable housing.
  - An analysis of the council's ability to charge affordable rents.
  - Guidance within the National Planning Policy Framework on investing section 106 funds in refurbishing existing housing stock.

## BACKGROUND INFORMATION

2. A motion was raised at the Borough and Bankside community council meeting of the 20 March 2012 asking for the information set out under the key considerations section of this report.

## KEY ISSUES FOR CONSIDERATION

3. This report sets out the information asked for under each comment of the motion.

*Resolution 1: That the next Borough and Bankside Community Council Planning meeting should receive a report on the regeneration investment programme that includes a copy of the housing development database and a list of sites in the Borough and Bankside community council area.*

7. Appendix A sets out a list and map of sites within the Borough and Bankside community council area. The information is taken from the council's Development Capacity Assessment (DCA). The DCA is a tool that we created to estimate potential future housing capacity that may come forward across sites in the borough. We initially developed it as part of our preparation of the Core Strategy and to contest the housing target within the then draft London Plan.
8. It is important to emphasise that the DCA is simply an assessment of potential sites that may help us to deliver on our housing targets over the time period of the Core Strategy. It is not a definitive list of sites that will come forward. A site identified within the DCA will not necessarily come forward for housing.

9. The DCA is regularly updated with information from different teams across the council, information from planning applications and through work on area planning documents.
10. The DCA is normally used as the starting point for a developer to find a site for off-site provision of affordable housing.

*Resolution 2: That the next Borough and Bankside Community Council Planning meeting should receive a report on how officers balance the core strategy affordable housing targets, the affordable housing SPD which seeks to promote mixed communities and the need to achieve maximum return on investment.*

11. The Core Strategy (2011) sets out the vision for the borough and sets out policies on housing. The Core Strategy identifies a number of growth areas across the borough. Parts of the area covered by Borough and Bankside community council fall within the following two identified growth areas:
  - Bankside, Borough and London Bridge Opportunity Area
  - Elephant and Castle Opportunity Area.
12. Policy 5 of the Core Strategy sets a housing target for the borough of 24,450 net new homes between 2011 and 2026 (1,630 per year). It also sets a housing target of 1,900 net new homes in the Bankside, Borough and London Bridge Opportunity Area, and 4,000 net new homes in the Elephant and Castle Opportunity Area.
13. The London Plan sets the borough a housing target of 20,050 net new homes between 2011 and 2021 (2,005 per year)
14. Core Strategy policy 6 sets an affordable housing target of 8,558 net affordable housing units between 2011 and 2026. The policy requires a minimum of 35% affordable housing on developments of 10 or more units. It sets an affordable housing target of 665 affordable homes in the Bankside, Borough and London Bridge Opportunity Area, and 1,400 affordable homes within the Elephant and Castle Opportunity Area.
15. Within some parts of the borough the policy also requires a minimum of 35% private housing. The Elephant and Castle Opportunity Area is covered by this policy.
16. Saved Southwark Plan (2007) policy 4.4 sets out the required mix of social rented housing and intermediate housing within the affordable housing. For the majority of the Borough and Bankside community council area the policy is a split of 70% social rented and 30% intermediate. For the parts of the community council area which lie within the Elephant and Castle Opportunity Area, the policy requires a split of 50% social rented and 50% intermediate.
17. The Affordable Housing supplementary planning documents (SPDs) (adopted 2008, draft 2011) set out further guidance on how we can meet our Sustainable Community Strategy (Southwark 2016)'s and Core Strategy's key objective of making the borough a better place for people. The guidance in the SPD helps us to provide more and better homes to meet the needs of the community.
18. Planning officers use the policies and guidance in these documents, as well as policies in the London Plan and other supplementary planning documents and area action plans to make decisions on planning applications.

