

Planning Committee

Tuesday 6 July 2021

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor James Coldwell
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Bill Williams

Reserves

Councillor Radha Burgess
Councillor Victor Chamberlain
Councillor Jon Hartley
Councillor Nick Johnson
Councillor Eleanor Kerslake
Councillor James McAsh
Councillor Victoria Mills
Councillor Margy Newens

INFORMATION FOR MEMBERS OF THE PUBLIC

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.

Babysitting/Carers allowances

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

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact: Greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 28 June 2021



Planning Committee

Tuesday 6 July 2021
6.30 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 5
	To approve as a correct record the minutes of the meeting held on 21 April 2021.	
6.	DEVELOPMENT MANAGEMENT	6 - 10
	6.1. 21-23 PARKHOUSE STREET, LONDON, SE5 7TQ	11 - 125

Item No.	Title	Page No.
----------	-------	----------

6.2. 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	126 - 363
---	-----------

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the 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.”



Planning 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. Please note that, due to ongoing coronavirus measures, speakers must register to speak by no later than 5pm, 1 working day before the meeting.
5. 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.

6. 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.
7. Speakers should lead the committee to subjects on which they would welcome further questioning.

8. 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.
9. 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.
10. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
11. No smoking is allowed at committee.
12. 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 Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

Minutes of the Planning Committee held on Wednesday 21 April 2021 at 6.30 pm

PRESENT: Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-chair)
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Kath Whittam
Councillor Bill Williams

OFFICER Colin Wilson, Head of Regeneration Old Kent Road
SUPPORT: Jon Gorst, Legal Services
Troy Davies, Planning
Pip Howson, Transport Policy
Tim Murtagh, Constitutional Team
Gregory Weaver, Constitutional Team

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated before the meeting:

Addendum report relating to items 6.1.

Members pack relating to items 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 March 2021 be approved as a correct record of the meeting.

6. DEVELOPMENT MANAGEMENT

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 were 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 be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

6.1 671-679 OLD KENT ROAD LONDON SE15 1JS

Planning application: Application 20/AP/2701

PROPOSAL:

Demolition of all existing structures and erection of a part 10, part 12 storey plus basement mixed-use development comprising 257sqm flexible Class E floorspace (Commercial, business and service), and 267 purpose-built student accommodation rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.

The committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.

There were no objectors present wishing to address the committee.

The applicant's representatives addressed the committee, and answered questions put by the committee.

At 7.26pm the meeting took a screen break and resumed at 7.31pm.

The committee put further questions to the applicant and officers.

There were no supporters who lived within 100 metres of the development site who wished to speak.

There were no ward councillors present who wished to speak.

The committee discussed the application.

The chair enquired about monitoring to ensure compliance of any decision would be continuous. Officers responded that this would be picked up in the Section 106 agreement.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

- a) That planning permission be granted, subject to conditions and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 21 October 2021.
- b) In the event that the requirements of (a) are not met by 21 October 2021 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 258 of this report.

The meeting ended at 7.47pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 6 July 2021	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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 Housing, 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 Governance

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 planning practice guidance (PPGs) and planning policy statements (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

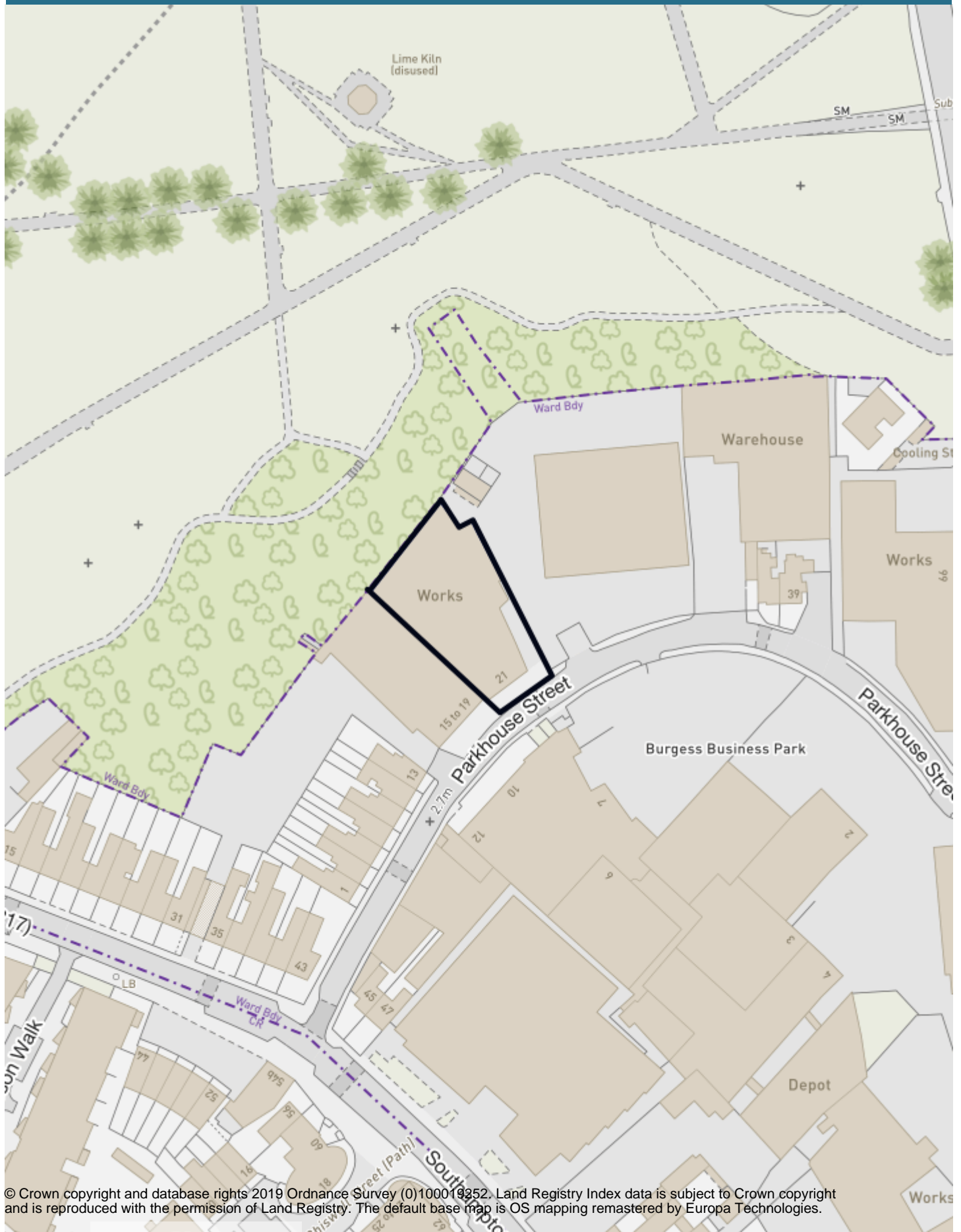
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Tim Murtagh, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	26 June 2021		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments sought	Comments included
Director of Law and Governance		Yes	Yes
Director of Planning		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			26 June 2021



© Crown copyright and database rights 2019 Ordnance Survey (0100019352). Land Registry Index data is subject to Crown copyright and is reproduced with the permission of Land Registry. The default base map is OS mapping remastered by Europa Technologies.

