

## Planning Sub-Committee B

Wednesday 12 December 2018

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Cleo Soanes (Chair)  
Councillor Damian O'Brien (Vice-Chair)  
Councillor Sirajul Islam  
Councillor Nick Johnson  
Councillor Darren Merrill  
Councillor Victoria Olisa  
Councillor Martin Seaton

### Reserves

Councillor Sunil Chopra  
Councillor Barrie Hargrove  
Councillor James McAsh  
Councillor Eliza Mann  
Councillor Leanne Werner

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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#### Contact

Beverley Olamijulo on 020 7525 7234 or email: [Beverley.olamijulo@southwark.gov.uk](mailto:Beverley.olamijulo@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 4 December 2018



## **Planning Sub-Committee B**

Wednesday 12 December 2018  
7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

### **Order of Business**

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>1.</b>	<b>INTRODUCTION AND WELCOME</b>	
<b>2.</b>	<b>APOLOGIES</b>	
<b>3.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
<b>4.</b>	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
<b>6.</b>	<b>MINUTES</b>	1 - 4
	To approve as a correct record the minutes of the meeting held on 30 October 2018.	
<b>7.</b>	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	5 - 9
	<b>7.1. CASTLE SQUARE AND ELEPHANT ROAD, LONDON SE1 6TW</b>	10 - 43
	<b>7.2. 114 GREAT SUFFOLK STREET, LONDON SE1 0BE</b>	44 - 57

**Item No.**

**Title**

**Page No.**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 4 December 2018

## Planning Sub-Committee

### Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

**Note:** Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

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

**Contacts:** General Enquiries  
Planning Section, Chief Executive's Department  
Tel: 020 7525 5403

Planning Sub-Committee Clerk, Constitutional Team  
Finance and Governance  
Tel: 020 7525 7420



## Planning Sub-Committee B

Minutes of the Planning Sub-Committee B held on Tuesday 30 October 2018 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Damian O'Brien (Vice-Chair)  
Councillor Nick Johnson  
Councillor Victoria Olisa  
Councillor Martin Seaton

**OTHER MEMBERS PRESENT:** Councillor Stephanie Cryan (ward member)  
Councillor Kath Whittam (ward member)

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
Wing Lau (Development Management)  
Richard Earis (Environment Protection)  
Paul Cowell (Culture and Events Manager)  
Alex Gillott (Legal Officer)  
Beverley Olamijulo (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

There were apologies for absence from Councillors Darren Merrill and Sirajul Islam.

### 3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as voting members.

### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following member declared an interest in the following item:

#### 7.1 Southwark Park (North Section) Gomm Road, Bermondsey SE16 2ET

Councillor Sunil Chopra, non-pecuniary, in that he attended a business networking event which involved the applicant.

## 5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – development management items
- Members' pack.

## 6. MINUTES

### RESOLVED:

That the minutes of the meeting held on 4 September 2018 be approved as a correct record and signed by the chair.

## 7. DEVELOPMENT MANAGEMENT ITEMS

### ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

### RESOLVED:

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.

### 7.1 SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, BERMONDSEY SE16 2ET

**Planning application reference number: 18/AP/2766**

Report: see pages 10 to 25 of the agenda pack and pages 1 to 3 of the addendum report.

### PROPOSAL

*Temporary change of use of part of the public park and the erection of a steel shield fence*

*to surround the Southwark Park Lantern and Lights festival from 7 November 2018 until 11 January 2019. The works would consist of; production porta cabins, Build and backstage marquees, heras fencing, crowd control and pedestrian barriers to control areas, portable generators, PA system, lighting effects, scaffolding towers for lights, wooden chalet style cabins for traders, track mat for pedestrian walkway and trackway for production vehicles. There will also be plant equipment used in the form of fork lift trucks.*

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee asked questions of the officer.

The objectors' spokesperson addressed the meeting and responded to questions from members.

The applicant and the applicant's agents were present to address the meeting and responded to questions from members.

A spokesperson for supporters who lived within 100 metres of the development site and representing Friends of Southwark Park and Mayflower TRA was present to address the meeting and respond to questions from members.

Councillor Stephanie Cryan and Councillor Kath Whittam were present to address the sub-committee in their capacity as ward councillors and responded to questions from members.

The Culture and Events Manager addressed the meeting and responded to questions from members.

The Environmental Protection Officer responded to questions from members.

Members debated the application and asked further questions of officers.

#### **RESOLVED:**

That planning application number 17/AP/2766 be granted subject to conditions set out in the report and the addendum report and a condition prohibiting the use of fireworks during the temporary period that would be audible beyond the site boundary.

## **7.2 11 ISAMBARD PLACE, LONDON SE16 7DA**

### **ADJOURNMENT**

The meeting adjourned for 10 minutes for a comfort break.

The meeting reconvened at 9.45pm.

### **Planning application reference number: 18/AP/1254**

Report: see pages 26 to 40 of the agenda pack and pages 3 to 4 of the addendum report.

### **PROPOSAL**

*Demolition of existing end of terrace house and construction of a two storey three*



*bedroom family dwelling.*

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee asked questions of the officer.

The objectors' spokesperson addressed the meeting and responded to questions from members.

Neither the applicant or the applicant's agent was present at the meeting.

There were no supporters that lived within 100 metres of the development site.

Councillor Stephanie Cryan and Councillor Kath Whittam were present to address the sub-committee in their capacity as ward councillors and responded to questions from members.

Members debated the application and asked further questions of officers.

**RESOLVED:**

That planning application number 17/AP/1254 be granted subject to conditions set out in the report and addendum report.

The meeting ended at 10.55 pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 12 December 2018	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### 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 planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

### KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. 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.
  - b. 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.
  - c. 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.

6. 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.
7. 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 maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

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

##### **Director of Law and Democracy**

12. A resolution to grant planning permission shall mean that the director of planning 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 director of planning 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.
13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning 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 director of law and democracy, and which is satisfactory to the director of planning. 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 director of law and democracy. The planning permission will not be issued unless such an agreement is completed.
14. 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).

15. 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).
16. 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.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make 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.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. 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.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	The named case officer as listed or the Planning Department 020 7525 5403

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidi Agada, Head of Constitutional Services	
<b>Report Author</b>	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	4 December 2018	
<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>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		4 December 2018

**ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B**  
**on Wednesday 12 December 2018**

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**Appl. Type** Full Planning Application  
**Site** CASTLE SQUARE & ELEPHANT ROAD SE1

**Reg. No.** 18-AP-2108  
**TP No.** TP/1096-C  
**Ward** North Walworth  
**Officer** Victoria Lewis

**Recommendation** GRANT PERMISSION FOR LIMITED PERIOD

## ***Item 7.1***

**Proposal**

Erection of a temporary 2/3 storey structure for a period of 5 years comprising 517 sqm of retail floorspace (Class A1-A5), 14.8 sqm of estate management office floorspace (B1), 33.1 sqm of welfare services/storage floorspace (Sui Generis); 23 cycle stands and associated hard landscaping works.

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**Appl. Type** Full Planning Application  
**Site** 114 GREAT SUFFOLK STREET, LONDON, SE1 0BE

**Reg. No.** 18-AP-2520  
**TP No.** TP/1447-B  
**Ward** Borough & Bankside  
**Officer** Lasma Putrina

**Recommendation** GRANT PERMISSION

## ***Item 7.2***

**Proposal**

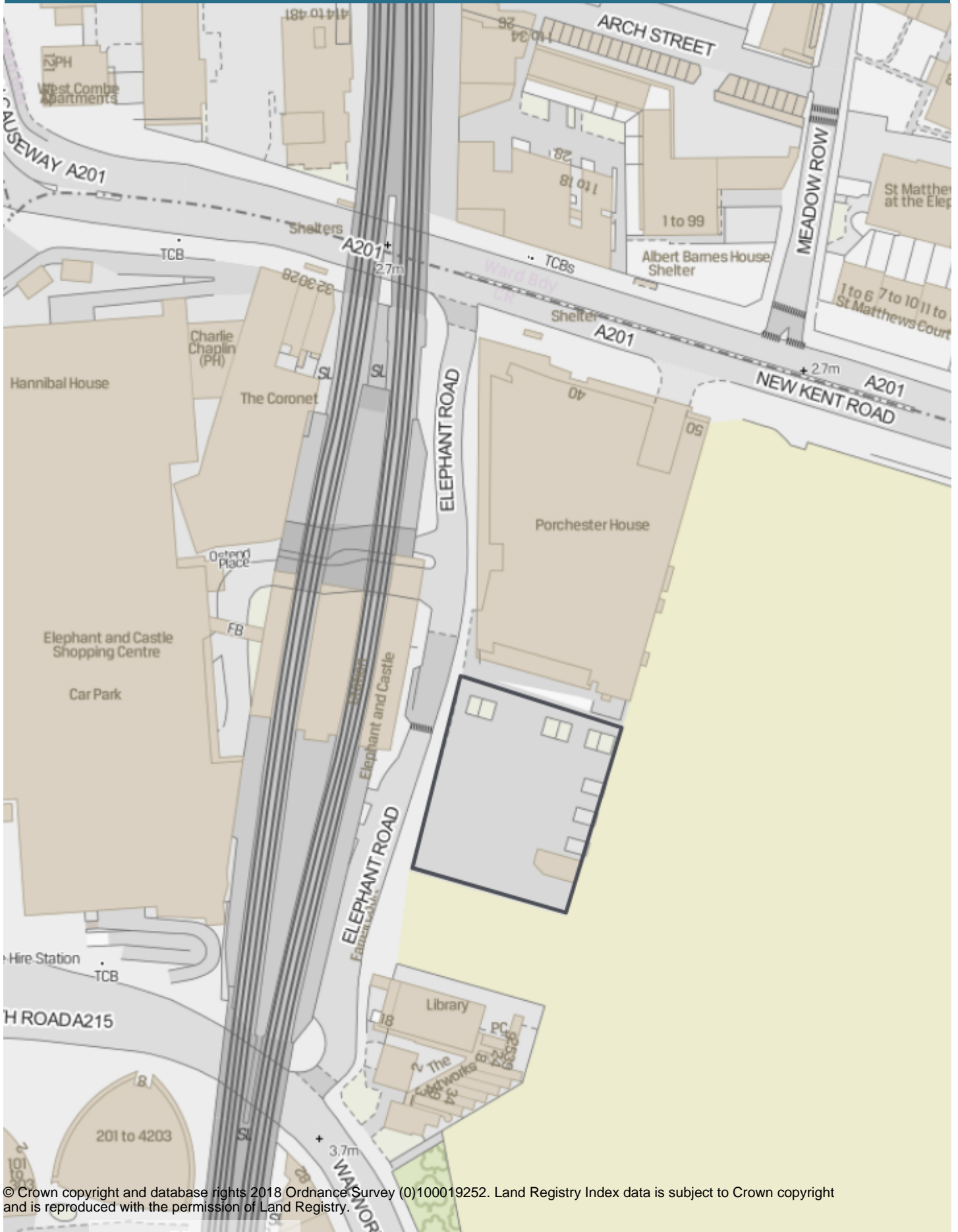
Refurbishment and renovation of Smale House consisting of the construction of a new entrance atrium together with a single storey roof extension at third floor level; re-configuration of an associated roof terrace; the installation of additional air conditioning equipment on the roof and hard and soft landscaping works to front courtyard

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# Agenda Item 7.1



## Castle Square & Elephant Road, SE1



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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 12 December 2018	<b>Meeting Name:</b> Planning Sub Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 18/AP/2108 for: Full Planning Application  <b>Address:</b> CASTLE SQUARE AND ELEPHANT ROAD, LONDON SE1 6TW  <b>Proposal:</b> Erection of a temporary 2/3 storey structure comprising 517 sqm of retail (Class A1-A5) floorspace, 14.8 sqm of estate management office (B1) floorspace, 33.1 sqm of welfare services/storage (Sui Generis) floorspace; 23 cycle stands and associated hard landscaping works, for a period of 5 years.		
<b>Ward(s) or groups affected:</b>	North Walworth		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 23/07/2018		<b>Application Expiry Date:</b> 17/09/2018	
<b>Earliest Decision Date</b> 30/11/2018		<b>Time Extension Date:</b> 18/12/2018	

## RECOMMENDATION

1. a) That planning permission be granted for a limited period, subject to conditions and a s106 agreement.
- b) In the event that the requirements of (a) are not met by 18 December 2018, that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 64 of this report.

## BACKGROUND INFORMATION

### Site location and description

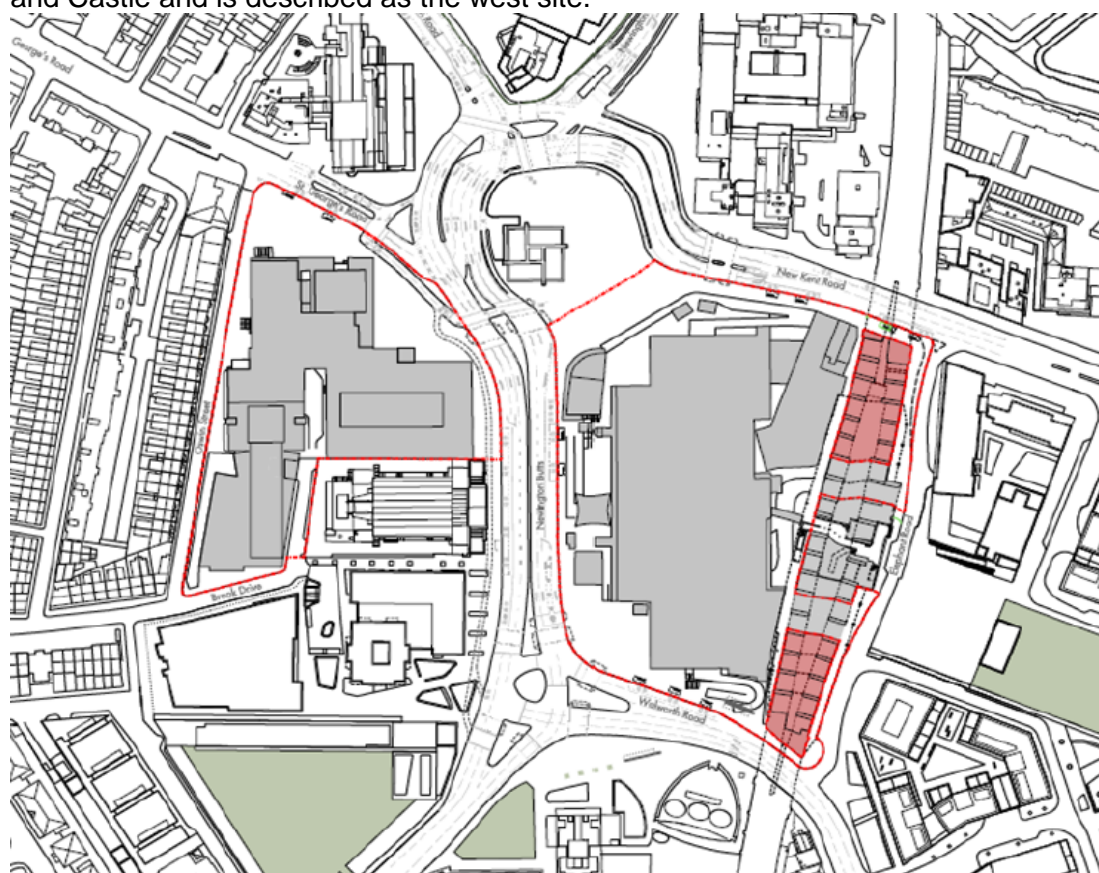
2. The application relates to Castle Square, a newly created area of public realm which fronts Elephant Road and sits to the east of Elephant and Castle Shopping Centre, beyond the railway viaduct. To the north of the site is the new Elephant One development which comprises commercial units, student housing and residential accommodation; the new Elephant Park is to the east, the Lost Rivers bar/restaurant/event space is to the south, and the Elephant and Castle railway viaduct which contains an entrance to Elephant and Castle railway station is to the west.
3. The site is subject to the following designations:  
  
Elephant and Castle Major Town Centre;  
Proposal site 39P;



Elephant and Castle Opportunity Area - core area  
 Central Activities Zone  
 Air Quality Management Area.