*Resolution 3: That the next Borough and Bankside Community Council Planning meeting receive an explanation of the process by which it is determined that off-site opportunities are not available under the “sequential test.”*

19. The Core Strategy sets out that we require as much affordable housing on developments of 10 or more units as is financially viable.
20. The Affordable Housing SPDs provide further guidance on where affordable housing should be provided. The guidance requires developers to follow a sequential approach to make sure that we get as much affordable housing as possible. This is in accordance with the sequential approach required by current national and regional policy.
21. The 2011 draft SPD sets out the sequential approach and that it applies to all types of development, including small schemes and student housing schemes.
  1. All housing, including affordable housing should be located on the development site.
  2. In exceptional circumstances we may allow the affordable housing to be provided off-site. In these circumstances we require that affordable housing is provided in another site or sites in the local area of the proposed development.
  3. In exceptional circumstances we may allow a pooled contribution in lieu of on-site or off-site affordable housing. In these circumstances we require a payment towards providing affordable housing instead of the affordable housing being built as part of the proposed development.
22. The draft SPD sets out detailed guidance on off-site provision. It sets out that:
  - Where we accept that the best option for the affordable housing is to be built off-site, we will require the affordable housing to be built on another site near the development.
  - We require applicants to have secured planning permission for the required amount of off-site affordable housing before any occupation of market housing.
  - We require the off-site affordable housing to be built and ready for occupation at the same time as the on-site market housing.
  - The off-site affordable housing must be additional to what would have come forward through a standard development on that site.
23. We require developers to submit a financial appraisal to demonstrate why the affordable housing cannot be delivered on the development site. This is reviewed by a valuer. We also require developers to submit a report justifying their approach and the sites that they have looked at for off-site affordable housing provision. This information is reviewed and reported to committee where appropriate to make a decision as to whether the developer has suitably justified why the affordable housing cannot be delivered off-site, before considering a commuted sum in lieu of on-site or off-site affordable housing.

*Resolution 4: That the next Borough and Bankside Community Council Planning meeting receive an analysis of the council’s ability to deliver its aim to charge affordable rents, in light of the stipulations in the Localism Act that up 80% of the market rent can be charged.*

24. The product “affordable rent” was officially incorporated into national planning policy through Planning Policy Statement 3 (PPS3) in June 2011. The recently adopted National Planning Policy Framework (NPPF) (March 2012) replaces PPS3 and includes the product affordable rent as a type of affordable housing.

25. The adopted London Plan (2011) and Core Strategy (2011) do not include affordable rent as a type of affordable housing.
26. The council prepared a report for information, which was taken to Planning Committee on the 20 December 2011, clarifying its approach to affordable housing and affordable rent. In summary, the council continues to require its Core Strategy and saved Southwark Plan policies of a minimum of 35% affordable housing and a split between social rented and intermediate housing, unless a financial appraisal can justify a different approach.
27. Where a financial appraisal justifies to the satisfaction of the council that it is not viable to meet the Core Strategy and saved Southwark Plan policies, the report sets out 3 options for applicants to consider, to try and ensure that new affordable housing meets the underlying housing need. These are:
  - i. Developing properties at a percentage of market rent that is significantly less than 80%, by use of cross subsidy.
  - ii. Providing the majority of new build (e.g. 75% at 'affordable rent', to enable the provision of some social rented homes (e.g. 25%).
  - iii. Concentrating on providing one and two bed homes at up to 80% market rent level on the basis of providing three bed plus homes at social rent.
28. This approach is underpinned by a number of evidence documents, which explain the housing need within Southwark and set out that for many people in Southwark, 80% of market rent would not be affordable. The "Southwark affordable rent study" and "Impact of the Affordable Rent tenure on the viability of developments in Southwark" are background documents to this report.
29. The approach set out in the Planning Committee report will help to ensure that new affordable homes help meet Southwark's housing need.
30. The council has consistently delivered a lot of affordable housing and over the past three years, 125 affordable homes have been developed in the Borough and Bankside community council area. Within the Borough and Bankside community council area we expect a further 680 affordable homes (this is the amount of affordable homes currently with planning permission) to be completed during the next three years up to March 2016.

*Resolution 5: That discussions should take place about the possibility of investing Section 106 funds in refurbishing existing housing stock in light of the draft National Planning Policy Framework*

31. Under previous national policy (Planning Policy Statement 3) and current regional policy (the London Plan), developers are required to follow the sequential test. Where it can be suitably justified that a commuted sum could be provided in lieu of on-site or off-site affordable housing, the policies require the commuted sum to be used to fund *new* affordable housing.
32. All commuted sums received by the council go into the council's Affordable Housing Fund. The council uses the money to help deliver new affordable housing, with Planning Committee agreeing the release of the money into specific schemes.
33. The government published the National Planning Policy Framework (NPPF) on 27 March 2012. Paragraph 50 of the NPPF changes the existing approach by setting out that local authorities may use financial contributions to improve or make more effective use of the existing housing stock. This means that commuted sums could



be used to refurbish existing housing stock as well as deliver new affordable housing. This will only affect new developments and therefore new contributions. It will not change the remit of expenditure for existing agreements, only new agreements, as the individual agreements specify the policy at the time they were signed and preclude using the funds for existing units.