50 m

Scale =

1:100,000,000

23-Jun-2021

Contents	
Contents	1
RECOMMENDATION.....	4
EXECUTIVE SUMMARY	4
BACKGROUND INFORMATION.....	6
Site location and description.....	6
Details of proposal.....	8
KEY ISSUES FOR CONSIDERATION.....	19
Summary of main issues	19
Legal context.....	20
Planning policy	20
Other relevant guidance	20
ASSESSMENT	21
Principle of the proposed development in terms of land use including departure from policies to protect Preferred Industrial Location (PIL)	21
Commercial uses.....	21
Affordable workspace.....	25
Environmental impact assessment.....	26
Housing mix, density and residential quality	27
Housing Mix.....	28
Density	28
Residential Quality	29
Affordable housing and development viability	31
Amenity space.....	32
Children's play space	33
Design	33
Site context	34
Height scale and massing and appropriateness of a tall building	37
Architectural quality and materials.....	39
Cumulative impact.....	43
Summary of tall building assessment	43
Architectural design and materials	43
Heritage considerations.....	44
Landscaping, trees and urban greening	46
Ecology and biodiversity.....	47

Cumulative impact.....	49
Impact of proposed development on amenity of adjoining occupiers and surrounding area	50
Outlook and privacy.....	51
Burgess Business Park (15-19 Parkhouse Street)	51
Impact on 25-33 Parkhouse Street.....	52
Existing Neighbours	52
Daylight and Sunlight Impact.....	53
Burgess Business Park (15-19 Parkhouse Street)	54
Impact on 25-33 Parkhouse Street.....	55
Overshadowing of amenity spaces.....	56
Noise and vibration.....	56
Agent of change principles (ability for commercial and residential uses to co-exist)	57
Transport and highways	58
Site context, proposed layout and response to highway network	58
Trip generation	59
Servicing and deliveries including refuse storage and collection	59
Car parking.....	60
Cycle parking and cycling facilities	60
Healthy Streets.....	61
Environmental matters	61
Construction management	61
Water Resources, Flood Risk and SUDs.....	61
Land contamination	62
Air quality	62
Light pollution	62
Archaeology	63
Energy and sustainability.....	63
Whole life cycle and carbon capture.....	64
Carbon emission reduction.....	64
Be Lean (use less energy).....	64
Be Clean (supply energy efficiently)	64
Be Green (Use low or carbon zero energy)	64
Be Seen (Monitor and review)	65
Circular economy	65
Overheating.....	66

BREEAM	66
Digital Connectivity	67
Summary	67
Planning obligations (S.106 agreement)	67
Mayoral and borough community infrastructure levy (CIL)	71
Other matters.....	71
Community involvement and engagement	72
Consultation responses from members of the public and local groups	72
Pre Application Engagement	72
Consultation responses from external and statutory consultees	72
Consultation responses from internal consultees	74
Community impact and equalities assessment.....	77
Human rights implications	77
Positive and proactive statement.....	78
Positive and proactive engagement: summary table	78
CONCLUSION.....	78
BACKGROUND INFORMATION.....	80
BACKGROUND DOCUMENTS.....	80
APPENDICES	80
AUDIT TRAIL.....	81

Item No.	Classification:	Date:	Meeting Name:
6.1	OPEN	24.6.2021	Planning Committee
Report title:	Development Management planning application: 19/AP/0469: Full Planning Application. Address: 21-23 PARKHOUSE STREET, LONDON, SE5 7TQ Proposal: Demolition of existing building at 21-23 Parkhouse Street and erection of two blocks (Block A and Block B) of 5 and part-7/part-10 storeys. Block A comprises a 5-storey block for commercial/employment use (879sqm) and Block B comprises a part-7/part 10-storey block with ground floor commercial/employment use (111sqm) and 33 residential dwellings, accessible car parking, cycle parking, refuse storage, and associated landscaping.		
Ward(s) or groups affected:	St Giles, Camberwell Green, Faraday		
From:	London Borough of Southwark		
Application Start Date	13.03.2019	PPA Expiry Date N/A	
Earliest Decision Date	01.04.2021		

RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 31st December 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 266.

EXECUTIVE SUMMARY

3. This is a major application which seeks to redevelop a vacant industrial site within to provide a mixed-use commercial and residential development. The application proposes demolition of the existing vacant warehouse building to enable the erection of two new buildings (Blocks A and B).
4. Block A would be a 5 storey block positioned to the front (south) of the site adjacent to Parkhouse Street. This block would provide 879 sqm of commercial floorspace.
5. Block B would be part 7/part 10 storey block positioned towards the rear (north)

of the site near the boundary with Burgess Park. This block would provide 111 sqm of commercial floorspace on the ground floor and 33 new dwellings on the upper floors.