### Details of proposal

4. On 3 July this year the council's planning committee resolved to grant planning permission for a comprehensive redevelopment of the Elephant and Castle Shopping Centre and London College of Communications sites, to include a new shopping centre, leisure and education floorspace, flexible retail and office space, a station box to provide a new ticket hall for the Northern Line, and 979 residential units (reference: 16-AP-4458). The shopping centre site comprises the shopping centre, market stalls within an area at the front of the shopping centre known as The Moat, 26, 28, 30 and 32 New Kent Road and railway arches 6 and 7 Elephant Road and is described as the east site, and the London College of Communications site which sits next to the Metropolitan Tabernacle on the western side of Elephant and Castle and is described as the west site.



**West site**

**East site**

5. The redevelopment proposal requires the demolition of all of the existing buildings on the site, and the developer for the main shopping centre application has applied for planning permission for the erection of a temporary retail facility on Castle Square. It would be completed before the closure of the shopping centre, and would be offered in the first instance to independent businesses operating within the east site red line (there are no businesses within the west site) - further details are set out below in the land use section of this report. Permission for the temporary retail facility is sought for a period of five years, to coincide with the projected build period

for the east site works. The redeveloped shopping centre would contain 10% affordable retail space (1,713.2sqm) which businesses could apply for closer to the time.

6. The proposed structure would be part 2, part 3-storey comprising 517 sqm of retail floorspace (Class A1-A5), 14.8 sqm of estate management office space (Class B1) and 33.1 sqm of welfare services/storage floorspace (Sui Generis) together with 23 cycle stands and associated hard landscaping works. It would be L-shaped and would line the southern and western (Elephant Road) sides of the square. The 3-storey element would front Elephant Road, and would measure 17m wide along this frontage with a height of 8m. The 2-storey element would measure 24m wide x 5.6m high. It would be constructed using prefabricated modular units, clad with timber.



Proposed ground floor plan (Elephant Road at top of plan)

7. There would be 32 individual retail units, 13 on the ground floor, 17 on the first floor and two on the second floor, together with an estate office, WCs, refuse and storage areas, and a 53.1sqm terrace on the top floor. The unit sizes are shown as 14sqm at ground and first floor levels and 26.9 and 41.7sqm at second floor level, although they could be altered to suit end user requirements.
8. Servicing for the retail units would be via the Elephant One development. This neighbouring development has a large servicing yard which is accessed from New Kent Road and sits beneath much of Castle Square. Castle Square was developed as a market square and there is a lift from the basement yard directly to the square which would be used to transport goods to the temporary retail space.

9. Amendments

The plans have been amended to incorporate two lifts so that all floors of the building would have step free access. Details of the proposed rent, fit out and eligibility criteria have also been provided. Both of these amendments were sought in response to comments made during the consultation.

**Planning history**

10. Planning permission for **Castle Square** was granted in December 2007 under permission reference 07-AP-1448 (provision of Market Square (public open space) and basement service area).
11. Planning permission for the **Elephant One** development (Former Castle Industrial Estate) was granted in December 2008 under reference 08-AP-2403 (Erection of 3 buildings linked by a two storey podium incorporating retail and restaurant use across the ground floor (Use Classes A1/A3), retail/ restaurant/ crèche and cinema use across the first and mezzanine floors (Use Classes A1/A3/D1/D2) and basement car parking with associated storage facilities together with new landscaping to link to a proposed market square and 577 cycle spaces. Northern building located on New Kent Road to consist of 243 student rooms (Use Class C2) over 18 storeys above podium level (68.3mAOD, lift overrun to 70.7m); Western building along Elephant Road to consist of 262 private residential units (Use Class C3) over 23 storeys above podium level (87.5mAOD); Southern building to consist of 111 private residential units (Use Class C3) over 15 storeys above podium level (63.10mAOD)).

Pre-application advice

12. 18-EQ-0113 - Erection of a temporary complex and event space for food, drink and entertainment for a period of five years. No formal written response has been provided though discussions focussed on the layout of the proposed development and the need to maintain routes through the square from the railway station and to the park, that the proposal must be for businesses affected by the shopping centre redevelopment in the first instance, and that appropriate rent levels for these businesses must be secured.

**Planning history of adjoining sites**

13. SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1

16/AP/4458 - Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail use. Class A1-A4), office (Use Class B1), education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm

and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures. Resolution to grant permission, subject to conditions, an s106 agreement and referral to the Mayor of London.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

14. The main issues to be considered in respect of this application are:
- a) Principle of development in terms of land use;
  - b) Impact of proposed development on amenity of adjoining occupiers and surrounding area;
  - c) Design;
  - d) Transport issues;
  - e) Trees and landscaping;
  - f) Planning obligations.

### **Planning policy**

#### National Planning Policy Framework (the Framework)

15. Section 1 - Achieving Sustainable Development  
Section 7 - Ensuring the vitality of town centres  
Section 12 - Achieving well-designed places

#### The London Plan 2016

16. Policy 2.9 – Inner London  
Policy 2.10 – Central Activities Zone – Strategic Priorities  
Policy 2.11 – Central Activities Zone – Strategic Functions  
Policy 2.12 – Central Activities Zone – Predominantly Local Activities  
Policy 2.13 – Opportunity Areas and Intensification Areas  
Policy 2.15 – Town Centres  
Policy 3.1 – Ensuring Equal Life Chances For All  
Policy 4.7 – Retail and Town Centre Development  
Policy 4.8 – Supporting a Successful and Diverse Retail Sector  
Policy 4.9 – Small shops  
Policy 7.5 – Public Realm  
Policy 7.6 – Architecture  
Policy 8.2 – Planning obligations

#### Core Strategy 2011

17. Strategic policy 1 - Sustainable development  
Strategic policy 2 - Sustainable transport  
Strategic policy 3 - Shopping, leisure and entertainment  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental standards  
Strategic policy 14 - Implementation and delivery

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

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

- 1.5 – Small businesses
- 1.7 – Development within town and local centres
- 2.5 – Planning obligations
- 3.2 – Protection of amenity
- 3.6 – Air quality
- 3.7 – Waste reduction
- 3.12 – Quality in design
- 3.13 – Urban design
- 5.2 – Transport impacts

Elephant and Castle Opportunity Area Planning Framework/SPD (2012)

#### Draft New Southwark Plan (NSP)

19. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the proposed submission version (Regulation 19) on 27 February 2018. It is anticipated that the plan will be adopted in 2019 following an Examination in Public (EIP). As the New Southwark Plan is not yet an adopted plan, it has limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

#### Draft New London Plan

20. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. The document is expected to reach examination stage later this year however, given the stage of preparation it can only be attributed limited weight.

#### Summary of consultation responses

#### Highways Development Management

21. The emergency access off Elephant Road will be maintained and servicing is proposed to take place at the basement of Elephant One. Detailed servicing management plan and construction management plan must be submitted prior to implementation should consent be granted. Would like to see robust measures put in place to prevent servicing on Elephant Road as there is a cycle lane on the eastern side of the carriageway.

22. The emergency access off Elephant Road will be maintained and servicing is proposed to take place at the basement of Elephant One.
23. Detailed servicing management plan and construction management plan must be submitted prior to implementation should consent be granted. Would like to see robust measures put in place to prevent servicing on Elephant Road as there is a cycle lane on the eastern side of the carriageway.
24. The emergency access off Elephant Road will be maintained and servicing is proposed to take place at the basement of Elephant One.
25. Detailed servicing management plan and construction management plan must be submitted prior to implementation should consent be granted. Would like to see robust measures put in place to prevent servicing on Elephant Road as there is a cycle lane on the eastern side of the carriageway

Public consultation responses:

26. 101 representations have been received objecting to the application on the following grounds:

Welcome the attempt to mitigate impacts but:

- Details of rent levels and service charges required
- Secure tenancy arrangements required;
- Details of selection criteria required, should they be needed
- Extended hours of trade required
- Disabled access required
- Facility should be larger to accommodate all displaced traders
- A sufficient relocation fund required (officer response: £634,700 relocation fund will be secured through the s106 agreement for the main shopping centre redevelopment)
- Residents of Perronet House not consulted on the application
- Rents should be in accordance with the Elephant and Castle SPD
- Proposal should be considered by the trader panel and not approved before they have reviewed it
- Application should be determined by the planning committee and not a delegated decision
- The application should be referred to the Greater London Authority (officer response: The proposal is for a minor application and does not need to be referred to the GLA.
- The site was formerly metropolitan open land. Request clarification as to whether the developer is buying the land from Southwark Council (officer response: The council is in the process of granting a lease of the land to the developer).
- Unclear why the application refers to 33 units within the shopping centre
- Units and shopfronts would be too small.
- Deck access at upper floor levels too narrow and could present a fire risk (officer response: Building regulations approval would be required which would consider issues such as fire safety).
- Should be retained as an open square
- Will block natural air and light flow between the square and the park,

- making it crowded.
- Characterless design.

#### Re-consultation responses

27. A further 30 representations have been received objecting to the application on the following grounds:
- Amendments do not address previous concerns - traders association and Latin Elephant should be heavily involved in this process
  - Traders Panel not yet firmly established.

#### Elephant and Castle Traders' Association

28. Concerned regarding the following:
- Security of tenure. A 10+ year lease under the Landlord Act should be offered and transferred to the new shopping centre.
  - Rent calculations not specified
  - Restrictive hours of operation
  - Facility too small and unclear why the application refers to 33 tenants;
  - Eligibility criteria should be established by the trader panel.
  - Lack of disabled access
  - Should not have to pay a service charge
  - Unclear why Artworks tenants are referred to in the application documents.

#### Latin Elephant

- 29.
- Unclear why 33 tenants in the existing shopping centre have been identified.
  - Eligibility criteria not specified, and should be agreed by the Trader Panel.
  - Additional space should be provided
  - Unclear connection between this proposal and the Artworks
  - Insufficient hours of operation
  - Lack of disabled access
  - Unclear service charges
  - Unclear rent levels
  - Rents not in accordance with the Elephant and Castle SPD
  - Lack of lease security.

The above issues are addressed in the report below.

#### **Principle of development in terms of land use**

30. The proposed development would build on an area of public realm which contributes to the setting of the tall buildings within the Elephant One development and the setting of the new Elephant Park, part of which is now open to the public. In land use terms this would not usually be acceptable, and concerns regarding the principle of building on this piece of land have been raised during public consultation on the application.

31. The proposal has been developed to help mitigate impacts on existing businesses which would need to relocate owing to the planned redevelopment of the Elephant and Castle Shopping Centre site. The proposal is only considered to be acceptable in land use terms on a temporary basis, and provided specific measures are secured through a s106 agreement to ensure that the development would assist the businesses that it is intended for.
32. **Eligibility:** The proposed units would be available in the first instance to the following:
- All existing, independently-owned retail businesses, traders, kiosk holders, restaurants and market stall holders on the east site who:
- do not trade from more than 3 locations
  - lawfully hold a lease or licence on the east site such that any sub-letting or assignments have the approval of the relevant landlord and
  - occupied any part of the east site on 3 July 2018 (when the resolution to grant permission for the main shopping centre redevelopment was made) and which continue to occupy any part of the east site at the date of the grant of permission for the main shopping centre redevelopment.
33. The retail units subject to this proposal would be advertised to eligible businesses by the developer through the relocation database to be provided under its s106 obligations and Tree Shepherd, an independent business advisor which is contracted by the council to support businesses affected by the main shopping centre redevelopment. A trader panel is in the process of being set up which will include representatives from the traders, the council and the developer, and which will inform the criteria used to allocate the spaces.
34. If a business wishes to take one of the proposed units in Castle Square they would need to advise as such in writing within two months of receiving notice to terminate their existing lease on the east site. The proposed rent levels for displaced businesses are set out below. If after this process there were units left over which displaced businesses do not wish to take, they would be offered at market rent to other independent businesses in the borough which occupy three retail units or fewer and have been displaced as a result of development in the opportunity area; new business start-ups, other independent businesses and on the open market.
35. In formulating the proposals the applicant has identified 33 existing shopping centre tenants, not including market traders at The Moat, which occupy similar sized units to those which could be provided within the proposed development. Concerns have been raised during public consultation that occupation of these units should not be limited to these businesses. As stated, all businesses including market traders meeting the criteria outlined above would be able to apply for space within the development regardless of how much space they currently occupy on the east site, and the units could be made smaller or larger depending on end user requirements.
36. **Leases:** Concerns have been raised during public consultation on the application as to why businesses would be granted a licence to occupy the units, rather than a



10 year+ lease with greater security.