34. Although the NPPF applies from the date of publication, paragraph 214 states that “For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework.” This allows the GLA to continue to apply the policies in the recently adopted London Plan which specify that commuted sums must be spent on new affordable housing for the next 12 months. This may preclude the council from spending contributions on existing housing until this has been clarified or the 12 months end.
35. Furthermore, the GLA recently consulted on an Early Minor Alteration to the London Plan, setting out within policy 3.12 that “cash in lieu contributions should be ring fenced to secure additional affordable housing”. The council have submitted a response to this consultation asking the Mayor to relook at this section of the early alteration.

## BACKGROUND DOCUMENTS

Background paper	Held at	Contact
Core strategy April 2011 <a href="http://www.southwark.gov.uk/downloads/download/2648/documents_for_core_strategy_adoption">www.southwark.gov.uk/downloads/download/2648/documents_for_core_strategy_adoption</a>	Deputy Chief Executive's Department 5 <sup>th</sup> Floor 160 Tooley Street London SE1 2QH	Alison Squires 0207 525 5471
Saved Southwark Plan 2007 <a href="http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan">www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan</a>		
Affordable Housing supplementary planning document 2008 <a href="http://www.southwark.gov.uk/ahspd">www.southwark.gov.uk/ahspd</a>		
Draft Affordable Housing supplementary planning document 2011 <a href="http://www.southwark.gov.uk/ahspd">www.southwark.gov.uk/ahspd</a>		
Impact of the Affordable Rent tenure on the viability of developments in Southwark, November 2011 <a href="http://www.southwark.gov.uk/i">http://www.southwark.gov.uk/i</a>		

<a href="http://www.southwark.gov.uk/info/200272/evidence_base/1614/housing">nfo/200272/evidence_base/1614/housing</a>		
Southwark “affordable rent” study, august 2011  <a href="http://www.southwark.gov.uk/info/200272/evidence_base/1614/housing">http://www.southwark.gov.uk/info/200272/evidence_base/1614/housing</a>		

## APPENDICES

Appendix	
Appendix A	The Development Capacity Assessment (DCA) for Borough and Bankside community council area: List and map of sites.

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Acting Director of Planning	
<b>Report Author</b>	Alison Squires, Team Leader Planning Policy	
<b>Version</b>	Final	
<b>Dated</b>	16 April 2012	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Departmental Finance Manager	No	No
Cabinet Member	Yes	No
<b>Date report sent to Constitutional Team</b>		26 April 2012

## Appendix A

DCA sites in Borough and Bankside community council area, April 2012.

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB02	CATHEDRAL STREET, pontifex warehouse & adj sites, Cathedral Sq	Cathedrals		2011-2016	0	0	0	14	14
BBLB03	16-48 GREAT GUILDFORD STREET = Gt Guildford Business Cntr	Cathedrals		2016-2021	18	9	9	32	50
BBLB04	UDP site 1P, Neo Bankside (Bankside 4) 5-11 Sumner Street (Also known as Bankside Industrial Estate, 118 - 122 Southwark Street SE1)	Cathedrals	started	2011-2016	34	0	34	199	233
BBLB05	1 Blackfriars Rd (Sainsbury's HQ, Beetham site) bounded by Stamford Street, Rennie Street, Upper Ground	Cathedrals	NS	2011-2016	32	0	32	64	96
BBLB06	BLACKFRIARS ROAD [b/b Boundary Row & Valentine Place]	Cathedrals		2016-2021	8	6	2	16	24
BBLB07	154-168 Blackfriars Rd	Cathedrals		2021-26	31	22	9	58	89
BBLB08	61 - 63 Great Suffolk Street, SE1 0BU	Cathedrals	NS	2011-2016	0	0	0	0	0
BBLB100	268 - 282 Waterloo Road	Cathedrals		2011-2016	0	0	0	0	0
BBLB111	35 Westminster Bridge Road	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB117	218-224 Borough High Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB118	34-36 Southwark Street	Cathedrals	NS	2011-2016	0	0	0	8	8
BBLB120	38-40 Glasshill Street	Cathedrals	NS	2011-2016	0	0	0	6	6
BBLB123	70 Great Suffolk Street	Cathedrals	started	2011-2016	0	0	0	9	9
BBLB124	Duthy Hall, Great Guildford Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB125	1-3 Sudrey Street & 2-6 Lant Street	Cathedrals		Pre 2011	0	0	0	7	7
BBLB126	28 Great Suffolk Street	Cathedrals	started	2011-2016	0	0	0	6	6
BBLB127	31-32 Dolben Street & Bear Lane	Cathedrals		2011-2016	0	0	0	5	5
BBLB137	60 Union Street	Cathedrals		2011-2016	11	7	4	22	33
BBLB138	102-107 Blackfriars Road	Cathedrals		2016-2021	0	0	0	4	4
BBLB14	20 Blackfriars Road, Stamford Street, Paris Gardens	Cathedrals	NS	2011-2016	119	83	36	167	286
BBLB143	54 Southwark Bridge Road	Cathedrals	started	2011-2016	0	0	0	3	3