6. The remainder of the site would be landscaped to provide shared amenity space between the two blocks as well as communal and play space facilities on the northern end of the site between Block B and the park boundary. One onsite disabled space would be provided as well as 75 cycle parking spaces.
7. The development would re-provide commercial floor space and deliver 33 dwellings of which 16 dwellings would be affordable (52% affordable by habitable room) which is considered to be a positive benefit to the Borough.
8. The site is in a local Preferred Industrial Location as defined in the adopted Development Plan and within a designated site allocation in the emerging plan where re-provision of the same amount of commercial floorspace should form part of any proposal. This application proposes a small reduction of commercial floorspace (99sqm/10% reduction) which has arisen out of the need to meet a number of competing demands. These demands include, the need to maintain an appropriate setback from the boundary of the Burgess Park, the need to provide an appropriate design response in terms of height, scale and mass of the new buildings, the specific design requirements to facilitate light industrial uses and the opportunity to provide good quality homes, and maximising affordable homes delivery.
9. Although there is a 10% reduction in commercial floorspace re-provision, the applicant has proposed 20% of the commercial floorspace be secured as affordable workspace, twice the 10% detailed in draft policy.
10. The proposed buildings are of high quality design, offering robust modern commercial units as well as dwellings which meet and for the majority of units exceed, residential design standards whilst responding positively to the surrounding context and character of the area.
11. Whilst there would be some less than substantial harm to the setting of heritage assets (listed buildings in Burgess Park), this is considered to be outweighed by the benefits arising from the proposal including an increase in jobs at the site, high quality new commercial floorspace, and new housing including affordable housing.
12. There would not be significant harm to neighbouring amenity. It should be noted that there would be no harm to the amenity of existing neighbours and the impact on residents within emerging schemes would be typical of that found within new developments of this nature. Furthermore the relationship that will exist between the new developments if built out as currently proposed will be reflective of that created by the other schemes coming forward in this street.
13. The development would satisfactorily address transport and sustainability policies.
14. The impact on the ecology of Burgess Park Site of Importance for Nature Conservation (SINC) has been fully considered. Officers are satisfied that the

proposal would not give rise to unacceptable impacts by way of noise, disturbance, overshadowing or light pollution. There would be no noticeable harm to protected species subject to conditions to secure the detailed design of balconies and appropriate lighting. Furthermore the proposed ecological mitigation in terms of planting will enhance opportunities for biodiversity on site.

15. Subject to the appropriate mitigation secured by the recommended conditions and s106 obligations set out below, the proposal is now considered to be acceptable for the reasons discussed in this report.

BACKGROUND INFORMATION

Site location and description

16. The site is on the north side of Parkhouse Street close to the junction with Southampton Way. The 0.13ha site forms part of the Burgess Business Park and is currently occupied by a large vacant warehouse formerly in use for light industrial and office purposes. The most recent use of the existing building is assumed to be B1(c). The Council acquired the building in April 2015, and the building has not been in use for employment purposes since this date. The remainder of the site is given over to hardstanding. There is an existing electrical substation on site which must be re-provided as part of the new development.



Image: Site location plan



Image: Existing site aerial photograph

17. The site is bounded by Burgess Park to the north, Parkhouse Street to the South and industrial sites to the east and west. Parkhouse Street is a designated Preferred Industrial Location (PIL). There are a number of employment and industrial uses within the immediate area with development largely comprising two storey industrial warehouses. Beyond the business park the surroundings are predominantly residential comprising a mix of historic density terraced dwellings and more modern medium rise flatted developments. The nearest residential properties are located 26m to the west of the site at 1-13 Parkhouse Street.
18. Burgess Park is one of the borough's largest and most significant parks. It is designated MOL and the area of woodland immediately adjacent to the site is a protected Site of Importance for Nature Conservation (SINC).
19. The site is covered by the following planning designations:-
 - Urban Density Zone
 - Flood Zone 3 (with the benefit of flood defences along the River Thames)
 - Parkhouse Street PIL
 - Air Quality Management Area
 - East Camberwell CPZ
 - PTAL 2/4
 - There are a number of listed buildings/structures to the north of the site (Grade II Listed Lime Kiln in Burgess Park/Grade II Listed Former St Georges Church and Grade II Listed Groundwork Trust Offices)
 - The site is not within a Conservation Area.
 - The site lies within the NSP22 'Burgess Business Park' site allocation.
20. There are a number of sites within the Burgess Business Park site allocation

coming forward for redevelopment (full details are set out in the history section below).

Details of proposal

21. As stated above, the application proposes a commercial led mixed use redevelopment of the site comprising two blocks. The development would deliver a total of 990 sqm of commercial floorspace and 33 residential dwellings of which 16 would be affordable (social rent).
22. Block A would be the commercial one and located towards the front of the site onto Parkhouse Street. This 5 storey block would accommodate commercial units on all levels. Due to the commercial floor to ceiling heights the building would be the equivalent of 6 storeys in height (23.3m to parapet/24.7m top of plant). This block would be constructed of white brick with red/brown metal fenestration.
23. The taller mixed use block (Block B) would be located to the rear, northern edge of the site. The block has been designed as a part 7/part 10 storey block stepping up in height towards the eastern side of the site to reduce the impact on the communal landscaped route running along the western boundary of the site. The tallest element would measure 38.9m being the plant enclosure but the building would be seen at a lower parapet level of 36.9m. The seven storey part would be constructed of white brick and the taller, 10 storey element in red/buff bricks both with red/brown metal fenestration, balustrading for the balconies and cladding details.
24. The main vehicular and pedestrian access runs along the western edge of the site, as a generous shared space. The access leads to a central landscaped courtyard which features a number of new trees to soften the environment. The route also provides pedestrian access to the rear of the site, where shared communal amenity and play space is proposed.
25. The proposals are designed on the basis of delivering a car-free development except for the provision of one wheelchair car parking space, limiting the number of vehicles that will enter and exit the central courtyard space.
26. A total of 75 cycle parking spaces would be provided in dedicated stores for both the residential and commercial uses.