37. The proposed structure would be in place for five years, although it is recognised that if the building of the main shopping centre redevelopment is delayed, this period would need to be extended. Businesses occupying the units as soon as they are ready would either be granted five year leases to coincide with this, or would be granted a lease covering the period from the start of the lease until affordable retail units coming forward on the main shopping centre site have been completed, whichever is longer. There would be a tenant only break-clause after six months, then on each anniversary of the commencement of the lease term.
38. **Rent levels:** Concerns have been raised during public consultation on the application that the rent levels and service charge have not been specified, and that rents should be 40% less than market value in accordance with the Elephant and Castle SPD. Guidance note 1 of the Elephant and Castle SPD requires developments providing at least 1,000sqm of retail floorspace to provide at least 10% of new retail floorspace as affordable space for small and medium-sized enterprises in the opportunity area which have been displaced as a result of development, new business start-ups, or independent retailers. Suitable businesses should have 3 units or fewer, and rents should be discounted by not less than a total reduction of 40% below market rate, averaged over a 5 year period.
39. The proposed development would provide less than 1,000sqm of retail floorspace therefore the SPD guidance does not apply. However, as set out above, if building on an area of public realm is to be accepted, it must be on the basis that it provides mitigation for those it is intended for. The rent levels set out below would be for the displaced businesses, and would be secured in the s106 agreement. There would be no rent review during the lease term:

<b>Unit type</b>	<b>Area (sq.ft)</b>	<b>Annual rent (£) Year 1</b>	<b>Annual Rent (£) year 2 onwards</b>
Single Modular Retail Unit on Ground Floor	141	3,966	5,288
Single Modular Retail Unit on First Floor	141	3,173	4,230
Double Modular Retail Unit on Ground Floor	282	7,931	10,575
Double Modular Retail Unit on First Floor	282	6,345	8,460
Triple Modular Retail Unit (including terrace) on Second Floor	448	16,800	22,400
40ft Modular Retail Unit (including terrace) on Second Floor	289	10,833	14,450

40. In summary, the above equates to:

Year 1 rents per square foot

Ground floor £28.13  
 First floor £22.50  
 Second floor (with terrace) £37.50

Years 2-5 rents per square foot

Ground floor £37.50  
 First floor £30  
 Second floor (with terrace) £50

41. The rents for the first year would be 25% lower than for the subsequent years in order to provide a financial cushion to relocating businesses re-establishing their trade in a new location. From year 2 onwards the rents would be at a level which is lower than that paid by almost all of the current businesses which occupy smaller units within the shopping centre i.e. those which are most likely to move to the proposed units in Castle Square.
42. The rent levels have been calculated with regard to current rents at the shopping centre for smaller units on longer leases, with an average unit of this type costing £65 per square foot in rent. The proposed rents at Castle Square would offer a discount against this value of 45% on the ground floor units, 56% on the first floor units and 27% on the second floor units averaged over the 5 year period, which compares well to the 40% discount applied under the SPD criteria. It is noted however, that this average rent does not take into account businesses which have been brought into the shopping centre on cheaper, short-term lets in order to fill vacant space.
43. The weekly occupancy cost of a single unit within the proposed Castle Square development would also be lower than the cost of renting a barrow in the shopping centre or a weekly trader's permit in the moat market. Inefficiencies in use of retail space will typically result in a lower rent per square foot for larger units and this is the case in the shopping centre. However, if occupiers of larger shopping centre units were able to adjust their business to a smaller Castle Square unit, their occupancy costs would be lower in all cases. By way of comparison, rents for a typical larger unit on Walworth Road are currently £40 per square foot upwards.
44. Concerns have been raised that no information has been provided regarding service charges. The s106 agreement would require service charges to be calculated in accordance with the Royal Institute of Chartered Surveyors (RICS) Code of Practice for Service Charges. The applicant has advised however, that service charges within the proposed development would likely be around £7- £8 per square foot compared to a current £11.28 at the shopping centre, and this would further lower the occupancy costs for relocating businesses.
45. **Fit out:** The proposed retail units would be provided with the following, which would be secured within the s106 agreement:
- painted internal walls

- lighting provision on the ceiling, including any communal areas
- electrical source for small power requirements, including portable heaters
- water connection and a draining point
- external windows and shopfront entrances as detailed in the application
- access to communal lavatory facilities
- access to communal lifts where required.

46. Subject to permission being granted on a temporary basis only, and the measures outlined above being secured in a legal agreement, the principle of the proposed development is considered to be acceptable in land use terms. It is recommended that the 5 years commences from when the structure is first ready for occupation.

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

47. Strategic policy 13 of the Core Strategy and saved policy 3.2 of the Southwark Plan seek to ensure a good standard of amenity for existing and future occupiers.

48. The proposed opening hours given in the planning application submission are 6am to 5pm Monday to Saturday which aligns with the hours imposed by the planning permission for the market square. Concerns have been raised during public consultation that traders currently operate late into the night in the shopping centre, and that the proposed hours would be overly restrictive.

49. Whilst the condition on the original market square permission is noted, this proposal would be different in that units would be provided within a structure rather than market stalls in the open air which could give rise to more noise and disturbance. Given the town centre location longer hours are considered to be appropriate, and it is recommended that the hours of operation be limited to 7am to 11.30pm Monday to Saturday and 7am to 10pm on Sundays and bank holidays for A3, A4 and A5 uses (café/restaurant, drinking establishments, takeaways), with no restriction on the hours for any A1 or A2 uses. This aligns with the consented hours for retail within the neighbouring Elephant One development. The s106 agreement would stipulate that businesses must be permitted to operate during these hours should they wish.

50. New homes in the new Elephant Park development are due to be occupied near to the site within the next year or so and there are existing residents in Elephant One. The submission advises that the operator of the development would have a management team which would be present on the site on a full-time basis to deal with any issues which may arise.

51. The proposed structure would be at least 17m from the nearest residential accommodation in Elephant One, and the residential accommodation would be approximately 2m above the highest part of the proposed structure. This separation distance, together with conditions relating to hours of use and management, are considered to be sufficient to protect the amenity of these neighbours. Elephant One is a mixed use building with residential units siting above commercial uses similar to the uses proposed under this application, so this type of relationship is already established near to the site.

### **Design**

52. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that development is of a high standard of architectural and urban design. Concerns have been raised during public consultation on the application that the existing open space should be retained as such, that the proposal would block air and light flow between the square and the park, and that it would be characterless and not a substitute for a well designed ground level market.
53. The layout of the proposed development has been configured so as to maintain routes to and views to the new Elephant Park. There would be a generous 3.7m wide, double height route into the square beneath the 3-storey part of the building. There would be no structures along the northern edge of the square so that views of the square and the park would be visible from the direction of the railway station which experiences a significant amount of footfall.



Proposed view from railway station

54. The highest part of the structure fronting Elephant Road would sit just below the parapet height of the adjacent railway viaduct. It is considered that the height, scale and massing of the proposal would be appropriate in this context, and would not appear overly dominant.
55. Although permission is only sought for a temporary period, the building would have a high quality appearance. It would be simple in design, faced with timber cladding and with shopfronts incorporated along the Elephant Road frontage which would help to attract people to the building and enliven the street. The units along the southern section of the building would have shopfronts facing the square which would help to animate it. A terrace would be provided at second floor level which would help to draw people up and into the building and past the retail units. To ensure that the proposal would have a high quality finish, a condition requiring material samples to be submitted for approval has been included in the draft recommendation.



Proposed front elevation from Elephant Road

56. Concerns have also been raised in response to public consultation on the application that the development would not be large enough to accommodate all of the independent traders, and as such should be made bigger. However, given the need to maintain a route through to the park and station, it is not considered to be appropriate to make the structure any larger in terms of its footprint. It is also questionable whether making it any higher would be successful, as shoppers may be less inclined to go much beyond the three floors proposed.
57. It is also noted that there are other options available to help businesses affected by the planned redevelopment of the shopping centre, all of which are within 220m (a four minute walk) of the shopping centre. There will be 1,351sqm of affordable retail space at Elephant Park in the redeveloped Heygate Estate, 441sqm within Elephant One, and 550sqm in Perronet House which amounts to 2,342sqm in total. These would all be permanent units, as opposed to the temporary units proposed under this application. The proposal now before Members would add a further 517sqm to this, taking the total to 2,859sqm. Whilst this would be less than the 4,005sqm currently understood to be occupied by independent businesses on the east site, some businesses may be able to operate from smaller premises. The s106 agreement for the main shopping centre redevelopment will require a database of relocation opportunities to be made available to the affected businesses which would include space available more widely within the opportunity area. East Street Market has capacity for additional market stalls which traders at The Moat could relocate to should they wish.
58. Concerns have also been raised that there would be no disabled access to the proposed retail units. The plans have subsequently been amended and now include two lifts, and a condition is recommended requiring them to be operational prior to the first occupation of the building and maintained for as long as the building is there.

### Transport issues

59. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; saved policy 5.3 of the Southwark Plan seeks to support pedestrians and cyclists. The site has a public transport accessibility level (PTAL) of 6b (excellent).
60. The proposed development including refuse collection would take place from Elephant One which includes Heavy Goods Vehicle (HGV) loading bays and which operates a booking system. Servicing would take place between 06:00 and 17:00 Monday to Saturday as per the Elephant One development. Servicing vehicles would enter the Elephant One servicing yard from New Kent Road, and traders would transport goods to the retail units via a lift leading from the basement to Castle Square. Refuse from the units would need to be moved by traders from their units to a refuse store on the ground floor, where it would be moved by site operatives to the basement on a daily basis. Refuse collection from the basement would take place twice a week and recycling would be collected daily. These arrangements are considered to be acceptable, and it is recommended that this be conditioned. Highways development management has requested a more detailed servicing management plan, and a condition to secure this forms part of the draft recommendation.
61. The transport impacts of the proposal depend on how the units are ultimately subdivided. A transport statement submitted with the application therefore assumes a worst case scenario with all the units as single units. This would result in 2 x two way vehicle trips during the morning peak, the same in the evening peak, and 49 two-way movements throughout the course of the day. This would not have a significant impact upon the surrounding highway network, and would be less than from the existing shopping centre which would be closed when these units are occupied. Detailed construction management plans will be secured through the s106 agreement for the main shopping centre redevelopment.

No car parking would be provided to serve the proposed development, and given the high PTAL this is considered to be acceptable. The London Plan requires 3 cycle parking spaces to serve a retail development of this size, and 44 would be provided along the southern boundary of the structure which is welcomed. A condition to ensure that these spaces would be provided has been included in the draft recommendation.

### **Trees and landscaping**

62. There are eight trees within planters around the edge of the square, and a condition to ensure that they are protected during construction is recommended.

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

63. As set out above a legal agreement would be required in order to ensure that the units are offered to independent traders from the shopping centre site in the first instance, to secure the lease terms, rent levels, fit-out and opening hours. A draft s106 agreement has been prepared to secure this.
64. In the event that a satisfactory legal agreement has not been entered into by 18 December 2018 it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, for the following reason:

*The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate mitigation for businesses affected by the planned redevelopment of the Elephant and Castle Shopping Centre site and as such would not justify building on an area of public realm, contrary to saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policies 7.5 'Public Realm' and 8.2 'Planning obligations' of the London Plan (2016) and the Planning Obligations and Community Infrastructure Levy SPD (2015).*

### **Other matters**

65. Concerns have been raised during public consultation in the application that residents of Perronet House have not been consulted on the planning application. Perronet House is located approximately 300m from the site. For major applications consultation letters can be sent to properties within 100m of the site, or sometimes further depending on the scale of the proposal. This proposal is for a minor development and the consultation undertaken was as required in accordance with the council's procedures.

### **Conclusion on planning issues**

66. Whilst building on a area of public realm would not usually be acceptable in principle, in this instance the proposed structure is required on a temporary basis and is a mitigation project to support businesses affected by the planned redevelopment of the Elephant and Castle shopping centre site. An s106 agreement would ensure that it would be offered to these businesses in the first instance, and that the rents, leases and level of fit out would be acceptable. The proposal would be a good quality of design, and a number of conditions are recommended to protect residential amenity. It is therefore recommended that temporary planning permission be granted.

### **Consultations**

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

### **Consultation replies**

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

### **Community impact statement / Equalities Assessment**

69. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
  - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves

having due regard to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
  - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
  - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
- d) The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
- e) The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
- f) The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
- g) The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
70. Equality implications relating to the redevelopment of the Elephant and Castle shopping centre site have been considered in detail in the officer report for that application (reference: 16/AP/4458). Potential adverse equality impacts in relation to race and age were identified, including upon business owners from ethnic minorities and their customers, and older business owners. A package of mitigation measures has been secured and would be delivered, and this temporary retail space forms part of the support for affected businesses.

### **Human rights implications**

71. 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.
72. This application has the legitimate aim of providing temporary retail space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## **BACKGROUND DOCUMENTS**



<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/1096-C  Application file: 18/AP/2108  Southwark Local Development Framework and Development Plan Documents	Place & Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

## APPENDICES

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Victoria Lewis, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	30 November 2018	
<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 Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	30 November 2018	

**APPENDIX 1****Consultation undertaken****Site notice date:** 08/08/2018**Press notice date:** n/a**Case officer site visit date:** 08/08/2018**Neighbour consultation letters sent:** 09/08/2018**Internal services consulted:**

Highway Development Management  
 The Local Economy Team  
 Waste Management

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

Network Rail (Planning)

**Neighbour and local groups consulted:**

Lendlease Elephant And Castle	Railway Arch 5 Elephant Mews SE17 1LB
Lendlease Elephant And Castle	Ninth Floor Hannibal House SE1 6TE
Latin Elephant SE1	Unit 340 Shopping Centre SE1 6TB
Tree Shepherd	Railway Arch 2 Elephant Mews SE17 1LB
Apartment 2004 Raglan House SE17 1FB	Unit 211 Shopping Centre SE1 6TE
Apartment 2003 Raglan House SE17 1FB	Unit 234 To 235 Shopping Centre SE1 6TE
Apartment 2005 Raglan House SE17 1FB	Unit 237 To 239 Shopping Centre SE1 6TE
Apartment 2101 Raglan House SE17 1FB	Railway Arch 3 Elephant Mews SE17 1LB
Apartment 2006 Raglan House SE17 1FB	237b Shopping Centre Elephant And Castle SE1 6TE
Apartment 2002 Raglan House SE17 1FB	15 Elephant And Castle London SE1 6TB
Apartment 1904 Raglan House SE17 1FB	237a Shopping Centre Elephant And Castle SE1 6TE
Apartment 1903 Raglan House SE17 1FB	Railway Arch 1 Elephant Mews SE17 1LB
Apartment 1905 Raglan House SE17 1FB	Part First Floor Superowl Shopping Centre SE1 6TE
Apartment 2001 Raglan House SE17 1FB	Palatial Leisure Ltd Shopping Centre SE1 6TE
Apartment 1906 Raglan House SE17 1FB	200-201 Shopping Centre Elephant And Castle SE1 6TE
Apartment 2203 Raglan House SE17 1FB	Fifth Floor Hannibal House SE1 6TE
Apartment 2202 Raglan House SE17 1FB	The Moat Shopping Centre SE1 6TE
Apartment 2204 Raglan House SE17 1FB	333 334 Part 335 And Store H Shopping Centre SE1 6TB
Apartment 2206 Raglan House SE17 1FB	337 Shopping Centre Elephant And Castle SE1 6TE
Apartment 2205 Raglan House SE17 1FB	Unit 17 Shopping Centre SE1 6SZ
Apartment 2201 Raglan House SE17 1FB	Unit 350 Shopping Centre SE1 6TB
Apartment 2103 Raglan House SE17 1FB	253 Shopping Centre Elephant And Castle SE1 6TE
Apartment 2102 Raglan House SE17 1FB	237c And D238 Shopping Centre SE1 6TE
Apartment 2104 Raglan House SE17 1FB	Unit 5 The Artworks SE17 1AY
Apartment 2106 Raglan House SE17 1FB	Unit 4 The Artworks SE17 1AY
Apartment 2105 Raglan House SE17 1FB	Unit 6 The Artworks SE17 1AY
Apartment 1902 Raglan House SE17 1FB	Unit 8 The Artworks SE17 1AY
Apartment 1604 Raglan House SE17 1FB	Unit 7 The Artworks SE17 1AY
Apartment 1603 Raglan House SE17 1FB	Unit 3 The Artworks SE17 1AY
Apartment 1605 Raglan House SE17 1FB	Unit 1 3 Elephant Road SE1 1LB
Apartment 1702 Raglan House SE17 1FB	Unit 2 The Artworks SE17 1AY
Apartment 1701 Raglan House SE17 1FB	Unit 1 The Artworks SE17 1AY
Apartment 1602 Raglan House SE17 1FB	Unit 16 The Artworks SE17 1AY
Apartment 1504 Raglan House SE17 1FB	Unit 15 The Artworks SE17 1AY
Apartment 1503 Raglan House SE17 1FB	Unit 17 The Artworks SE17 1AY