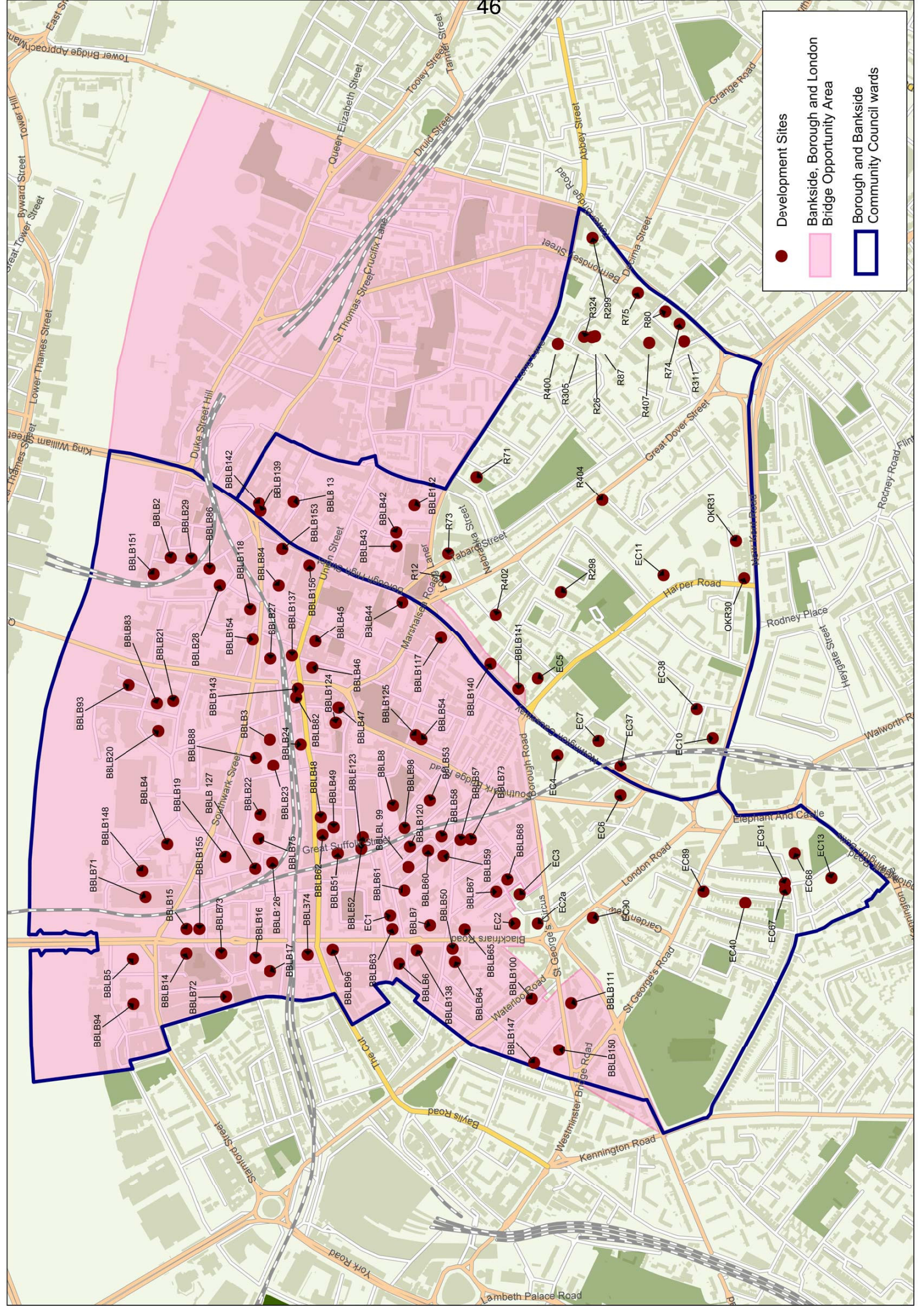
Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB147	17-21 Gerridge Street	Cathedrals	started	2011-2016	0	0	0	1	1
BBLB148	Gallery Lofts, 69 Hopton Street	Cathedrals	NS	2011-2016	0	0	0	1	1
BBLB15	Octavia House, 231, 235, 241 Union Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB150	1 Gerridge Street & 50 Westminster Bridge Road	Cathedrals	NS	2011-2016	0	0	0	1	1
BBLB151	soho wharf (6th floor), Clink Street	Cathedrals	NS	2011-2016				1	1
BBLB153	3 Calverts Building, 52 Borough High Street	Cathedrals	NS	2011-2016	0	0	0	2	2
BBLB154	44-46 Southwark Street	Cathedrals	started	2011-2016	0	0	0	4	4
BBLB155	231-234 Blackfriars Road	Cathedrals	NS	2011-2016	0	0	0	10	10
BBLB16	46-49 Blackfriars Road	Cathedrals		2011-2016	5	3	2	10	15
BBLB17	Telephone exchange and Colombo House, 50-60 Blackfriars Road	Cathedrals		2011-2016	21	15	6	39	60
BBLB19	Bear House hotel and conference. Land bounded by Prices Street, Bear Lane and Great Suffolk Street	Cathedrals		2011-2016	0	0	0	0	0
BBLB20	185 Park Street	Cathedrals		2011-2016	15	11	4	28	43
BBLB21	105 Sumner Street	Cathedrals		2011-2016	5	3	2	10	15
BBLB22	Car Park, Loyds Bank, Lavington Street	Cathedrals		2011-2016	4	3	1	7	11
BBLB23	Car Park, Great Guildford Business Square, 16-48 Great Guilford Street	Cathedrals		2016-2021	3	2	1	5	8
BBLB24	100-142 Union Street	Cathedrals	NS	2011-2016	24	14	10	61	85
BBLB27	51 - 53 Southwark Street	Cathedrals		2011-2016	6	4	2	11	17
BBLB28	Thames House, 18 Park Street	Cathedrals		2011-2016	2	1	1	3	5
BBLB29	Blow Yards, 15 Winchester Walk	Cathedrals		2011-2016	0	0	0	1	1
BBLB44	Brandon House, 180 Borough High Street	Cathedrals		2011-2016	10	7	3	18	28
BBLB45	Travis Perkins Timber Yard, 46-55 Redcross Way	Cathedrals		2011-2016	6	4	2	12	18
BBLB46	Flatiron Yard, 12-16 Ayres Street	Cathedrals		2011-2016	2	1	1	4	6
BBLB47	49-51 Great Guilford Street	Cathedrals		2011-2016	1	1	0	2	3
BBLB48	Olwen House, 183-205 Union Street	Cathedrals		2011-2016	2	1	1	5	7
BBLB49	171 Jerwood Space, 111 Union Street - Cab Petrol Station	Cathedrals		2011-2016	6	4	2	11	17
BBLB50	Block T, Peabody Square, Blackfriars Road	Cathedrals		2011-2016	2	1	1	3	5
BBLB51	54-58 Great Suffolk Street	Cathedrals		2011-2016	0	0	0	1	1