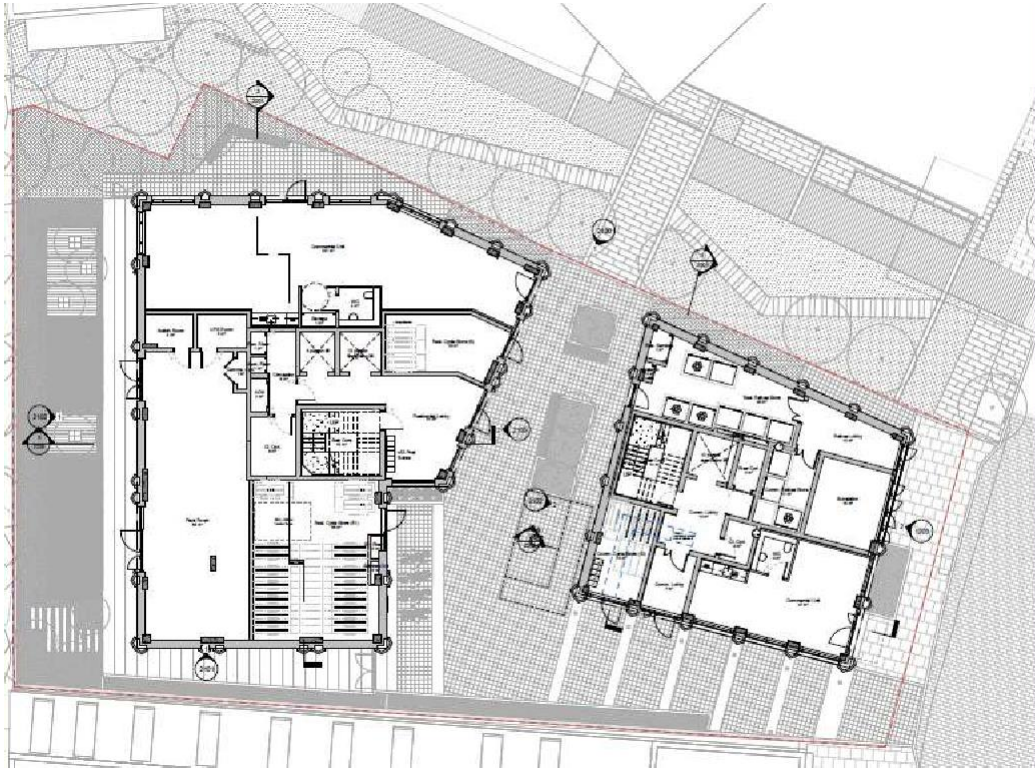


Image – Proposed ground floor layout



Image: CGI view of proposed scheme

Amendments to the application

27. The scheme has evolved since submission in response to comments from members of the public and those of planning officers.
28. In order to address issues raised revised and additional plans and documents were submitted in March 2020 and then again in March 2021. The most recent post submission amendments were submitted in respect of the following matters:
- All of the light industrial floorspace to be B1c (now Use Class E)
 - Design amendments to commercial floorspace (ground floor layouts and floor to ceiling heights to accommodate B1c use)
 - Marginal increase in height of both blocks (circa 3m) to accommodate required floor to ceiling heights for the B1c space
 - Changes to the footprint of both blocks making Block A slightly smaller and moving Block B (and its balconies) so it would be 5m from Burgess Park
 - Reduction in commercial floorspace (99 sqm reduction) as a result of reducing the footprint of the blocks
 - 20 percent commercial floorspace to be provided as affordable workspace (to mitigate the overall reduction in commercial floorspace)
 - Minor design amendments to elevations (balconies, brick treatment, substation)
 - Removal of loading bay on Parkhouse Street
 - Improvements to the landscaping scheme and amenity spaces
 - Revisions to the cycle parking strategy in terms of storage space design, style, and layout

Comments from members of the public and local groups

29. Letters were sent to local residents when the application was first received in April 2019, at this time the application was advertised in the local press and site notices were erected. Following the submission of revised/additional information in March 2020 members of the public were notified as they were after the submission of the final set of amendments in March 2021, each time inviting comments.
30. A total of 80 representations have been received including objections from Friends of Burgess Park, Wells Way Residents Association, Camberwell Society and The Green Party. In total there were five letters of support, two neutral and 73 objections. The comments have been summarised in the table below.

Objections	Officer Response
Harm to ecology in the adjacent park/SINC	Robust ecology assessments have been submitted to demonstrate the impact of the development on the adjacent SINC. In addition in response to concerns raised by FOBP a cumulative assessment of the impacts of this and neighbouring schemes was commissioned by officers. Significant

	<p>harm would not arise by way of overshadowing, light pollution, noise or disturbance subject to the recommended conditions to control the development in detail. Notwithstanding this, appropriate mitigation has been secured to mitigate any adverse impact on the SINC. Furthermore, the redevelopment would deliver opportunities for significant enhancements to ecology/biodiversity onsite through the detailed landscaping strategy which will include appropriate plant species and ecology features.</p>
<p>A 5m set back from the park is not sufficient for a 10 storey building</p>	<p>The 5m set back is acceptable and was the result of extensive discussions with Design, Ecology and Parks Officers. Relevant technical reports have been submitted to demonstrate the impact of the development in terms of ecology, trees and daylight/sunlight. The setback together with appropriate landscaping on the boundary, sensitive lighting to the building, appropriate architectural treatment to the building and balconies will result in a development which would not have a significant adverse impact on the adjacent park or SINC.</p>
<p>Impact on Grade II St George Church which is a designated heritage asset.</p>	<p>A full assessment of the impact of the development on heritage assets including the church has been undertaken. For the reasons set out in the report the harm would be less than substantial and would be outweighed by the public benefits of the scheme.</p>
<p>The height and scale of development being too great and its impact on the park.</p> <p>The height has increased</p>	<p>This proposal and others on Parkhouse Street, if approved would change the views from the park. These views are not protected and it is common to see buildings in views from parks in London.</p> <p>For the reasons set out in this report the height, scale and mass of the development is appropriate for this location.</p>

	<p>The site lies within a location identified for regeneration and intensified use to deliver much needed housing and employment floorspace. As such there is a plan led approach to higher density development being delivered. This proposal reflects the plan led approach set out in the London and Southwark development plans.</p>
<p>The site is not designated for tall buildings and the design is not exemplary.</p>	<p>Whilst not identified as a tall building site in current development plan policies, the emerging NSP site allocation does suggest that tall buildings may be appropriate. The tallest block on this site would be 38m high, in the emerging context the buildings on this site will be reflective of the buildings in the wider Burgess Business Park. For the reasons set out in this report the height/scale of buildings are considered to be appropriate.</p> <p>In terms of design the proposal would deliver high quality buildings set in a hard and soft landscaped environment which is appropriate to the mixed use of the site. The residential units would meet and in some cases exceed residential standards and would offer a very good standard of amenity. Overall the development is considered to meet exemplary standards.</p>
<p>Any development on this site should be at the southern edge adjacent to Parkhouse Street. The land on the site adjacent to the park should be used for open/play space.</p>	<p>The development has been designed with two blocks located centrally within the site boundary with areas of hard and soft landscape on all sides. Revisions to the design were sought to improve the relationship with the park. Block B has been set back 5m from the boundary with the park. The open space between the block and the boundary will accommodate communal gardens and the 0-4 playspace.</p>
<p>The increased density in this area will put more pressure on use of the park.</p>	<p>For the reasons set out in this report</p>