Apartment 1505 Raglan House SE17 1FB  
 Apartment 1601 Raglan House SE17 1FB  
 Apartment 1506 Raglan House SE17 1FB  
 Apartment 1804 Raglan House SE17 1FB  
 Apartment 1803 Raglan House SE17 1FB  
 Apartment 1805 Raglan House SE17 1FB  
 Apartment 1901 Raglan House SE17 1FB  
 Apartment 1806 Raglan House SE17 1FB  
 Apartment 1802 Raglan House SE17 1FB  
 Apartment 1704 Raglan House SE17 1FB  
 Apartment 1703 Raglan House SE17 1FB  
 Apartment 1705 Raglan House SE17 1FB  
 Apartment 1801 Raglan House SE17 1FB  
 Apartment 1706 Raglan House SE17 1FB  
 Apartment 406 Tantallon House SE17 1EX  
 Apartment 405 Tantallon House SE17 1EX  
 Apartment 501 Tantallon House SE17 1EX  
 Apartment 503 Tantallon House SE17 1EX  
 Apartment 502 Tantallon House SE17 1EX  
 Apartment 404 Tantallon House SE17 1EX  
 Apartment 306 Tantallon House SE17 1EX  
 Apartment 305 Tantallon House SE17 1EX  
 Apartment 401 Tantallon House SE17 1EX  
 Apartment 403 Tantallon House SE17 1EX  
 Apartment 402 Tantallon House SE17 1EX  
 Apartment 605 Tantallon House SE17 1EX  
 Apartment 604 Tantallon House SE17 1EX  
 Apartment 606 Tantallon House SE17 1EX  
 Apartment 702 Tantallon House SE17 1EX  
 Apartment 701 Tantallon House SE17 1EX  
 Apartment 603 Tantallon House SE17 1EX  
 Apartment 505 Tantallon House SE17 1EX  
 Apartment 504 Tantallon House SE17 1EX  
 Apartment 506 Tantallon House SE17 1EX  
 Apartment 602 Tantallon House SE17 1EX  
 Apartment 601 Tantallon House SE17 1EX  
 Apartment 304 Tantallon House SE17 1EX  
 Apartment 2402 Raglan House SE17 1FB  
 Apartment 2401 Raglan House SE17 1FB  
 Apartment 2403 Raglan House SE17 1FB  
 Apartment 2405 Raglan House SE17 1FB  
 Apartment 2404 Raglan House SE17 1FB  
 Apartment 2306 Raglan House SE17 1FB  
 Apartment 2302 Raglan House SE17 1FB  
 Apartment 2301 Raglan House SE17 1FB  
 Apartment 2303 Raglan House SE17 1FB  
 Apartment 2305 Raglan House SE17 1FB  
 Apartment 2304 Raglan House SE17 1FB  
 Apartment 2506 Raglan House SE17 1FB  
 Apartment 301 Tantallon House SE17 1EX  
 Apartment 303 Tantallon House SE17 1EX  
 Apartment 302 Tantallon House SE17 1EX  
 Apartment 2505 Raglan House SE17 1FB  
 Apartment 2501 Raglan House SE17 1FB  
 Apartment 2406 Raglan House SE17 1FB  
 Apartment 2502 Raglan House SE17 1FB  
 Apartment 2504 Raglan House SE17 1FB  
 Apartment 2503 Raglan House SE17 1FB  
 Apartment 1502 Raglan House SE17 1FB  
 Apartment 403 Raglan House SE17 1FA  
 Apartment 402 Raglan House SE17 1FA  
 Apartment 404 Raglan House SE17 1FA  
 Apartment 501 Raglan House SE17 1FA  
 Apartment 405 Raglan House SE17 1FA  
 Apartment 401 Raglan House SE17 1FA  
 1704 Mawes House 5 Castle Square SE17 1ET  
 Apartment 301 Raglan House SE17 1FA  
 Apartment 303 Raglan House SE17 1FA  
 Apartment 302 Raglan House SE17 1FA  
 Apartment 604 Raglan House SE17 1FA  
 Apartment 603 Raglan House SE17 1FA  
 Apartment 605 Raglan House SE17 1FA  
 Unit 19 The Artworks SE17 1AY  
 Unit 18 The Artworks SE17 1AY  
 Unit 14 The Artworks SE17 1AY  
 Unit 10 The Artworks SE17 1AY  
 Unit 9 The Artworks SE17 1AY  
 Unit 11 The Artworks SE17 1AY  
 Unit 13 The Artworks SE17 1AY  
 Unit 12 The Artworks SE17 1AY  
 Unit 3a Shopping Centre SE1 6TE  
 Unit M Seventh Floor Hannibal House SE1 6TE  
 Unit L Seventh Floor Hannibal House SE1 6TE  
 Unit N Seventh Floor Hannibal House SE1 6TE  
 Unit P Seventh Floor Hannibal House SE1 6TE  
 Unit O Seventh Floor Hannibal House SE1 6TE  
 Unit K Seventh Floor Hannibal House SE1 6TE  
 Unit G Seventh Floor Hannibal House SE1 6TE  
 Unit F Seventh Floor Hannibal House SE1 6TE  
 Unit H Seventh Floor Hannibal House SE1 6TE  
 Unit J Seventh Floor Hannibal House SE1 6TE  
 Unit I Seventh Floor Hannibal House SE1 6TE  
 Unit X Seventh Floor Hannibal House SE1 6TE  
 Unit W Seventh Floor Hannibal House SE1 6TE  
 Unit Y Seventh Floor Hannibal House SE1 6TE  
 202 Shopping Centre SE1 6TE  
 Unit Z Seventh Floor Hannibal House SE1 6TE  
 Unit V Seventh Floor Hannibal House SE1 6TE  
 Unit R Seventh Floor Hannibal House SE1 6TE  
 Unit Q Seventh Floor Hannibal House SE1 6TE  
 Unit S Seventh Floor Hannibal House SE1 6TE  
 Unit U Seventh Floor Hannibal House SE1 6TE  
 Unit T Seventh Floor Hannibal House SE1 6TE  
 Workshop 3 Shopping Centre SE1 6TE  
 Workshop 2 Shopping Centre SE1 6TE  
 Workshop 4 Shopping Centre SE1 6TE  
 Workshops 1 And 6 Shopping Centre SE1 6TE  
 Workshop 5 Shopping Centre SE1 6TE  
 Unit 352 Shopping Centre SE1 6TB  
 Unit 333 Shopping Centre SE1 6TB  
 Unit 322 Shopping Centre SE1 6TB  
 Unit 338 Shopping Centre SE1 6TA  
 Unit 344 Shopping Centre SE1 6TB  
 Unit 340b Shopping Centre SE1 6TB  
 211 Shopping Centre Elephant And Castle SE1 6TE  
 210 Shopping Centre Elephant And Castle SE1 6TE  
 212 Shopping Centre Elephant And Castle SE1 6TE  
 214 Shopping Centre Elephant And Castle SE1 6TE  
 213 Shopping Centre Elephant And Castle SE1 6TE  
 209 Shopping Centre Elephant And Castle SE1 6TE  
 204 Shopping Centre Elephant And Castle SE1 6TE  
 203 Shopping Centre Elephant And Castle SE1 6TE  
 205 Shopping Centre Elephant And Castle SE1 6TE  
 207-208 Shopping Centre Elephant And Castle SE1 6TE  
 206 Shopping Centre Elephant And Castle SE1 6TE  
 Unit 321 Shopping Centre SE1 6TB  
 Store I Shopping Centre SE1 6TF  
 Kiosk Shopping Centre SE1 6TB  
 Store T Shopping Centre SE1 6TB  
 Unit 211 And 212 Shopping Centre SE1 6TE  
 Unit 200 Shopping Centre SE1 6TE  
 Glass Unit Coffee Point Shopping Centre SE1 6TE  
 224 To 230 And 326 To 328 Shopping Centre SE1 6TE  
 Centre Unit Shopping Centre SE1 6TE  
 Faraday Suite Part First Floor Shopping Centre SE1 6TE  
 First Floor Shopping Centre SE1 6TE  
 Unit 250 Shopping Centre SE1 6TE  
 Unit 238 Shopping Centre SE1 6TE  
 Unit 252 Shopping Centre SE1 6TE  
 Unit 320 Shopping Centre SE1 6TB  
 Unit 306 And 308 Shopping Centre SE1 6TB  
 Unit 236 And 237 And 337 Shopping Centre SE1 6SZ  
 Unit 217 Shopping Centre SE1 6TE  
 Unit 215 And 216 Shopping Centre SE1 6TE

Apartment 702 Raglan House SE17 1FA  
 Apartment 701 Raglan House SE17 1FA  
 Apartment 602 Raglan House SE17 1FA  
 Apartment 503 Raglan House SE17 1FA  
 Apartment 502 Raglan House SE17 1FA  
 Apartment 504 Raglan House SE17 1FA  
 Apartment 601 Raglan House SE17 1FA  
 Apartment 505 Raglan House SE17 1FA  
 1703 Mawes House 5 Castle Square SE17 1ET  
 1404 Mawes House 5 Castle Square SE17 1ET  
 1403 Mawes House 5 Castle Square SE17 1ET  
 1405 Mawes House 5 Castle Square SE17 1ET  
 1407 Mawes House 5 Castle Square SE17 1ET  
 1406 Mawes House 5 Castle Square SE17 1ET  
 1402 Mawes House 5 Castle Square SE17 1ET  
 1306 Mawes House 5 Castle Square SE17 1ET  
 1305 Mawes House 5 Castle Square SE17 1ET  
 1307 Mawes House 5 Castle Square SE17 1ET  
 1401 Mawes House 5 Castle Square SE17 1ET  
 1308 Mawes House 5 Castle Square SE17 1ET  
 1603 Mawes House 5 Castle Square SE17 1ET  
 1602 Mawes House 5 Castle Square SE17 1ET  
 1604 Mawes House 5 Castle Square SE17 1ET  
 1702 Mawes House 5 Castle Square SE17 1ET  
 1701 Mawes House 5 Castle Square SE17 1ET  
 1601 Mawes House 5 Castle Square SE17 1ET  
 1501 Mawes House 5 Castle Square SE17 1ET  
 1408 Mawes House 5 Castle Square SE17 1ET  
 1502 Mawes House 5 Castle Square SE17 1ET  
 1504 Mawes House 5 Castle Square SE17 1ET  
 1503 Mawes House 5 Castle Square SE17 1ET  
 Apartment 1205 Raglan House SE17 1FA  
 Apartment 1204 Raglan House SE17 1FA  
 Apartment 1206 Raglan House SE17 1FA  
 Apartment 1302 Raglan House SE17 1FA  
 Apartment 1301 Raglan House SE17 1FA  
 Apartment 1203 Raglan House SE17 1FA  
 Apartment 1105 Raglan House SE17 1FA  
 Apartment 1104 Raglan House SE17 1FA  
 Apartment 1106 Raglan House SE17 1FA  
 Apartment 1202 Raglan House SE17 1FA  
 Apartment 1201 Raglan House SE17 1FA  
 Apartment 1404 Raglan House SE17 1FA  
 Apartment 1403 Raglan House SE17 1FA  
 Apartment 1405 Raglan House SE17 1FA  
 Apartment 1501 Raglan House SE17 1FB  
 Apartment 1406 Raglan House SE17 1FA  
 Apartment 1402 Raglan House SE17 1FA  
 Apartment 1304 Raglan House SE17 1FA  
 Apartment 1303 Raglan House SE17 1FA  
 Apartment 1305 Raglan House SE17 1FA  
 Apartment 1401 Raglan House SE17 1FA  
 Apartment 1306 Raglan House SE17 1FA  
 Apartment 1103 Raglan House SE17 1FA  
 Apartment 805 Raglan House SE17 1FA  
 Apartment 804 Raglan House SE17 1FA  
 Apartment 901 Raglan House SE17 1FA  
 Apartment 903 Raglan House SE17 1FA  
 Apartment 902 Raglan House SE17 1FA  
 Apartment 803 Raglan House SE17 1FA  
 Apartment 704 Raglan House SE17 1FA  
 Apartment 703 Raglan House SE17 1FA  
 Apartment 705 Raglan House SE17 1FA  
 Apartment 802 Raglan House SE17 1FA  
 Apartment 801 Raglan House SE17 1FA  
 Apartment 1005 Raglan House SE17 1FA  
 Apartment 1004 Raglan House SE17 1FA  
 Apartment 1006 Raglan House SE17 1FA  
 Apartment 1102 Raglan House SE17 1FA  
 Apartment 1101 Raglan House SE17 1FA  
 Apartment 1003 Raglan House SE17 1FA  
 Apartment 905 Raglan House SE17 1FA  
 Unit 220 To 223 Shopping Centre SE1 6TE  
 Unit 234 And 235 Shopping Centre SE1 6TE  
 Unit 231 Shopping Centre SE1 6TE  
 318 Shopping Centre Elephant And Castle SE1 6TB  
 317 Shopping Centre Elephant And Castle SE1 6TB  
 319 Shopping Centre Elephant And Castle SE1 6TB  
 323-324 Shopping Centre Elephant And Castle SE1 6TB  
 320-322 Shopping Centre Elephant And Castle SE1 6TB  
 316 Shopping Centre Elephant And Castle SE1 6TB  
 311 Shopping Centre Elephant And Castle SE1 6TB  
 310 Shopping Centre Elephant And Castle SE1 6TB  
 312 Shopping Centre Elephant And Castle SE1 6TB  
 314-315 Shopping Centre Elephant And Castle SE1 6TB  
 313 Shopping Centre Elephant And Castle SE1 6TB  
 340 Shopping Centre Elephant And Castle SE1 6TB  
 339 Shopping Centre Elephant And Castle SE1 6TB  
 340a Shopping Centre Elephant And Castle SE1 6TB  
 353 Shopping Centre Elephant And Castle SE1 6TB  
 341-343 Shopping Centre Elephant And Castle SE1 6TB  
 338-339 Shopping Centre Elephant And Castle SE1 6TB  
 329 Shopping Centre Elephant And Castle SE1 6TB  
 325 Shopping Centre Elephant And Castle SE1 6TB  
 330 Shopping Centre Elephant And Castle SE1 6TB  
 335-336 Shopping Centre Elephant And Castle SE1 6TB  
 331-332 Shopping Centre Elephant And Castle SE1 6TB  
 309 Shopping Centre Elephant And Castle SE1 6TB  
 236 Shopping Centre Elephant And Castle SE1 6TE  
 235 Shopping Centre Elephant And Castle SE1 6TE  
 Front 238 Shopping Centre SE1 6TE  
 239 Shopping Centre Elephant And Castle SE1 6TE  
 Rear 238 Shopping Centre SE1 6TE  
 234 Shopping Centre Elephant And Castle SE1 6TE  
 219 Shopping Centre Elephant And Castle SE1 6TE  
 218 Shopping Centre Elephant And Castle SE1 6TE  
 220-221 Shopping Centre Elephant And Castle SE1 6TE  
 232-233 Shopping Centre Elephant And Castle SE1 6TE  
 222-223 Shopping Centre Elephant And Castle SE1 6TE  
 306 Shopping Centre Elephant And Castle SE1 6TB  
 305 Shopping Centre Elephant And Castle SE1 6TB  
 307 Shopping Centre Elephant And Castle SE1 6TB  
 Store 1 Rear Of 308 To 309 Shopping Centre SE1 6TE  
 308 Shopping Centre Elephant And Castle SE1 6TB  
 300-304 Shopping Centre Elephant And Castle SE1 6TB  
 241 Shopping Centre Elephant And Castle SE1 6TE  
 240 Shopping Centre Elephant And Castle SE1 6TE  
 242-245 Shopping Centre Elephant And Castle SE1 6TE  
 256-257 Shopping Centre Elephant And Castle SE1 6TE  
 254-255 Shopping Centre Elephant And Castle SE1 6TE  
 Unit 20 The Artworks SE17 1AY  
 508 Mawes House 5 Castle Square SE17 1EQ  
 507 Mawes House 5 Castle Square SE17 1EQ  
 601 Mawes House 5 Castle Square SE17 1EQ  
 603 Mawes House 5 Castle Square SE17 1EQ  
 602 Mawes House 5 Castle Square SE17 1EQ  
 506 Mawes House 5 Castle Square SE17 1EQ  
 502 Mawes House 5 Castle Square SE17 1EQ  
 501 Mawes House 5 Castle Square SE17 1EQ  
 503 Mawes House 5 Castle Square SE17 1EQ  
 505 Mawes House 5 Castle Square SE17 1EQ  
 504 Mawes House 5 Castle Square SE17 1EQ  
 703 Mawes House 5 Castle Square SE17 1EQ  
 702 Mawes House 5 Castle Square SE17 1EQ  
 704 Mawes House 5 Castle Square SE17 1EQ  
 706 Mawes House 5 Castle Square SE17 1EQ  
 705 Mawes House 5 Castle Square SE17 1EQ  
 701 Mawes House 5 Castle Square SE17 1EQ  
 605 Mawes House 5 Castle Square SE17 1EQ  
 604 Mawes House 5 Castle Square SE17 1EQ  
 606 Mawes House 5 Castle Square SE17 1EQ  
 608 Mawes House 5 Castle Square SE17 1EQ  
 607 Mawes House 5 Castle Square SE17 1EQ  
 408 Mawes House 5 Castle Square SE17 1EQ