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB52	55 Great Suffolk Street	Cathedrals		2011-2016	1	1	0	2	3
BBLB53	Libra House and Global House. 110-114 Great Suffolk Street	Cathedrals		2011-2016	21	15	6	39	60
BBLB54	Units on land at 4-7 Sudrey Street (8-12 Lant Street)	Cathedrals	NS	2011-2016	0	0	0	5	5
BBLB57	94 Webber Street	Cathedrals		2011-2016	0	0	0	1	1
BBLB58	Newspaper House, 63 Webber Street & 40 Rushworth Street	Cathedrals	NS	2011-2016	0	0	0	9	9
BBLB59	61 Webber Street	Cathedrals		2011-2016	3	2	1	6	9
BBLB60	33-38 Rushworth Street	Cathedrals		2011-2016	15	0	15	21	36
BBLB61	Blackfriars Settlement 1 - 5 Rushworth Street	Cathedrals	started	2011-2016	36	0	36	0	36
BBLB62	47-51 Great Suffolk Street	Cathedrals		2011-2016	0	0	0	0	0
BBLB63	St Georges Mansions Blackfriars Road	Cathedrals		2011-2016	2	1	1	3	5
BBLB64	46-48 Webber Street	Cathedrals	started	2011-2016	0	0	0	9	9
BBLB65	St Georges Health centre 151-153 Blackfriars Road	Cathedrals		2011-2016	5	3	2	10	15
BBLB67	44-50 Lancaster Street	Cathedrals		2011-2016	3	2	1	5	8
BBLB68	52-56 Lancaster Street	Cathedrals		2011-2016	2	1	1	3	5
BBLB71	Sampson House, 64 Hopton Street	Cathedrals		2011-2016	12	8	4	22	34
BBLB72	6 Paris Gardens / 21-22 Hatfields	Cathedrals		2011-2016	0	0	0	0	0
BBLB73	Wedge House, 32-40 Blackfriars Road	Cathedrals		2011-2016	3	2	1	5	8
BBLB74	Southwark Tube Station, 68-71 Blackfriars Road	Cathedrals		2011-2016	5	3	2	9	14
BBLB75	Lavington Street student housing	Cathedrals		2011-2016	0	0	0	0	0
BBLB79	92 Webber Street	Cathedrals	started	2011-2016	75	41	34	0	75
BBLB82	74 -82 Union Street	Cathedrals		2016-2021	0	0	0	0	0
BBLB83	4-8 Emmerson Street and 135 Park Street	Cathedrals		2016-2021	0	0	0	0	0
BBLB84	15-23 Southwark Street (The site is located in Southwark to the west of the A3, bounded by the A3200 and Redcross Way)	Cathedrals		2011-2016	14	10	4	27	41
BBLB86	Merchant House, 14 - 16 Stoney Street, London	Cathedrals		2011-2016	0	0	0	9	9
BBLB88	Surrey House, 20 Lavington Street	Cathedrals		2011-2016	0	0	0	0	0
BBLB93	Empire Warehouse, 1 Bear Gardens and 1-2 Rose Alley	Cathedrals		2011-2016	0	0	0	9	9