<p>There is no onsite provision for 5+ playspace which will put pressure on existing facilities.</p> <p>Lots of the facilities within Burgess Park are not free, they need to be paid for which is not accurately reflected in the document submitted with this application.</p>	<p>the proposed density is appropriate for this location. The recently adopted London Plan and the emerging NSP policies focus more upon successful design to optimise developments rather than setting numerical targets.</p> <p>The development will deliver high quality dwellings and commercial units as well as onsite play space for 0-4 year olds.</p> <p>Given the location of the site it is appropriate to rely on off-site playspace provision for 5+ year olds. Development plan policies allow for this subject to appropriate financial contributions towards off-site facilities. The applicant has agreed to a financial contribution in accordance with adopted policies.</p> <p>It is open for anybody to participate in paid facilities within the park, this is not limited to existing local residents.</p>
<p>Impact on carbon emissions</p>	<p>As set out in the sustainability section of this report the development has been designed to minimise the use of energy, water and materials. An energy strategy has been developed in accordance with the Mayor's energy hierarchy. The proposal would achieve zero carbon targets through a combination of onsite carbon reductions and an offset payment for the shortfall. The technical reports submitted to address sustainability have been reviewed and found to be robust.</p>
<p>The development fall below the required Urban Greening Factor (UGF)</p>	<p>There is no standard for mixed used developments. Nevertheless this development maximises its UGF meets the residential target of 0.4</p>
<p>Transport impacts including car parking and impact on local bus capacity.</p>	<p>All new development is required to limit on-site car parking and maximise sustainable modes of transport. When</p>

	<p>assessing appropriate car parking levels and the impact on existing infrastructure it is necessary to have regard to future planned transport networks as well as existing. There are planned improvements to transport infrastructure in this area.</p> <p>A car free development (save for one disabled space) is deemed to be appropriate for this location in accordance with adopted policies. Future occupiers will not be able to obtain parking permits so will not put any additional pressure on the road network.</p> <p>It is however recognised that it will be necessary for the development to address the additional demand that will be created by virtue of travel plans incentives, and financial contributions towards improvements to buses and cycle facilities.</p>
<p>There are concerns about whether there are appropriate amenities for future residents (schools/doctors/shops etc...)</p>	<p>The provision of additional infrastructure and community facilities is key to the plan led approach of delivering growth in the borough. The council recognise the need for a significant number of new homes but also employment opportunities and infrastructure and community facilities to support additional housing. This is reflected in development plan policies and infrastructure plans for the borough.</p> <p>New developments are subject to the payment of Community Infrastructure Levy which is used to fund additional infrastructure in the borough in addition to any site specific obligations to mitigate the impact of the development.</p> <p>This development will be subject to the Community Infrastructure Levy as well</p>

	as a range of financial obligations as set out in the relevant sections of this report.
Impact of construction- potential damage to building/roads and environmental effects.	<p>There is no evidence to suggest that neighbouring buildings would be damaged during the construction phase of this development.</p> <p>The development will be subject to detailed construction management plans that will identify transport and environmental effects arising from the construction phase. The plans will set out measures to manage the process and to minimise harm. Such reports will also identify any necessary mitigation.</p>
No requirement for commercial floorspace. .	<p>The Council's evidence base suggests that there is a continued need for additional commercial floorspace in the Borough. The commercial units on this site have been designed to accommodate light industrial uses rather than offices in line with the site allocation and development plan policy requirements.</p> <p>The commercial spaces have been designed to deliver high quality flexible spaces which will be attractive to a range of small and medium sized businesses. Conditions are recommended regarding suitable fit-out for the commercial spaces as this can often be a barrier to securing occupation. Furthermore 20% of the commercial floorspace will be secured as affordable workspace offering a significant discount to those meeting eligibility criteria.</p>
The council needs to provide more employment opportunities for residents, existing industrial sites should be protected.	Whilst this application would result a slight reduction in commercial floorspace this site has been vacant for a considerable period of time and as such the redevelopment will provide

	<p>the opportunity for additional jobs compared to the current situation and more jobs than the last known use.</p> <p>Subject to the measures set out in this report (commercial fit out/affordable workspace provision/removal of PD rights to change the use of the commercial units) officers consider that this development would enhance long term employment opportunities for the borough.</p>
The revised proposal results in a loss of commercial floorspace	This is mitigated by way of more affordable workspace as well as a contribution towards loss of employment floorspace
This development needs to be considered in context with all the other developments in Parkhouse Street	<p>Whilst individual applications are assessed on their merits and determined as standalone developments full regard has been given to the planned redevelopment of Burgess Business Park in its entirety. The site lies within an allocated site for mixed use redevelopment (NSP22) and as such a plan led approach has been taken to whole scale redevelopment in this area. Furthermore in assessing the acceptability of this application there has been an analysis of the potential cumulative impacts in terms of design, transport, ecology and other technical matters.</p>
Impact on amenity from overlooking	Having regard to the orientation of the buildings and the distance that will be retained between the application site and existing residential dwellings to the west it is not considered that an unacceptable level of harm would arise.
The development will rely on mechanical ventilation and cooling	The development has been designed to maximise natural ventilation and cooling through passive design as much as possible. There is a need to balance natural ventilation, daylight, noise and air quality considerations. It is proposed to include some mechanical ventilation and cooling but this is considered to be acceptable for

	the reasons discussed below.
There will be inadequate light to properties in neighbouring schemes	Assessments have been submitted to demonstrate the impact according to BRE guidance. The impact is considered to be acceptable for the reasons set out in the report below
Lack of affordable housing	This development will provide a policy compliant level of affordable housing (52% compared to the policy requirement of 50%)
There are concerns over the transparency of this application being made by the council	The Council as landowner must apply for planning permission in the same way as any other Developer and is the way development by local authorities are made across the country.
Lack of viability information	<p>This application proposes a policy compliant level of affordable housing with no grant subsidy.</p> <p>The London Plan allows for policy compliant schemes to follow a fast track route whereby a full financial viability assessment is not required.</p> <p>A financial viability summary has been provided to demonstrate that the scheme is deliverable.</p> <p>In accordance with policies a clause will be secured in the legal agreement requiring a full viability review if the development is not built out within 2 years of planning permission being granted.</p>
The amendments do not overcome previous objections and the harm that will be created by this development is not outweighed by the benefits.	<p>The principle of the development has been supported by officers since the original application was submitted in accordance with the planed regeneration of this area as set out in the NSP.</p> <p>Improvements/amendments were sought following the initial round of consultation in order to address design issues, to improve the relationship with the park and to address technical</p>

	matters such as highways and sustainability. The revised proposals are considered to address previous concerns. The public benefits that will be delivered as a result of the proposal are considered to outweigh any limited harm that may arise in terms of impact on the adjacent park, nearby heritage assets or ecology of the SINC
Comments in Support	
Comments of support acknowledged the benefits of providing much needed housing and commercial units but did express concerns over the height.	