Apartment 904 Raglan House SE17 1FA  
 Apartment 906 Raglan House SE17 1FA  
 Apartment 1002 Raglan House SE17 1FA  
 Apartment 1001 Raglan House SE17 1FA  
 Apartment 703 Tantallon House SE17 1EX  
 Unit 2 Artworks House SE17 1AY  
 Unit 1 Artworks House SE17 1AY  
 Unit 10 Artworks House SE17 1AY  
 Unit 9 Artworks House SE17 1AY  
 Unit 11 Artworks House SE17 1AY  
 Unit 13 Artworks House SE17 1AY  
 Unit 12 Artworks House SE17 1AY  
 Unit 8 Artworks House SE17 1AY  
 Unit 4 Artworks House SE17 1AY  
 Unit 3 Artworks House SE17 1AY  
 Unit 5 Artworks House SE17 1AY  
 Unit 7 Artworks House SE17 1AY  
 Unit 6 Artworks House SE17 1AY  
 Apartment 2306 Tantallon House SE17 1EY  
 Apartment 2305 Tantallon House SE17 1EY  
 Apartment 2401 Tantallon House SE17 1EY  
 Apartment 2403 Tantallon House SE17 1EY  
 Apartment 2402 Tantallon House SE17 1EY  
 Apartment 2304 Tantallon House SE17 1EY  
 Apartment 2206 Tantallon House SE17 1EY  
 Apartment 2205 Tantallon House SE17 1EY  
 Apartment 2301 Tantallon House SE17 1EY  
 Apartment 2303 Tantallon House SE17 1EY  
 Apartment 2302 Tantallon House SE17 1EY  
 Apartment 2505 Tantallon House SE17 1EY  
 Apartment 2504 Tantallon House SE17 1EY  
 Apartment 2506 Tantallon House SE17 1EY  
 1706 Mawes House 5 Castle Square SE17 1ET  
 1705 Mawes House 5 Castle Square SE17 1ET  
 Apartment 2503 Tantallon House SE17 1EY  
 Apartment 2405 Tantallon House SE17 1EY  
 Apartment 2404 Tantallon House SE17 1EY  
 Apartment 2406 Tantallon House SE17 1EY  
 Apartment 2502 Tantallon House SE17 1EY  
 Apartment 2501 Tantallon House SE17 1EY  
 32 New Kent Road London SE1 6TJ  
 The Charlie Chaplin 26 New Kent Road SE1 6TJ  
 30 New Kent Road London SE1 6TJ  
 Elephant And Castle Railway Station Elephant Road SE17 1LB  
 34 New Kent Road London SE1 6TJ  
 Unit 33b Artworks House SE17 1AY  
 Unit 38 Artworks House SE17 1AY  
 Unit 37 Artworks House SE17 1AY  
 Unit 39 Artworks House SE17 1AY  
 Library Artworks House SE17 1AY  
 Unit 17b Artworks House SE17 1AY  
 Unit 8 Farrell Court SE17 1LB  
 Unit 7 Farrell Court SE17 1LB  
 Coronet Cinema 28 New Kent Road SE1 6TJ  
 Unit 6 Farrell Court SE17 1LB  
 Railway Arches 111 To 113 Elephant Road SE17 1LB  
 Railway Arch 109 Elephant Road SE17 1LB  
 Unit 1 Farrell Court SE17 1LB  
 Unit 3 Farrell Court SE17 1LB  
 Unit 2 Farrell Court SE17 1LB  
 Unit 36 Artworks House SE17 1AY  
 Unit 21 Artworks House SE17 1AY  
 Unit 20 Artworks House SE17 1AY  
 Unit 22 Artworks House SE17 1AY  
 Unit 24 Artworks House SE17 1AY  
 Unit 23 Artworks House SE17 1AY  
 Unit 19 Artworks House SE17 1AY  
 Unit 15 Artworks House SE17 1AY  
 Unit 14 Artworks House SE17 1AY  
 Unit 16 Artworks House SE17 1AY  
 Unit 18 Artworks House SE17 1AY  
 Unit 17a Artworks House SE17 1AY  
 301 Mawes House 5 Castle Square SE17 1EQ  
 203 Mawes House 5 Castle Square SE17 1EQ  
 302 Mawes House 5 Castle Square SE17 1EQ  
 304 Mawes House 5 Castle Square SE17 1EQ  
 303 Mawes House 5 Castle Square SE17 1EQ  
 202 Mawes House 5 Castle Square SE17 1EQ  
 8 Castle Square London SE17 1EN  
 7 Castle Square London SE17 1EN  
 9 Castle Square London SE17 1EN  
 201 Mawes House 5 Castle Square SE17 1EQ  
 404 Mawes House 5 Castle Square SE17 1EQ  
 403 Mawes House 5 Castle Square SE17 1EQ  
 405 Mawes House 5 Castle Square SE17 1EQ  
 407 Mawes House 5 Castle Square SE17 1EQ  
 406 Mawes House 5 Castle Square SE17 1EQ  
 402 Mawes House 5 Castle Square SE17 1EQ  
 306 Mawes House 5 Castle Square SE17 1EQ  
 305 Mawes House 5 Castle Square SE17 1EQ  
 307 Mawes House 5 Castle Square SE17 1EQ  
 401 Mawes House 5 Castle Square SE17 1EQ  
 308 Mawes House 5 Castle Square SE17 1EQ  
 1105 Mawes House 5 Castle Square SE17 1EQ  
 1104 Mawes House 5 Castle Square SE17 1EQ  
 1106 Mawes House 5 Castle Square SE17 1EQ  
 1108 Mawes House 5 Castle Square SE17 1EQ  
 1107 Mawes House 5 Castle Square SE17 1EQ  
 1103 Mawes House 5 Castle Square SE17 1EQ  
 1007 Mawes House 5 Castle Square SE17 1EQ  
 1006 Mawes House 5 Castle Square SE17 1EQ  
 1008 Mawes House 5 Castle Square SE17 1EQ  
 1102 Mawes House 5 Castle Square SE17 1EQ  
 1101 Mawes House 5 Castle Square SE17 1EQ  
 1208 Mawes House 5 Castle Square SE17 1EQ  
 1207 Mawes House 5 Castle Square SE17 1EQ  
 1301 Mawes House 5 Castle Square SE17 1ET  
 1303 Mawes House 5 Castle Square SE17 1ET  
 1302 Mawes House 5 Castle Square SE17 1ET  
 1206 Mawes House 5 Castle Square SE17 1EQ  
 1202 Mawes House 5 Castle Square SE17 1EQ  
 1201 Mawes House 5 Castle Square SE17 1EQ  
 1203 Mawes House 5 Castle Square SE17 1EQ  
 1205 Mawes House 5 Castle Square SE17 1EQ  
 1204 Mawes House 5 Castle Square SE17 1EQ  
 1005 Mawes House 5 Castle Square SE17 1EQ  
 806 Mawes House 5 Castle Square SE17 1EQ  
 805 Mawes House 5 Castle Square SE17 1EQ  
 807 Mawes House 5 Castle Square SE17 1EQ  
 901 Mawes House 5 Castle Square SE17 1EQ  
 808 Mawes House 5 Castle Square SE17 1EQ  
 804 Mawes House 5 Castle Square SE17 1EQ  
 708 Mawes House 5 Castle Square SE17 1EQ  
 707 Mawes House 5 Castle Square SE17 1EQ  
 801 Mawes House 5 Castle Square SE17 1EQ  
 803 Mawes House 5 Castle Square SE17 1EQ  
 802 Mawes House 5 Castle Square SE17 1EQ  
 1001 Mawes House 5 Castle Square SE17 1EQ  
 908 Mawes House 5 Castle Square SE17 1EQ  
 1002 Mawes House 5 Castle Square SE17 1EQ  
 1004 Mawes House 5 Castle Square SE17 1EQ  
 1003 Mawes House 5 Castle Square SE17 1EQ  
 907 Mawes House 5 Castle Square SE17 1EQ  
 903 Mawes House 5 Castle Square SE17 1EQ  
 902 Mawes House 5 Castle Square SE17 1EQ  
 904 Mawes House 5 Castle Square SE17 1EQ  
 906 Mawes House 5 Castle Square SE17 1EQ  
 905 Mawes House 5 Castle Square SE17 1EQ  
 6 Castle Square London SE17 1EN  
 Unit 21 The Artworks SE17 1AY  
 Unit 36 The Artworks SE17 1AY  
 Unit 35 The Artworks SE17 1AY  
 Unit 37 The Artworks SE17 1AY  
 Unit 39 The Artworks SE17 1AY

Unit 32 Artworks House SE17 1AY  
 Unit 31 Artworks House SE17 1AY  
 Unit 33a Artworks House SE17 1AY  
 Unit 35 Artworks House SE17 1AY  
 Unit 34 Artworks House SE17 1AY  
 Unit 30 Artworks House SE17 1AY  
 Unit 26 Artworks House SE17 1AY  
 Unit 25 Artworks House SE17 1AY  
 Unit 27 Artworks House SE17 1AY  
 Unit 29 Artworks House SE17 1AY  
 Unit 28 Artworks House SE17 1AY  
 Apartment 2204 Tantallon House SE17 1EY  
 Apartment 1204 Tantallon House SE17 1EX  
 Apartment 1203 Tantallon House SE17 1EX  
 Apartment 1205 Tantallon House SE17 1EX  
 Apartment 1301 Tantallon House SE17 1EX  
 Apartment 1206 Tantallon House SE17 1EX  
 Apartment 1202 Tantallon House SE17 1EX  
 Apartment 1104 Tantallon House SE17 1EX  
 Apartment 1103 Tantallon House SE17 1EX  
 Apartment 1105 Tantallon House SE17 1EX  
 Apartment 1201 Tantallon House SE17 1EX  
 Apartment 1106 Tantallon House SE17 1EX  
 Apartment 1403 Tantallon House SE17 1EX  
 Apartment 1402 Tantallon House SE17 1EX  
 Apartment 1404 Tantallon House SE17 1EX  
 Apartment 1406 Tantallon House SE17 1EX  
 Apartment 1405 Tantallon House SE17 1EX  
 Apartment 1401 Tantallon House SE17 1EX  
 Apartment 1303 Tantallon House SE17 1EX  
 Apartment 1302 Tantallon House SE17 1EX  
 Apartment 1304 Tantallon House SE17 1EX  
  
 Apartment 1306 Tantallon House SE17 1EX  
 Apartment 1305 Tantallon House SE17 1EX  
 Apartment 1102 Tantallon House SE17 1EX  
 Apartment 805 Tantallon House SE17 1EX  
 Apartment 804 Tantallon House SE17 1EX  
 Apartment 806 Tantallon House SE17 1EX  
 Apartment 902 Tantallon House SE17 1EX  
 Apartment 901 Tantallon House SE17 1EX  
 Apartment 803 Tantallon House SE17 1EX  
 Apartment 705 Tantallon House SE17 1EX  
 Apartment 704 Tantallon House SE17 1EX  
 Apartment 706 Tantallon House SE17 1EX  
 Apartment 802 Tantallon House SE17 1EX  
 Apartment 801 Tantallon House SE17 1EX  
 Apartment 1004 Tantallon House SE17 1EX  
 Apartment 1003 Tantallon House SE17 1EX  
 Apartment 1005 Tantallon House SE17 1EX  
 Apartment 1101 Tantallon House SE17 1EX  
 Apartment 1006 Tantallon House SE17 1EX  
 Apartment 1002 Tantallon House SE17 1EX  
 Apartment 904 Tantallon House SE17 1EX  
 Apartment 903 Tantallon House SE17 1EX  
 Apartment 905 Tantallon House SE17 1EX  
 Apartment 1001 Tantallon House SE17 1EX  
 Apartment 906 Tantallon House SE17 1EX  
 Apartment 2001 Tantallon House SE17 1EY  
 Apartment 1906 Tantallon House SE17 1EY  
 Apartment 2002 Tantallon House SE17 1EY  
 Apartment 2004 Tantallon House SE17 1EY  
 Apartment 2003 Tantallon House SE17 1EY  
 Apartment 1905 Tantallon House SE17 1EY  
 Apartment 1901 Tantallon House SE17 1EY  
 Apartment 1806 Tantallon House SE17 1EY  
 Apartment 1902 Tantallon House SE17 1EY  
 Apartment 1904 Tantallon House SE17 1EY  
 Apartment 1903 Tantallon House SE17 1EY  
 Apartment 2106 Tantallon House SE17 1EY  
 Apartment 2105 Tantallon House SE17 1EY  
 Apartment 2201 Tantallon House SE17 1EY  
  