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB94	KINGS REACH TOWER, KINGS REACH AND BUILDINGS BOUNDED BY RENNIE STREET, UPPER GROUND, HATFIELDS AND STAMFORD STREET, LONDON, SE1 9LS	Cathedrals		2011-2016	0	0	0	0	0
BBLB96	75 - 76 Blackfriars Road & 1 Burrows Mews	Cathedrals		2011-2016	0	0	0	3	3
BBLB98	PEGASUS HOUSE, 90-94 GREAT SUFFOLK STREET, LONDON, SE1 0BE	Cathedrals		2011-2016	0	0	0	0	0
BBLB99	St Mungos	Cathedrals		2011-2016	0	0	0	0	0
EC01	UDP site 8P, Manna Ash house, Pocock Street Garages	Cathedrals	NS	2016-2021	17	8	9	33	50
EC02	MILCOTE STREET =Erlang House + 133-51 Blackfriars Rd	Cathedrals		2016-2021	25	13	12	48	73
EC03	Neighbourhood office, Library Street, SE1 0RN	Cathedrals	started	2011-2016	14	14		24	38
EC04	Newington Triangle [b/b Borough Road & Newington Causeway]	Cathedrals		2016-2021	88	44	44	163	251
EC06	Eileen House, 80-94 Newington Causeway	cathedrals		2011-2016	80	0	80	255	335
EC13	Site of London Park Hotel, (London 360) 80 Newington Butts, SE11 4QU	Cathedrals	NS	2011-2016	188	29	159	282	470
EC40	50 Elliotts Row, SE11 4SZ	cathedrals	NS	2011-2016	0	0	0	2	2
EC67	183 Brook Drive, SE11 4TG	Cathedrals	UC	2011-2016	0	0	0	2	2
EC68	Former E&C Leisure Centre	Cathedrals		2011-2016	0	0	0	288	288
EC89	35 St Georges Road, SE1 6EW	Cathedrals	NS		0	0	0	7	7
EC90	13 London Road, SE1 6JZ	Cathedrals	NS		0	0	0	1	1
EC91	189 Brook Drive	Cathedrals	started	2011-2016				1	1
BBLB156	82 Borough High Street	Cathedrals	NS	2011-2016	0	0	0	7	7
BBLB13	IRIS BROOK HOUSE, Talbot yard	Chaucer		2021-26	14	10	4	25	39
BBLB139	53-55 Borough High Street	Chaucer	started	2011-2016	0	0	0	2	2
BBLB140	301-303 Borough High Street & 1-3 Trinity Street	Chaucer		2011-2016	0	0	0	6	6
BBLB141	325 Borough High Street	Chaucer	NS	2011-2016	0	0	0	3	3
BBLB142	3 Kings Head Yard	Chaucer	NS	2011-2016	0	0	0	1	1
BBLB152	Balin House (5th floor drying room), Long Lane	chaucer	NS	2011-2016	1			0	1