Planning history of the site, and adjoining or nearby sites.

31. There is no relevant history relating to the industrial use of the site.
32. An application was submitted in 2017 (17/AP/1723) for a mixed use redevelopment of the site proposing a similar quantum of development to the current application, within two blocks. This application was withdrawn for revisions to the massing and to address other matters.

Adjoining sites

33. There are live applications the Council is currently considering for the following proposals also on Parkhouse Street.
34. 25-33 Parkhouse Street – 20/AP/0858
The redevelopment of the site to provide a mixed-use development comprising buildings up to 11 storeys in height and accommodating new homes (Use Class C3) and commercial floorspace (Use Class B1c), car parking, cycle parking and associated landscaping.
Status – Pending Consideration
35. 35-39 Parkhouse Street - 19/AP/2011
Demolition of existing buildings and construction of a mixed use building ranging from six to 10 storeys in height (35.15m AOD) comprising 100 residential units (Use Class C3) and 1,323 sqm (GIA) of Class B1/B2/B8 floorspace) with associated car parking, landscaping and other associated works.
Status - Pending Consideration
36. Also of relevance is the history relating to the largest site within the Burgess Business Park Site Allocation (Burgess Industrial Park). This site covers a large area on the southern side of Parkhouse Street as well as 15-19 Parkhouse Street which adjoins this site to the east.
37. Burgess Business Park - 17/AP/4797
Demolition of the existing buildings and redevelopment of the site to provide 499

residential units, up to 3,725sqm (GIA) of Class B1 commercial floorspace, up to 128 sqm (GIA) of Class D2 leisure floorspace and up to 551sqm of Class A1-A3 floorspace within 13 blocks of between 2-12 storeys, with car and cycle parking and associated hard and soft landscaping.

38. Application refused on 31.01.2019. Refusal reasons related to excessive density, poor standards of amenity for future occupiers and loss of employment floorspace.
39. Appeal Dismissed by Secretary of State on 29.04.2020. Reasons related to density and quality of accommodation to be provided, design (site layout/massing and public realm) and impact on amenity for neighbours. It is important to note that the Inspector did not object to the reduction in commercial floorspace to be provided on the site and felt that this could be addressed across the site allocation as a whole by way of each application making appropriate re-provision.
40. A recent application has been submitted for this site. Application 21/AP/1342 for Demolition of the existing buildings and redevelopment of the site to provide 386 residential units (Class C3), up to 4,410sqm of flexible commercial floorspace (Class E) and 112sqm of community floorspace (Class F) within 12 blocks of between 2-12 storeys (max AOD height 48.25m), with car and cycle parking and associated hard and soft landscaping and public realm improvements. Application valid from 19.05.2021

Status – pending consideration

KEY ISSUES FOR CONSIDERATION

Summary of main issues

41. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Affordable workspace
 - Environmental impact assessment
 - Housing mix, density and residential quality
 - Affordable housing
 - Amenity space and children's play space
 - Design, including layout, building heights, landscaping and ecology;
 - Heritage considerations
 - Archaeology
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Energy and sustainability, including carbon emission reduction
 - Ecology and biodiversity
 - Planning obligations (S.106 undertaking or agreement)
 - Community impact, equalities assessment and human rights

42. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

43. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
44. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

45. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at *Appendix 1*. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
46. The site lies within the NSP22 'Burgess Business Park' site allocation. The allocation encompasses a number of different industrial sites, many of which are coming forward for redevelopment. NSP22 requires redevelopment proposals to provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace whichever is greater. Development should provide industrial uses and where appropriate ground floor retail for active frontage. In addition to this the policy requires the provision of new homes, enhanced permeability and public realm.

Other relevant guidance

47. The Council recently commissioned a Local Development Study (LDS). The purpose of this Parkhouse Street LDS, is to promote a design strategy for development for the Parkhouse Street area in order to co-ordinate developer activities and encourage a cohesive proposal across landownerships. Currently, there are 5 landowners known to be drawing up proposals for sites located within the Parkhouse Street Composite Site, and timescales are broadly in parallel so this is a unique opportunity to address wider and shared objectives and thereby affect a co-ordinated approach to development in the area.

48. The LDS sets out a strategic response to the Planning policy guidance that exists and is to be used as the basis for a discussion between the landowners. It should be noted that the LDS in itself has no statutory Planning status; it is, however, an agreed reference point for a cohesive design approach. Relevant to this particular application is the principle of a mixed use redevelopment, maintaining an appropriate buffer to Burgess Park and a consistent shoulder height along the Parkhouse Street frontage, the mix of uses, and public realm improvements to Parkhouse Street.

ASSESSMENT

Principle of the proposed development in terms of land use including departure from policies to protect Preferred Industrial Location (PIL)

Commercial uses

49. Promoting the economy and creating employment opportunities is key priority for the planning system. This site is designated as a Preferred Industrial Location (PIL) under Saved Policy 1.2 of the Southwark Plan. This designation and saved policy forms part of the current development plan and is therefore applicable to the assessment of this application. Policy 1.2 states that planning permission will only be granted for developments falling within the B Use Class, and sui generis use class industries which are inappropriate in residential areas. As such a mixed use redevelopment of this site is contrary to Policy 1.2. However, the recently adopted London Plan is also part of the current development plan and as a more up-to-date policy document the London Plan should be given significant weight. Furthermore emerging policies are also a material consideration. As discussed below the approach to managing industrial land and development opportunities for designated industrial sites has changed significantly since adoption of the Saved Southwark Policies. For the reasons set out below officers consider a mixed use redevelopment to be appropriate and acceptable in principle, contrary to Saved Policy 1.2 but in accordance with London Plan and emerging NSP Policies.
50. London Plan Policy GG5 requires local planning authorities to plan for sufficient employment and industrial spaces to support economic growth. London Plan Policy E2 deals specifically with the provision of B Use Class space. When dealing with the redevelopment of existing employment sites the policy seeks to ensure that an equivalent amount of B Use Class business space is re-provided in the proposal which is appropriate in terms of type, use and size, incorporating existing businesses where possible, and includes affordable workspace where appropriate. London Plan Policy E4 sets out the approach for managing various types of industrial land/premises to ensure sufficient capacity and identifies 3 main categories (strategic, local and non-designated). Policy E6 requires LPAs to designate Locally Significant Industrial Site (LSIS) and seeks to protect industrial uses. Within the current Southwark development plan this site would be classified

as a protected site under Policy E6 due to its PIL designation. However, this site has not been designated as a LSIS in the NSP but is subject to a site allocation for mixed use redevelopment. Policy E7 facilitates the mixed use redevelopment of industrial sites if designated within a local plan.