 Unit 38 The Artworks SE17 1AY  
 Unit 34 The Artworks SE17 1AY  
 Unit 30 The Artworks SE17 1AY  
 Unit 29 The Artworks SE17 1AY  
 Unit 31 The Artworks SE17 1AY  
 Unit 33 The Artworks SE17 1AY  
 Unit 32 The Artworks SE17 1AY  
 Newington Temporary Library The Artworks SE17 1LB  
 7 Elephant Road London SE17 1LB  
 134 Elephant Road London SE17 1FD  
 4 Castle Square London SE17 1EN  
 2 Castle Square London SE17 1EN  
 Railway Arch 113 Elephant Road SE17 1LB  
 Unit 41 The Artworks SE17 1AY  
 Unit 40 The Artworks SE17 1AY  
 Unit 42 The Artworks SE17 1AY  
 133c Elephant Road London SE17 1LB  
 Unit 43 The Artworks SE17 1AY  
 Unit 28 The Artworks SE17 1AY  
 Unit 24 The Artworks SE17 1AY  
 Unit 23 The Artworks SE17 1AY  
 Unit 25 The Artworks SE17 1AY  
 Unit 27 The Artworks SE17 1AY  
 Unit 26 The Artworks SE17 1AY  
 Unit 22 The Artworks SE17 1AY  
 Unit 15 Shopping Centre SE17 1AY  
 Lost Rivers Elephant  
 Shopping Centre Elephant And Castle SE16TE  
 Flat 60 Dawes House, Orb Street London SE17 1RD  
 4b Lacom Road East Dulwich SE22 9HE  
 4 Exon Street London SE17 2JW  
 Second Floor, 151 Borough High Street, Southwark London SE1 1HR  
 6 Monarch Flats London SE1 1HQ  
 38 Mason Close London SE16 3EU  
 24 Pullens Buildings London SE17 3SJ  
 203, 6 St Gabriel Walk London SE1 6FS  
 8 Wigton Place London SE11 4AN  
 261 Crystal Palace Road London SE22 9JH  
 64 Sandhurst Drive Ilford IG3 9DE  
 Unit 56, Seven Sisters Indoor Market London N15 5BT  
 Flat 1a 256 Sydenham Road, Sydenham Road London cr0 2eb  
 66 Comber House, Comber Grove London SE5 0LL  
 80 Tatum Street London SE17 1QR  
 Flat 22 Jameson House, Glasshouse Walk London SE115EX  
 100 Cheltenham Rd London SE15 3AR  
 65 Jebb Avenue London SW2 5XH  
 8 Cable Court, 357 Rope Street London SE16 7TU  
 7d London  
 Unit 254 Elephant And Castle London SE1 6te  
 234 Walworth Road London SE17 2NF  
 22 Fielding Street London SE17 3HD  
 28 Albany Road London SE5 0PF  
 46 Worth Grove London SE17 2HN  
 12a Peacock Yard, Iliffe Street London SE17 3LH  
 35b Cantalowes Road London NW1 9XT  
 56 Crampton St London SE17 3AE  
 7 Harper Road London SE11 4SG  
 7 Brockley House, Sedan Way London SE17 2LW  
 21 Whitfield House, 2-10 Salisbury Street London NW8 8AT  
 6 Sister Mabels Way London SE15 6UL  
 30 Lanvanor Rd London SE152BW  
 23 Suffield House London SE17 3QB  
 Flat 23 Suffield House Alberta Estate SE17 3QB  
 57 Greyhound Road, Kensal Green London NW10 5QH  
 6 St Olaves Estate London SE1 2EX  
 18 Market Place Blue Anchor Lane SE16 3UQ  
 143 Wolverton London SE17 2AG  
 43 Comber House, Comber Grove London SE5 0LJ  
 98a Grosvenor Terrace London SE5 0NW  
 42 Overhill Road London SE22 0PH  
 34, Kemerton Road London SE5 9AR

Apartment 2203 Tantallon House SE17 1EY  
 Apartment 2202 Tantallon House SE17 1EY  
 Apartment 2104 Tantallon House SE17 1EY  
 Apartment 2006 Tantallon House SE17 1EY  
 Apartment 2005 Tantallon House SE17 1EY  
 Apartment 2101 Tantallon House SE17 1EY  
 Apartment 2103 Tantallon House SE17 1EY  
 Apartment 2102 Tantallon House SE17 1EY  
 Apartment 1805 Tantallon House SE17 1EY  
 Apartment 1602 Tantallon House SE17 1EY  
 Apartment 1601 Tantallon House SE17 1EY  
 Apartment 1603 Tantallon House SE17 1EY  
  
 Apartment 1605 Tantallon House SE17 1EY  
 Apartment 1604 Tantallon House SE17 1EY  
 Apartment 1506 Tantallon House SE17 1EX  
 Apartment 1502 Tantallon House SE17 1EX  
 Apartment 1501 Tantallon House SE17 1EX  
 Apartment 1503 Tantallon House SE17 1EX  
 Apartment 1505 Tantallon House SE17 1EX  
 Apartment 1504 Tantallon House SE17 1EX  
 Apartment 1801 Tantallon House SE17 1EY  
 Apartment 1706 Tantallon House SE17 1EY  
 Apartment 1802 Tantallon House SE17 1EY  
 Apartment 1804 Tantallon House SE17 1EY  
 Apartment 1803 Tantallon House SE17 1EY  
 Apartment 1705 Tantallon House SE17 1EY  
 Apartment 1701 Tantallon House SE17 1EY  
 Apartment 1606 Tantallon House SE17 1EY  
 Apartment 1702 Tantallon House SE17 1EY  
 Apartment 1704 Tantallon House SE17 1EY  
 Apartment 1703 Tantallon House SE17 1EY  
 1304 Mawes House 5 Castle Square SE17 1ET  
 Fourth Floor Hannibal House SE1 6TE  
 Third Floor Hannibal House SE1 6TE  
 Community Action Southwark Eighth Floor Hannibal House SE1 6TE  
 Railway Arch 110 Elephant Road SE17 1LB  
 Unit 4 And Unit 5 Farrell Court SE17 1LB  
 Second Floor Hannibal House SE1 6TE  
 Eleventh Floor Hannibal House SE1 6TE  
 Tenth Floor Hannibal House SE1 6TE  
 Twelfth Floor Hannibal House SE1 6TE  
 Sixth Floor Hannibal House SE1 6TE  
 Seventh Floor Hannibal House SE1 6TE  
 Unit B Seventh Floor Hannibal House SE1 6TE  
 Unit A Seventh Floor Hannibal House SE1 6TE  
 Unit C Seventh Floor Hannibal House SE1 6TE  
 Unit E Seventh Floor Hannibal House SE1 6TE  
 Unit D Seventh Floor Hannibal House SE1 6TE  
 Site Office Elephant Road SE1 6TW  
 Living Accommodation The Charlie Chaplin SE1 6TJ  
 Railway Arch 4 Elephant Mews SE17 1LB  
 Railway Arch 6 Elephant Mews SE17 1LB  
  
 178 Hollydale Road London SE15 2TQ  
 Flat 2, South City Court, 52 Peckham Grove London SE15 6AB  
 87 Balfour Street London SE17 1PB  
 1a Penrose Street London SE17 3DW  
 17 Brunlees House London SE1 6QF  
 17 Old Kent Road London SE17 1RS  
 292 High Street St Mary Cray BR5 4AR  
 125a Beresford Road London N8 0AG  
 67 Gellatly Road London SE14 5TU  
 52a Sholebroke Avenue Leeds LS7 3HB  
 Wellfield House, 53 Ninian Road Cardiff CF23 5EJ  
 Flat 27 Lock House Tavern Quay, Rope Street, Tavern Quay London SE16 7FB  
 8 Priestley House Old Street EC1V9JN  
 31 Wesley Close London SE17 3AU  
 165 Great Dover Street London SE1 4XA  
 46b Elliott's Row London SE11 4SZ  
 139a Camberwell Grove London SE58JH  
 5h Peabody Estate, Southwark Street London SE1 0TJ  
 110 Portland Street London SE17 2NU  
 9 Mountague Place London E14 0EX  
 128 Benhill Road London SE5 7LZ  
 Flat 42, Trevelyan House, John Ruskin Street London SE5 0SZ  
 25 Crystal Court London SE19 1UZ  
 Flat 12 Garland Court London SE17 1LH  
 45 Northfield House Peckham Park Road SE15 6TL  
 7 Lambourne Grove London SE16 2RR  
 21 Saltwood Grove London SE17 2HL  
 Marshalsea Road London SE1 1JW  
 40 Louisville Road London SW178RW  
 23 Graces Mews London SE5 8JF  
 2 Kipling Court, Manor Fields Horsham RH13 6SH  
 8 Doddington Grove London SE17 3TT  
 38 Peacock Street London SE1 73LF  
 1b, St Faiths Road, Flat 2 London SE21 8jd  
 10 Redriff Estate, Gulliver Street Rotherhithe SE167LT  
 145a Chadwick Road London se15 4py  
 207 Jacquard Court London E2 9HB  
 57a Larcom Street London SE17 1NJ  
 77 Kennington Park Road London SE114JQ  
 95 New Church Road Hovw BN3 4BB  
 58 London E9 6PR  
 15a New Church Rd London SE5 7JH  
 Block A506 27 Green Walk London SE1 4TT  
 40 Wentworth Road Southend On Sea SS2 5LG  
 Brook Street Derby DE1 3UD  
 13 Epping House Charnwood Street E5 8SW  
 75c, Brockley Rise London SE23 1JN  
 26 Poplar Road London SE24 0BW  
 59 Stephenson House, Bath Terrace, London SE1 6PR  
 275 Milkwood Road London SE24 0HE  
 14 Frankham House, Frankham Street London SE8 4RL  
 Flat 12, 76 Edmund Street London SE5 7NR  
 1 Walworth Road London SE171RS

**Re-consultation: 14/11/2018**

**Consultation responses received****Internal services**

The Local Economy Team

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

Block A506 27 Green Walk London SE1 4TT  
 Brook Street Derby DE1 3UD  
 Email representation  
 Email representation  
 Flat 1a 256 Sydenham Road, Sydenham Road London cr0 2eb  
 Flat 12 Garland Court London SE17 1LH  
 Flat 12, 76 Edmund Street London SE5 7NR  
 Flat 2, South City Court, 52 Peckham Grove London SE15 6AB  
 Flat 22 Jameson House, Glasshouse Walk London SE115EX  
 Flat 23 Suffield House Alberta Estate SE17 3QB  
 Flat 27 Lock House Tavern Quay, Rope Street, Tavern Quay London SE16 7FB  
 Flat 42, Trevelyan House, John Ruskin Street London SE5 0SZ  
 Flat 60 Dawes House, Orb Street London SE17 1RD  
 Latin Elephant SE1  
 Marshalsea Road London SE1 1JW  
 Second Floor, 151 Borough High Street, Southwark London SE1 1HR  
 Shopping Centre Elephant And Castle SE16TE  
 Unit 254 Elephant And Castle London SE1 6TE  
 Unit 56, Seven Sisters Indoor Market London N15 5BT  
 Wellfield House, 53 Ninian Road Cardiff CF23 5EJ  
 1 Walworth Road London SE171RS  
 1a Penrose Street London SE17 3DW  
 1b, St Faiths Road, Flat 2 London SE21 8JD  
 10 Redriff Estate, Gulliver Street Rotherhithe SE167LT  
 100 Cheltenham Rd London SE15 3AR  
 110 Portland Street London SE17 2NU  
 12a Peacock Yard, Iliffe Street London SE17 3LH  
 125a Beresford Road London N8 0AG  
 128 Benhill Road London SE5 7LZ  
 13 Epping House Charnwood Street E5 8SW  
 139a Camberwell Grove London SE58JH  
 14 Frankham House, Frankham Street London SE8 4RL  
 143 Wolverton London SE17 2AG  
 145a Chadwick Road London SE15 4PY  
 15a New Church Rd London SE5 7JH  
 1504 Mawes House 5 Castle Square SE17 1ET  
 165 Great Dover Street London SE1 4XA  
 17 Brunlees House London SE1 6QF  
 17 Old Kent Road London SE17 1RS  
 178 Hollydale Road London SE15 2TQ  
 18 Market Place Blue Anchor Lane SE16 3UQ  
 2 Kipling Court, Manor Fields Horsham RH13 6SH  
 203, 6 St Gabriel Walk London SE1 6FS  
 207 Jacquard Court London E2 9HB  
 21 Saltwood Grove London SE17 2HL  
 21 Whitfield House, 2-10 Salisbury Street London NW8 8AT



22 Fielding Street London SE17 3HD  
23 Graces Mews London SE5 8JF  
23 Suffield House London SE17 3QB  
234 Walworth Road London SE17 2NF  
24 Pullens Buildings London SE17 3SJ  
25 Crystal Court London SE19 1UZ  
26 Poplar Road London SE24 0BW  
261 Crystal Palace Road London SE22 9JH  
275 Milkwood Road London SE24 0HE  
28 Albany Road London SE5 0PF  
292 High Street St Mary Cray BR5 4AR  
30 Lanvanor Rd London SE152BW  
31 Wesley Close London SE17 3AU  
31 Wesley Close London SE17 3AU  
34, Kemerton Road London SE5 9AR  
35b Cantalowes Road London NW1 9XT  
38 Mason Close London SE16 3EU  
38 Peacock Street London SE1 73LF  
4 Exon Street London SE17 2JW  
4b Lacom Road East Dulwich SE22 9HE  
40 Louisville Road London SW178RW  
40 Wentworth Road Southend On Sea SS2 5LG  
42 Overhill Road London SE22 0PH  
43 Comber House, Comber Grove London SE5 0LJ  
45 Northfield House Peckham Park Road SE15 6TL  
46 Worth Grove London SE17 2HN  
46b Elliott's Row London SE11 4SZ  
5h Peabody Estate, Southwark Street London SE1 0TJ  
52a Sholebroke Avenue Leeds LS7 3HB  
56 Crampton St London SE17 3AE  
57 Greyhound Road, Kensal Green London NW10 5QH  
57a Larcom Street London SE17 1NJ  
58 London E9 6PR  
59 Stephenson House, Bath Terrace, London SE1 6PR  
6 Monarch Flats London SE1 1HQ  
6 Sister Mabels Way London SE15 6UL  
6 St Olaves Estate London SE1 2EX  
64 Sandhurst Drive Ilford IG3 9DE  
65 Jebb Avenue London SW2 5XH  
66 Comber House, Comber Grove London SE5 0LL  
67 Gellatly Road London SE14 5TU  
7 Brockley House, Sedan Way London SE17 2LW  
7 Harper Road London SE11 4SG  
7 Lambourne Grove London SE16 2RR  
75c, Brockley Rise London SE23 1JN  
77 Kennington Park Road London SE114JQ  
8 Cable Court, 357 Rope Street London SE16 7TU  
8 Doddington Grove London SE17 3TT  
8 Priestley House Old Street EC1V9JN  
8 Wigton Place London SE11 4AN  
80 Tatum Street London SE17 1QR  
87 Balfour Street London SE17 1PB  
9 Mountague Place London E14 0EX  
95 New Church Road Hovw BN3 4BB  
98a Grosvenor Terrace London SE5 0NW

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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>	Elephant and Castle Properties Co Ltd	<b>Reg. Number</b>	18/AP/2108
<b>Application Type</b>	Full Planning Application		
<b>Recommendation</b>	Grant permission for limited period, subject to legal agreement	<b>Case Number</b>	TP/1096-C

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### Draft of Decision Notice

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

Erection of a temporary 2/3 storey structure for a period of 5 years comprising 517 sqm of retail floorspace (Class A1-A5), 14.8 sqm of estate management office floorspace (B1), 33.1 sqm of welfare services/storage floorspace (Sui Generis); 23 cycle stands and associated hard landscaping works.