Site information					Residential capacity estimates				
Site NO.	Site Name	Ward	Status	Phasing	Affordable	Social rent	Intermediate	Market	Total (net)
BBLB42	Carpark, Brenley House Tabard Garden Estate, Tennis Street	Chaucer		2011-2016	2	1	1	3	5
BBLB43	Kellow House, Tennis Street	Chaucer		2011-2016	3	2	1	6	9
EC05	21 HARPER ROAD/SWAN ST	Chaucer	NS	2011-2016	14	9	5	20	34
EC07	57-87 Newington Causeway / Avonmouth St	Chaucer		2016-2021	83	42	41	153	236
EC10	New Kent Road Land Adjoining Albert Barnes House	Chaucer	started	2011-2016	18	18	0	34	52
EC11	153-163 Harper Road (42p)	Chaucer	NS	2011-2016	72	50	22	0	72
EC37	89-93 Newington Causeway	Chaucer		2011-2016	13	7	6	25	38
EC38	Hand in Hand Public House Meadow Row, 37 Arch Street, SE1 6PQ	Chaucer	NS	2011-2016	7	3	4	12	19
OKR30	157 New Kent Road	Chaucer	NS	2011-2016	0	0	0	15	15
OKR31	70a County Street	Chaucer	NS	2011-2016	0	0	0	2	2
R12	200 Great Dover Street	Chaucer		2016-2021	0	0	0	0	0
R26	20 - 30 Wild's Rents	Chaucer		2016-2021	8	6	2	25	33
R298	28 - 30 Trinity Street, SE1 4JE	Chaucer	started	2011-2016	10	10	0	22	32
R299	(New Caledonian Market) Antiques market Bermondsey Square Abbey St	Chaucer	started	2011-2016	13	13	0	63	76
R305	Former Car Park, Alice Street	Chaucer	NS	2011-2016	9	9	0	0	9
R311	Corner of Green Walk, Alice Street	Chaucer	NS	2011-2016	0	0	0	3	3
R324	3 Decima Studios, Decima Street (Unit 5 20-30 Wilds rents)	Chaucer	NS	2011-2016	0	0	0	2	2
R400	Wild Rents	chaucer	NS	2011-2016				1	1
R402	Garages Adjacent To 21-27 Swan Street	chaucer	NS	2011-2016	0	0	0	5	5
R404	60 Great Dover Street	chaucer	NS	2011-2016	0		0	2	2
R407	Hartley Jam Factory, Rothsay St	Chaucer		2011-2016	18	0	18	0	18
R71	4-10 Gallery Court, Hankey Place	Chaucer	NS	2011-2016	0	0	0	9	9
R73	19 Tabard street	Chaucer		2011-2016	0	0	0	1	1
R74	49 Tower Bridge Road	Chaucer		2011-2016	0	0	0	7	7
R75	97 Tower Bridge Road	Chaucer	NS	2011-2016	0	0	0	1	1
R80	67-69 Tower Bridge road	Chaucer	NS	2011-2016	0	0	0	6	6
R87	24-28 Wilds Rents, 1 Decima Studios	Chaucer	NS	2011-2016	0	0	0	6	6
	<b>Total</b>				<b>1261</b>	<b>579</b>	<b>681</b>	<b>2677</b>	<b>3938</b>





**Development Sites**

- Development Sites
- Bankside, Borough and London Bridge Opportunity Area
- Borough and Bankside Community wards

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