51. Policy E7 of the London Plan seeks to intensify industrial use whilst facilitating co-existing uses such as residential, the policy requires mixed use redevelopment proposals to demonstrate that industrial uses will not be compromised by introducing residential uses, that industrial uses are made available for occupation before any residential uses on site and that the design is appropriate to ensure the continued commercial use whilst protecting residential amenity. The detailed design of the buildings and open spaces within mixed use sites is critical to the success of different uses co-existing.
52. Strategic Policy 10 of the core strategy identifies Parkhouse Street as an industrial site which should be afforded protection and as mentioned above the site is protected as a PIL under saved Policy 1.2. However, emerging policies in the NSP propose that PILs will transition to mixed use neighbourhoods. This shift in policy direction seeks to ensure that mixed use developments come forward to ensure effective delivery of much need employment opportunities and housing. The site lies within Camberwell Area Vision (AV.05) which identifies the need for new housing and employment to be delivered within Camberwell with Parkhouse Street suggested as a place for developing small flexible employment spaces.
53. This site forms part of the Burgess Business Park Site Allocation NSP22 which clearly identifies the site as appropriate for mixed use redevelopment. Whilst recognising the benefits of mixed use developments, the allocation does require total re-provision of existing employment floorspace (or at least 50% of employment floorspace whichever is greater) to be delivered as part of any redevelopment. The site designation seeks to regenerate a poorly performing industrial site by intensifying its use whilst at the same time facilitating suitable co-existing uses such as residential. This accords with London Plan Policy E7.
54. As part of the evidence base to support the above policies the Council has published the Old Kent Road Workspace Demand Study (May 2019). This report prepared by Avison Young and Architecture 00 considers the future workspace demand on Old Kent Road. It primarily focuses on the Old Kent Road area, but divides this into sub-areas, one of which is Parkhouse Street. In relation to Parkhouse Street, the Study explains that higher and medium density employment uses are envisaged within area alongside residential uses as part of mixed-use development. It suggests that space should have an appropriate yard area, benefit from an employment plinth, and include an affordable element to complement the area's connectivity and presence close to other creative and light industrial uses within Camberwell and along both Walworth Road and Old Kent Road.
55. As part of the design development the applicants sought specialist input from Southwark Studios to ascertain the most appropriate potential uses for the site. As a result of this, the site is regarded as particularly suitable to provide 'grow-on space' for existing local SME businesses in the area. Southwark Studios have commented on the suitability of the space for the local area and the site, taking into account the user demands of potential occupiers and designing these into

the employment space.

56. As originally submitted this application proposed complete re-provision on site of 1089 sqm of employment floorspace. However, as a result of the proximity of the site to the adjacent protected SINC it was agreed that a 'no build' buffer to the park edge of minimum 5m would be provided. To allow for this it has been necessary to re-design the scheme so that Block B can be pulled away from the shared boundary with the park.
57. In addition to the park setback, in order to ensure that the new commercial floorspace can be occupied as B1c commercial space, it has been necessary to re-design the buildings with greater floor to ceiling heights. This has resulted in a minor increase in height of each of the blocks (circa 3m). An important urban design principle for the sites coming forward within Parkhouse Street is the desire to maintain a consistent street frontage and shoulder height for the buildings (6 storeys). For urban design reasons it is not considered appropriate to increase the height of either of the blocks significantly by adding additional floors. To do so on Block A would have adverse implications for the townscape along Parkhouse Street and to do so for Block B would have adverse implications for the adjacent Park.
58. These two important constraints together with the need to provide on-site play facilities, disabled parking provision and high quality landscaping has led to the need for the scheme to be re-designed by way of a reduction in footprint of one of the blocks. The consequence of this is a reduction in the amount of commercial floorspace that can be accommodated within the development.
59. The proposal would deliver 990 sqm of employment floorspace which is a reduction of 100 sqm (10%). The proposed employment floorspace would comprise spaces for local small and medium enterprises (SMEs), with up to 52 full-time jobs being created. The development has been designed to offer high quality light industrial space with a shared landscaped area, employment uses on the ground floor of both blocks and a generous affordable element thus responding to the identified requirements in the employment study for this area and advice offered by Southwark Studios.
60. When weighing up the benefits of the proposal it is important to consider not just the amount of floor area being provided but the potential employment yield. Guidance on this matter is set out within the "HCA Employment Density Guide 2015" which states: *"when evaluating actual densities, only the occupied floorspace should be used in the evaluation. Appraisers should include a note on the amount of unoccupied space in the building at the time of calculation so that the basis of the calculations are clear. This mitigates the risk of the vacant area distorting the employment density figure."* On the basis of the guidance set out above, the existing employment yield should be considered to provide zero Full-Time Equivalent (FTE) employee places as the entire property has been vacant for employment purposes for some time. Notwithstanding, an estimate of the maximum employment yield of the existing building has been provided for comparison. The table below sets out existing and potential employment yield.

Calculation of Estimated Maximum Employment Yield of Existing Building			
GIA of Total	Assumed NIA	Estimated	Maximum Estimated

Existing Employment Floorspace	(Based on NIA being 95% of GIA)	Theoretical Employment Density	Full-Time Equivalent Jobs
1089 sqm	1034.55sqm	47sqm per Full Time Equivalent	22 FTE
Calculation of Predicted Employment Yield of Proposed Building			
GIA of Total Proposed Employment Floorspace	Proposed NIA	Estimated Employment Density	Estimated Employment Density Range (based on the range of 'maker spaces')
990 sqm	773sqm	15-40sqm per FTE	19-52 FTE