**At:** CASTLE SQUARE & ELEPHANT ROAD SE1

**In accordance with application received on** 27/06/2018 16:02:14

**and Applicant's Drawing Nos.**

- Covering Statement, prepared by DP9 dated 26 June 2018
- Design & Access Statement, prepared by Carl Turner Architects, dated June 2018
- Existing and proposed drawings, prepared by Carl Turner Architects;
- Waste Strategy, prepared by WSP; and
- Transport Statement, prepared by WSP.

**Existing Plans**

Location Plan 1:1250/1:2500 A1/A3 18CAS-P001 REV A  
 Existing Site Plan 1:500/1:1000 A1/A3 18CAS-P002 REV A  
 Existing Plan 1:100/1:200 A1/A3 18CAS-P003

**Existing Elevations**

Existing West Elevation 1:200/1:400 A1/A3 18CAS-P010  
 Existing North Elevation 1:200/1:400 A1/A3 18CAS-P011  
 Existing East Elevation 1:200/1:400 A1/A3 18CAS-P012  
 Existing South Elevation 1:200/1:400 A1/A3 18CAS-P013

**Proposed Plans**

Proposed Site Plan 1:500/1:1000 A1/A3 18CAS-P100 REV A  
 Proposed Ground Floor Plan 1:100/1:200 A1/A3 18CAS-P101  
 Proposed First Floor Plan 1:100/1:200 A1/A3 18CAS-P102  
 Proposed Second Floor Plan 1:100/1:200 A1/A3 18CAS-P103  
 Proposed Roof Plan 1:100/1:200 A1/A3 18CAS-P104  
 Proposed Site Plan Lift Option B 18CAS-SK034 Rev A

Proposed Ground Floor Plan Lift Option B 18CAS-SK035 REV A  
 Proposed First Floor Plan Lift Option B 18CAS-SK036 Rev A  
 Proposed Second Floor Plan Lift Option B 18CAS-SK037 REV A  
 Proposed Roof Plan Lift Option B 18CAS-SK038 REV A

### **Proposed Elevations**

Proposed West Elevation 1:100/1:200 A1/A3 18CAS-P200  
 Proposed North Elevation 1:100/1:200 A1/A3 18CAS-P201  
 Proposed East Elevation 1:100/1:200 A1/A3 18CAS-P202  
 Proposed South Elevation 1:100/1:200 A1/A3 18CAS-P203

### **Proposed Sections**

Proposed Section AA 1:100/1:200 A1/A3 18CAS-P300  
 Proposed Section BB 1:100/1:200 A1/A3 18CAS-P301

### **Visuals**

View From Elephant Rd Towards Entrance n/a A3 18CAS-V001  
 View From Elephant Rd Arches n/a A3 18CAS-V002  
 View From New Kent Rd Approach n/a A3 18CAS-V003  
 View From Elephant & Castle Station n/a A3 18CAS-V004  
 View From Elephant Park n/a A3 18CAS-V005

### **Subject to the following thirteen conditions:**

#### **Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

#### **Proposed Plans**

Proposed Site Plan 1:500/1:1000 A1/A3 18CAS-P100 REV A  
 Proposed Ground Floor Plan 1:100/1:200 A1/A3 18CAS-P101  
 Proposed First Floor Plan 1:100/1:200 A1/A3 18CAS-P102  
 Proposed Second Floor Plan 1:100/1:200 A1/A3 18CAS-P103  
 Proposed Roof Plan 1:100/1:200 A1/A3 18CAS-P104  
 Proposed Site Plan Lift Option B 18CAS-SK034 Rev A  
 Proposed Ground Floor Plan Lift Option B 18CAS-SK035 REV A  
 Proposed First Floor Plan Lift Option B 18CAS-SK036 Rev A  
 Proposed Second Floor Plan Lift Option B 18CAS-SK037 REV A  
 Proposed Roof Plan Lift Option B 18CAS-SK038 REV A

#### **Proposed Elevations**

Proposed West Elevation 1:100/1:200 A1/A3 18CAS-P200  
 Proposed North Elevation 1:100/1:200 A1/A3 18CAS-P201  
 Proposed East Elevation 1:100/1:200 A1/A3 18CAS-P202  
 Proposed South Elevation 1:100/1:200 A1/A3 18CAS-P203

#### **Proposed Sections**

Proposed Section AA 1:100/1:200 A1/A3 18CAS-P300  
 Proposed Section BB 1:100/1:200 A1/A3 18CAS-P301

#### **Visuals**

View From Elephant Rd Towards Entrance n/a A3 18CAS-V001

View From Elephant Rd Arches n/a A3 18CAS-V002  
 View From New Kent Rd Approach n/a A3 18CAS-V003  
 View From Elephant & Castle Station n/a A3 18CAS-V004  
 View From Elephant Park n/a A3 18CAS-V005

Reason:

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

- 2 At least one month prior to the occupation of the development the developer shall notify the Council in writing of the date upon which the development will be occupied. The structure is permitted to remain in place for 5 years following the occupation date, on or before which date the structure shall be removed, and the land restored to its former condition.

Reason

The structure will be erected on an area of public realm and is only acceptable on a temporary basis, and to mitigate specific impacts arising from an adjacent development in accordance with saved policy 3.13 Urban Design of the Southwark Plan 2007.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Prior to works commencing, including any demolition, an Arboricultural method statement including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2018 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 No development shall take place until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2018.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 5 Prior to above grade works commencing, material samples/sample-panels/sample-boards of the external facing materials to be used in the carrying out of this permission shall be presented on site 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 these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Prior to the first occupation of the building, the two lifts shown on the approved plans shall be installed and operational and shall be maintained as such thereafter.

Reason

To ensure that the development would be accessible to people with disabilities in accordance with policy 3.1 - Ensuring Equal Life Chances For All of the London Plan 2016.

- 7 Servicing for the development shall be in accordance with the application details. Before the first occupation of the building hereby permitted a further, detailed Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority, which shall include measures to ensure that no servicing takes place from Elephant Road. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 8 Prior to the commencement of any A3 or A5 uses details of a scheme for the ventilation for that premises including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority. The use of the premises be accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with

The National Planning Policy Framework 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 9 The rated noise level from any plant associated with the development, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises.

**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 the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 10 Before the first occupation of the building the cycle storage facilities as shown on the approved drawing shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**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 The National Planning Policy Framework 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 11 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 12 Any A3, A4 and A5 uses within the development hereby permitted shall only be permitted to open between the hours of 7am to 11.30pm Monday to Saturday and 7am to 10pm on Sundays and bank holidays.

**Reason:**

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

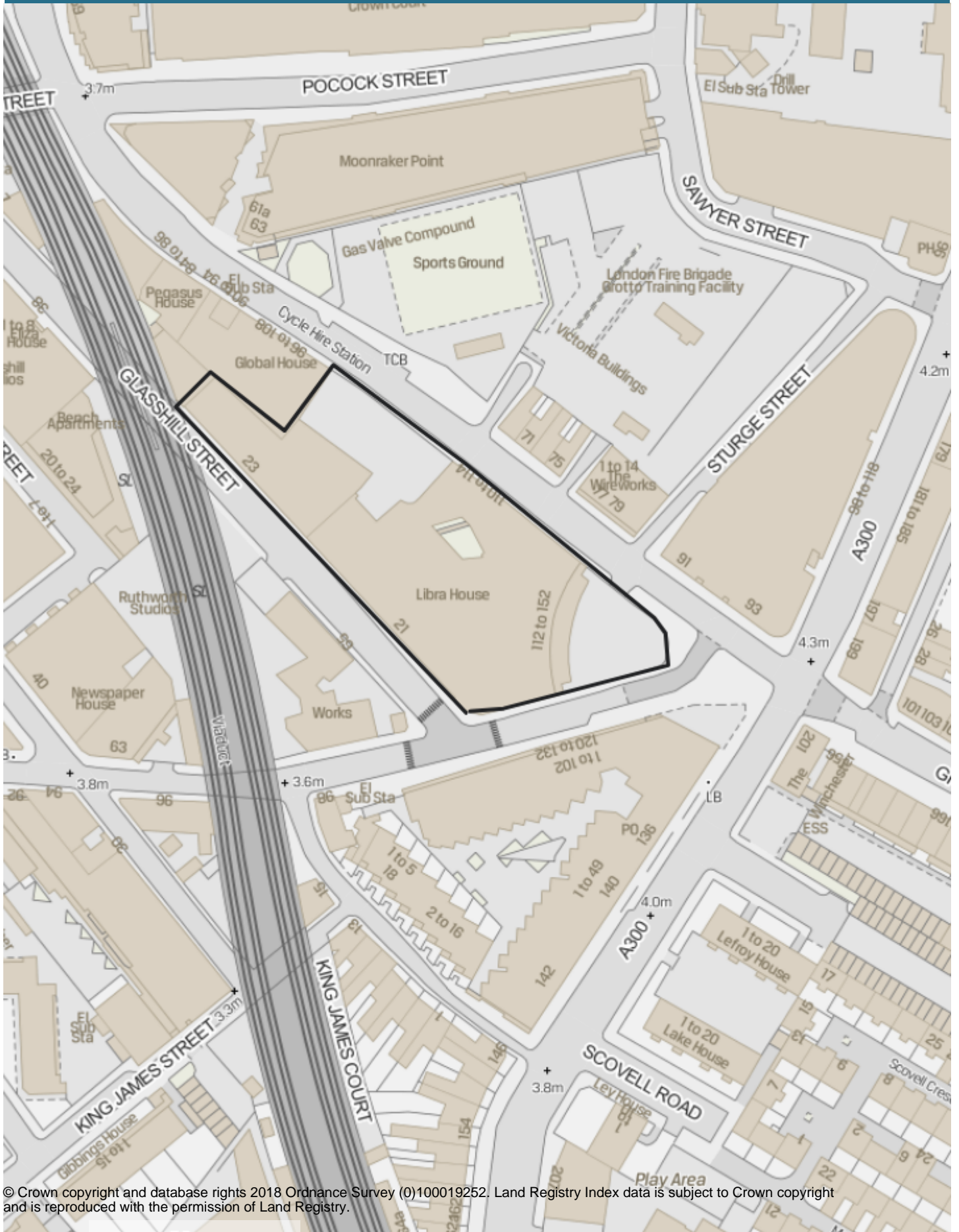
**Statement of positive and proactive action in dealing with the application**

Revisions to the plans and further information have been requested in order to enable the application to be recommended for approval.

# Agenda Item 7.2



## 114 GREAT SUFFOLK STREET, LONDON, SE15 1JB ,



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Scale = 1250

23-Nov-2018

<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 12 December 2018	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 18/AP/2520 for: Full Planning Application  <b>Address:</b> 114 GREAT SUFFOLK STREET, LONDON SE1 0BE  <b>Proposal:</b> Refurbishment and renovation of Smale House consisting of the construction of a new entrance atrium together with a single storey roof extension at third floor level; re-configuration of an associated roof terrace; the installation of additional air conditioning equipment on the roof and hard and soft landscaping works to front courtyard		
<b>Ward(s) or groups affected:</b>	Borough and Bankside		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 01/08/2018		<b>Application Expiry Date</b> 26/09/2018	
<b>Earliest Decision Date</b> 12/09/2018			

### RECOMMENDATION

1. Grant planning permission subject to conditions.

### Site location and description

2. The application site is a part three, part four storey office building at the junction of Great Suffolk Street and Webber Street.
3. The site is located within:
  - The Central Activities Zone
  - The Air Quality Management Area
  - The Bankside and Borough District Town Centre and
  - The Bankside, Borough and London Bridge Opportunity Area.
4. The property is not listed or within the setting of a listed building. It is not in a conservation area, but King's Bench Conservation Area is located to the west of the site across Glasshill Street and the Liberty of Mint Conservation Area is located 60m to the east of the site.

### Details of proposal

5. Planning consent is sought for construction of a new atrium to the front of the office building at the height of four storeys, with a new roof extension to link the new atrium space to current office space to the rear of the building at fourth floor level. This would reduce the area of the existing roof terrace, but access to some outdoor space would be retained on the side of Great Suffolk Street. New cladding would be applied to the existing building where it connects with the proposed atrium extension on the south east and north east elevations. Lastly, additional ventilation equipment would be



placed in the established plant area on the roof behind the atrium.

### **Planning history**

6. 15/AP/2927 Application type: Full Planning Application (FUL)  
Installation of new curtain wall glazing to front facade, removal of existing concrete canopy and installation of new glazed lobby and reception entrance  
Decision date 21/09/2015 Decision: Granted (GRA)
7. 15/AP/2893 Application type: Full Planning Application (FUL)  
Installation of new air conditioning condenser units on roof to replace existing  
Decision date 12/10/2015 Decision: Granted (GRA)
8. 15/AP/3907 Application type: Full Planning Application (FUL)  
Removal of existing roof top plant and replacement with new plant in same location  
Decision date 04/01/2016 Decision: Granted (GRA)
9. 15/AP/4626 Application type: S.73 Vary/remove conditions/minor alterations (VAR)  
Variation of condition 2 of planning permission ref. no. 15/AP/2893 'Installation of new air conditioning condenser units on roof to replace existing' to read: 'The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 4816 EX-PR Rev A.'  
Decision date 18/01/2016 Decision: Granted (GRA)
10. 18/EQ/0112 Application type: Pre-Application Enquiry (ENQ)  
Refurbishment and renovation of Smale House consisting of: New entrance atrium; Terrace extension; Roof extension and Screening for communications tower.  
Decision date 26/04/2018 Decision: Pre-application enquiry closed (EQC)
11. 18/AP/1035 Application type: Full Planning Application (FUL)  
Replacement of 2 existing windows with 2 new windows with louvres and installation of new heating, ventilation and air conditioning unit and two louvres to south east elevation facing internal courtyard  
Decision date 08/06/2018 Decision: Granted (GRA)
12. 18/AP/2547 Application type: Full Planning Application (FUL)  
Reinstatement of windows to the ground floor along Glass Hill Street; replacement of existing hooded ventilation grilles at first floor level with blank panels on Great Suffolk Street elevation and installation of new doors to enclosed bicycle area re-located from front courtyard  
Decision date 14/09/2018 Decision: Granted (GRA)
13. 14/EN/0521 Enforcement type: Unauthorised building works (UBW)  
Roof level mobile phone mast  
Sign-off date 06/08/2018 Sign-off reason: Final closure - no breach of control (FCNB)

### **Relevant planning history of adjoining sites**

#### Global House, 96-108 Great Suffolk Street

14. 11/AP/1607 Full planning application for:  
Construction of a fourth floor additional storey for office use within Class B1) to create a five storey office building together with alterations to the existing elevations including new cladding, windows and entrance.

Granted permission with Unilateral Undertaking on 04/10/2011

15. 13/AP/0309 S.73 application for:  
Variation of condition 2 (approved plans) of permission reference 11-AP-1607 (which was for the construction of a fourth floor additional storey for office use within Class B1, to create a five storey office building together with alterations to the existing elevations including new cladding, windows and entrance) to enable the following minor material amendment: Provision of three additional windows at third and fourth floor levels to the rear elevation.

Granted permission on 07/06/2013

16. 13/AP/2788 S.73 application for:  
Variation of condition 2 (approved plans) and condition 3 (materials) to amend materials and entrance area of the principal facade for planning permission 11-AP-1607, granted 04/10/2011 for: Construction of a fourth floor additional storey for office use within (Class B1) to create a five storey office building together with alterations to the existing elevations including new cladding, windows and entrance.

Granted permission on 11/10/2013

### **Summary of main issues**

17. The main issues to be considered in respect of this application are:
- a) Impact on amenity of adjoining occupiers;
  - b) Design quality;
  - c) Transport impacts;

### **Planning policy**

#### National Planning Policy Framework 2018 (the Framework)

18. Chapter 2 - Achieving sustainable development  
Chapter 6 - Building a strong, competitive economy  
Chapter 9 - Promoting sustainable transport  
Chapter 10 - Supporting high quality communications  
Chapter 11 - Making effective use of land  
Chapter 12 - Achieving well-designed places  
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change  
Chapter 16 - Conserving and enhancing the historic environment

#### The London Plan 2016

19. Policy 2.12 - Central Activities Zone - predominantly local activities  
Policy 4.1 - Developing London's economy  
Policy 4.2 - Offices  
Policy 6.9 - Cycling  
Policy 6.13 - Parking  
Policy 7.4 - Local character  
Policy 7.5 - Public realm  
Policy 7.6 - Architecture  
Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes  
Policy 7.21 - Trees and woodlands

#### Core Strategy 2011

20. Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport  
 Strategic Policy 10 - Jobs and businesses  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

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

Policy 3.1 - Environmental effects  
 Policy 3.2 - Protection of amenity  
 Policy 3.11 - Efficient use of land  
 Policy 3.12 - Quality in design  
 Policy 3.13 - Urban design  
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites  
 Policy 5.2 - Transport impacts  
 Policy 5.3 - Walking and cycling  
 Policy 5.6 - Car parking

Draft New Southwark Plan (2018)

22. P11 - Design of places  
 P12 - Design quality  
 P15 - Efficient use of land  
 P50 - Cycling  
 P52 - Car parking  
 P54 - Protection of amenity  
 P60 - Trees  
 P67 - Reducing noise pollution and enhancing soundscapes

**Summary of neighbour consultation responses**

23. Three objections to the proposal have been submitted, detailing similar concerns. These are:
1. Access to light would be negatively affected for adjoining occupiers.
  2. That the conclusions of the daylight and sunlight assessment are incorrect - one-bedroom units in the Wireworks building are studios; justification for those occasions where impact would be noticeable but has been described as acceptable is questionable.
  3. Concerns over noise created by air conditioning units and loading vans.
24. The concerns raised in objection are material planning considerations which have been addressed below in the report.

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

25. The proposed extension would extend forward towards the corner of Webber and Great Suffolk Street. As such, the location of additional massing is likely to have

some impact on the occupiers of The Wireworks building, 91 Great Suffolk Street as well as those occupiers who live on the north eastern side of 134-144 Southwark Bridge Road.

26. The proposed additional massing would be utilised as a new atrium to the current building, and residents' privacy is likely to be protected simply by the time of use of the office building, but also due to the use of the atrium as a space to move through rather than spend time in.
27. Where a roof extension is proposed to link the new atrium with the existing building, this element is proposed to be set back from the existing side facade by 3.3m. The roof space remaining open to air is proposed to be used for the purpose of a roof terrace, which is already an established use. As such, any impact in terms of overlooking towards occupiers along the other side of Great Suffolk Street would likely actually be reduced as the space available for the roof terrace would be reduced.
28. A daylight and sunlight impact assessment has been submitted. The conclusions show that the majority of the surrounding units receive good levels of daylight and this would not be significantly altered.
29. Five windows serving dwellings at 91 Great Suffolk Street would have their vertical sky component reduced by more than 20%, a level above which the reduction would be noticeable.
30. However, daylight distribution analysis for those rooms confirms that while the individual smaller windows would be affected, reduction in light within those corner rooms would not be more than 20% and thus not be a transgression as defined in the guidance published by the Building Research Establishment.
31. Rooms in 134 - 144 Southwark Bridge Road facing the application site have been identified as falling below the acceptable impact level based on initial appraisal, but achieve acceptable levels of light reduction once the further analysis without the balcony (referred to as a soffit in the daylight and sunlight report) is taken into account.
32. Daylight distribution in two of these rooms would be reduced to levels below the BRE guidance (22% and 33%), even based on analysis without the balcony, while the reduction in the third room would not be noticeable (8%). In the case of the two living rooms, the impact is arising due to depth and single aspect outlook of the rooms as well as the fact that they are set behind balconies. As such, it is considered that the amount of light received to these rooms following construction of proposed development would be compromised mainly due to design of the building that these rooms are contained within rather than the proposed development.
33. All objections received in response to the proposed development are from neighbours living at the Wireworks building. One window at first floor level of Wireworks would see the reduction of 21%, thus marginally exceeding the 20% mark. In terms of daylight distribution, two windows at first floor level would be noticeably affected, though they serve bedrooms and as such are less likely to have a negative impact on the amenity of occupiers than if they served living rooms or kitchens. As the impact on main living space is in keeping with the guidelines, and considering that only two rooms of the adjoining building would be affected, on balance the proposal remains acceptable.
34. A variation of analysis has also been submitted by the applicant following comments from neighbours residing within the Wireworks that the flats are studios rather than

one bedroom flats. The analysis shows that in the scenario of flats being studios impact on daylight distribution would not be noticeable.

35. The new addition would largely be of the same height as the established main part of the building and so is unlikely to cause sense of enclosure or negatively affected outlook for surrounding occupiers. It is possible that established views from surrounding windows would appear different to existing, though it is important to note that development affecting views is not a planning consideration.
36. Additional ventilation equipment would be installed within the already established roof area for this purpose. A noise impact assessment has been submitted to set out the impact the addition of new equipment would have on the adjoining occupiers. The report has been reviewed by the Environmental Protection team who do not object to the addition of new equipment.
37. In light of the benefits resulting from the proposed development whereby the use of an office building in the Central Activities Zone would be improved, it is considered that the impact arising on some of the adjoining occupiers is acceptable.

### **Design quality**

38. The main purpose of the application is to provide a new atrium to the current office building which looks out of date, visually. The new atrium would be set in from the sides and would follow the established curved facade shape. It would extend above the current height of the building to the front, but would be only 20cm higher than the current four storey element of the office block and would connect to it in order to create direct access from the atrium to conference space.
39. In terms of scale and massing, the proposed extension is considered appropriate. The increase in height would be off-set by setting in the atrium from sides and by linking the extension to the existing building of similar height.
40. The new atrium would be clad in zinc interlocking panels while parts of the existing building would be covered in metal mesh to connect the new atrium with the existing building. Existing curtain walling panels on Great Suffolk Street and Webber Street elevations would be replaced by new powder coated aluminium panels.
41. The proposed materials are considered to be acceptable and are likely to aid in creating a visually attractive front facade. In order to ensure that the proposal would be carried out in materials of high quality, a condition is recommended requiring material samples to be presented on site for approval before works start above grade.

### **Transport issues**

42. Alongside improvements to the facade of the building, alterations are proposed to take place within the front courtyard to create a more inviting entrance to the office building. To allow for increased landscaped area, 17 car parking spaces would be removed. Three car parking spaces would be retained and one new disabled car parking space would be added.
43. Cycle parking for the use by employees of the office is proposed to be re-located to the central courtyard with access from Great Suffolk Street. An application to this effect (18/AP/2547) was approved on 14/09/2018. Some temporary visitor cycle parking spaces would be positioned along the perimeter of the new front courtyard space, which is found acceptable.

44. Negotiations between the applicant and the Highways Authority have been ongoing regarding the proposed access to parking to ensure that good visibility would be created allowing safe movement in and out of the parking space. The current proposed works are considered acceptable as visibility for movement in and out of the parking area would not be obstructed. However, the applicant will be required to enter into an agreement with the Highways Authority to repave the footway, upgrade existing crossovers, upgrade existing utility covers and rectify any damaged footways, kerbs, inspection covers and street furniture.

#### **Other matters**

45. The Mayoral CIL payment required for this development would be £19,045.98. No Southwark CIL payment would be required.
46. The current landscaping plan is considered acceptable, though further details of specific type of planting and the planting schedule are recommended to be requested via a condition.

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

47. In light of the above, the proposal would result in a high quality addition and refurbishment of the existing office building which would have a positive impact on the appearance of the surrounding area. The impact arising on the amenity of some of the adjoining occupiers is considered to be minor weighed against the benefits of the proposed development. The application is therefore recommended for approval.

#### **Consultations**

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

#### **Consultation replies**

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

#### **Community impact statement / Equalities Assessment**

50. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
  - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
  - c) The need to foster good relations between persons who share a relevant

protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

51. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
52. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
53. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

#### **Human rights implications**

54. 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.
55. This application has the legitimate aim of providing additional commercial space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/1447-B Application file: 18/AP/2520 Southwark Local Development Framework and Development Plan Documents	Place & Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7708 Council website: www.southwark.gov.uk

#### **APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Lasma Putrina, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	20 October 2018	
<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 Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		28 November 2018



**APPENDIX 1****Consultation undertaken****Site notice date:** 20/08/2018**Press notice date:** 16/08/2018**Case officer site visit date:** 21/08/2018**Neighbour consultation letters sent:** 07/08/2018**Internal services consulted:**

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

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

n/a

**Neighbour and local groups consulted:**

Flat A Victoria Buildings SE1 0BU  
 Global House 96-108 Great Suffolk Street SE1 0BE  
 Flat C Victoria Buildings SE1 0BU  
 Flat B Victoria Buildings SE1 0BU  
 Third Floor Global House SE1 0BE  
 Second Floor Global House SE1 0BE  
 Unit 2 Wireworks Court SE1 0BU  
 Flat 114 Great Suffolk Street SE1 0NS  
 Flat D Victoria Buildings SE1 0BU  
 Flat J Victoria Buildings SE1 0BU  
 Flat I Victoria Buildings SE1 0BU  
 Flat L Victoria Buildings SE1 0BU  
 Flat K Victoria Buildings SE1 0BU  
 Flat F Victoria Buildings SE1 0BU  
 Flat E Victoria Buildings SE1 0BU  
 Flat H Victoria Buildings SE1 0BU  
 Flat G Victoria Buildings SE1 0BU

First Floor Global House SE1 0BE  
 6 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 5 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 8 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 7 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 2 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 1 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 4 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 3 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 9 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 83 Great Suffolk Street London SE1 0BU  
 14 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 Ground Floor Global House SE1 0BE  
 77 Great Suffolk Street London SE1 0BU  
 11 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 10 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 13 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 12 Wireworks Court 79 Great Suffolk Street SE1 0BU

**Re-consultation:** 02/10/2018

**APPENDIX 2****Consultation responses received****Internal services**

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

12 Wireworks Court 79 Great Suffolk Street SE1 0BU

3 Wireworks Court 79 Great Suffolk Street SE1 0BU

4 Wireworks Court 79 Great Suffolk Street SE1 0BU

<b>RECOMMENDATION</b>
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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.

<b>Applicant</b>	Mrs Clare Cox Vodafone UK	<b>Reg. Number</b>	18/AP/2520
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/1447-B
<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:**

Refurbishment and renovation of Smale House consisting of construction of a new entrance atrium together with a single storey roof extension at third floor level and re-configuration of an associated roof terrace; as well as installation of additional air conditioning equipment within the new atrium and hard and soft landscaping works to front courtyard

**At:** 114 GREAT SUFFOLK STREET, LONDON SE1 0BE

**In accordance with application received on 31/07/2018 12:01:08**

**and Applicant's Drawing Nos.** Existing plans: P(00).01 Rev P1, P(00).02 Rev P1, P(10).01 Rev P1, P(10).02 Rev P1, P(10).03 Rev P1, P(10).04 Rev P1, P(10).05 Rev P1, P(10).06 Rev P1, P(10).07 Rev P1, P(10).08 Rev P1, P(10).09 Rev P1, P(10).10 Rev P1, P(11).01 Rev P1, P(11).02 Rev P1, P(11).03 Rev P1, P(11).04 Rev P1, P(11).05 Rev P1, P(11).06 Rev P1

Proposed plans: P(00).03 Rev P1, P(00).04 Rev P1, P(10).11 Rev P1, P(10).12 Rev P1, P(10).13 Rev P1, P(10).14 Rev P1, P(10).15 Rev P1, P(10).16 Rev P1, P(10).17 Rev P1, P(10).18 Rev P1, P(10).19 Rev P1, P(10).20 Rev P1, P(10).21 Rev P1, P(11).11 Rev P1, P(11).12 Rev P1, P(11).13 Rev P1, P(11).14 Rev P1, P(11).15 Rev P1, P(11).16 Rev P1, P(12).01 Rev P1, P(12).02 Rev P1, P(12).03 Rev P1

Additional information: P(13).01 Rev P1, P(13).02 Rev P1, P(13).03 Rev P1, P(14).01 Rev P1, P(14).02 Rev P1, 2093/E (Daylight and sunlight report), Design and access statement, Phase 1 Rev 1 Accoustic planning report, Planning statement

**Subject to the following five conditions:****Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: P(00).03 Rev P1, P(00).04 Rev P1, P(10).11 Rev P1, P(10).12 Rev P1, P(10).13 Rev P1, P(10).14 Rev P1, P(10).15 Rev P1, P(10).16 Rev P1, P(10).17 Rev P1, P(10).18 Rev P1, P(10).19 Rev P1, P(10).20 Rev P1, P(10).21 Rev P1, P(11).11 Rev P1, P(11).12 Rev P1, P(11).13 Rev P1, P(11).14 Rev P1, P(11).15 Rev P1, P(11).16 Rev P1, P(12).01 Rev P1, P(12).02 Rev P1, P(12).03 Rev P1

Reason:

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

- 2 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.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to 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 these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including trees and showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2018 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 5 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**Statement of positive and proactive action in dealing with the application**

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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**PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2018-19**

**NOTE:** Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7234.

Name	No of copies	Name	No of copies
<b>To all Members of the sub-committee</b>			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	1
Councillor Darren Merrill	1		
Councillor Martin Seaton	1		
<b>(Electronic version only)</b>		Communications	By email
		Louise Neilan, media manager	
Councillor Damian O'Brien (Vice-Chair)		<b>Total:</b>	16
Councillor Sirajul Islam			
Councillor Nick Johnson			
Councillor Victoria Olisa		Dated: 4 December 2018	
<b>(Reserves to receive electronic versions only)</b>			
Councillor Sunil Chopra			
Councillor Barrie Hargrove			
Councillor James McAsh			
Councillor Eliza Mann			
Councillor Leanne Werner			
<b>Officers</b>			
Constitutional Officer, Hub 2 (Second Floor), Tooley Street	8		
Jacquelyne Green Hub 2 (Fifth Floor), Tooley Street	2		
Alex Gillott /Jon Gorst, Legal Services, Hub 2 (Second Floor), Tooley Street	2		