GIA- Gross Internal Area and NIA- Net Internal Area

61. At the present time the site is vacant and has been for a number of years. Notwithstanding this, the employment density calculations suggest that the redevelopment of the site has the potential to significantly increase the employment yield above and beyond the previous known use. Whilst at its lowest level the employment yield would be lower than the previous use, the proposed space has been configured to be conducive to medium-high densities. The greater level of affordability for the space on-site is likely to appeal to smaller businesses, thereby potentially allowing for greater density to be achieved on-site and as a result, greater employment yield.
62. London Plan Policy E11 requires development proposals to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases. This requirement is also covered by NSP Policy P27 and the threshold and methodology is set out in the Council's SPD: Planning Obligations. This development does not reach the threshold for employment in the construction or end phase obligations. Nevertheless as a council-owned build, apprenticeship opportunities would be explored. These will be managed directly by the Regeneration Team working with the Local Economy Team.
63. The proposed development would not re-provide the full amount of existing Employment floorspace which would be contrary to London and Southwark Policies. However, the redevelopment of the site would intensify industrial use on the site beyond current levels given that the site has been vacant for some time. The development responds well to the constraints of the site in terms of urban design, the quality of the commercial and residential floorspace proposed and impact on neighbours and townscape. Public benefits arising from the redevelopment (additional job opportunities/modern commercial units and affordable housing) outweigh the minor reduction in commercial floorspace re-provision.
64. Notwithstanding the positive benefits that will arise from redevelopment of this site as discussed above it is considered necessary to secure additional mitigation to offset the reduction in commercial floorspace. To this end the applicant has agreed to a higher provision of affordable workspace which will be discussed in more detail below as well as a financial payment to offset the loss of the

floorspace in accordance with the Planning Obligations SPD.

65. The proposal would introduce residential uses within a PIL which would be a departure from London Plan Policy E2 and Saved policy 1.2 of the Southwark Plan and Core Strategy Policy 10. However, emerging policies are seeking a change in direction in respect of how industrial sites can be managed and developed. NSP22 specifically identifies that residential uses should be introduced across the wider PIL. As such a mixed use redevelopment is considered to be appropriate in accordance with emerging policy and London Plan policy E7.
66. In determining whether the principle of the proposed development would be acceptable in land use terms, the committee will need to consider whether the wider regeneration benefits of the scheme would outweigh any harm caused, and whether those benefits (discussed above) would justify a departure from the adopted planning policy.
67. It is the view of officers that the regeneration benefits (job creation/new fit for purpose commercial floorspace/affordable workspace/additional housing/affordable housing/enhanced townscape) outweigh the negative impact of a slight reduction in commercial floorspace and therefore planning permission should be granted.

Affordable workspace

68. London Plan Policy E2 requires the provision of a range of low-cost B1 business space to be supported to meet the needs of micro, small and medium sized enterprises and to support firms wishing to start up and expand. The policy states “development proposals for new B1 business floor space greater than 2,500sqm, or a locally determined lower threshold in a local development plan document, should consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium sized enterprises”.
69. Policy E3 of the London Plan deals specifically with affordable workspace. The policy states “In defined circumstances, planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purposes”. The policy identifies the circumstances in which it would be appropriate to secure affordable space.
70. Emerging Policy P30 of the New Southwark Plan deals with affordable workspace. Criterion 2 of the policy requires Major ‘B Use Class’ development proposals to deliver at least 10% of the floorspace as affordable workspace on site at a discounted market rent for a period of at least 30 years. The policy recognises that there are many different forms that such space could take depending on the site location, characteristics and existing/proposed uses on site. Only where on-site provision would be impracticable are developers permitted to make a payment in lieu of the on-site provision.
71. This development would deliver 20% affordable workspace. The uplift has been negotiated as a way of mitigating the impact of small reduction in employment

floorspace on site. As part of the evidence base submitted with this application the applicant commissioned a commercial marketing appraisal. This report suggests that in recent years, the demand for commercial premises in the locality of Parkhouse Street has moved on and derives largely from creative occupiers. Camberwell has become a creative hub with the ever growing demand for good quality accommodation. There are a small number of industrial units on the market in the area presently, albeit only available on short leases. The report also suggests an appropriate rent value for the commercial units of £20 - £22.50 per sqft. The affordable workspace would be offered at 25% discount on market value inclusive of service charge. The report has been reviewed by the Local Economy Team and the suggested rent levels were considered to be reasonable and appropriate for this area. The provision of 20% affordable workspace is a significant benefit of the scheme and the terms would be secured within the legal agreement.

72. In order to ensure the space is attractive to potential occupiers, the following matters would need to be addressed/controlled as part of the s106 agreement:
- Fitting out of the affordable workspace to a minimum specification and for the common facilities (such as the bike store, showers and lifts) to remain accessible to staff throughout the lifetime of the affordable workspace unit.
 - A dedicated 'affordable workspace' schedule to be included in any s106 agreement. This will ensure, among other things, that:
 - the workspace is provided for a 30-year period at a minimum of 25% discount on the market rent;
 - discounted rent should be inclusive of service charge;
 - a rent-free period is offered to incentivise uptake.
 - no more than 50% of the market rate floorspace can be occupied until the affordable workspace has been fitted-out ready for occupation;
 - a Management Plan is in place to secure the appointment of a Workspace Provider and a methodology for that Provider to support the occupiers and appropriate marketing of the affordable workspace will be conducted.

Environmental impact assessment

73. The applicant did submit a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed development due to the size and scale of the proposed scheme.
74. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances under which development needs to be under pinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of

the development.

75. The range of developments covered by Schedule 2 includes 'Urban development projects' where the area of the development exceeds 1 hectare which is not dwelling house development or the site area exceeds 5 hectares. The application site is 0.13 hectares and the area development to be provided would not exceed 1 hectare therefore the proposal does not exceed this threshold.
76. Consideration however should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts.
77. The proposed application is the redevelopment of an existing brownfield site. The redevelopment would deliver a similar quantum of commercial floorspace in addition to 33 dwellings. The nature and scale of land uses proposed would not give rise to significant environmental effects taking account of the existing uses on site and surrounding context.
78. The new buildings would be significantly taller than the existing warehouses. However, the scale is appropriate to its urban setting. Environmental effects can be adequately assessed and mitigated through the submission of detailed plans and technical reports (daylight/sunlight assessments) that can sit outside the scope of an Environmental Statement.
79. It is noted that there are a number of development sites coming forward within Burgess Business Park and therefore cumulative effects must be properly assessed and mitigated. It is noted that the largest development site within the area (Peachtree Services Ltd) was subject to an ES. Development coming forward on that particular site would be of a much larger scale with more significant environmental effects. As such a full ES would be required. Taking account of the likely nature and scale of the developments being considered, on the other much smaller sites, adequate assessment of the effects and necessary mitigation can be secured through the submission and coordination of relevant technical reports that sit outside the scope of a full Environmental Statement (air quality management/transport assessment/construction and environmental management plans/noise impact assessments).
80. In conclusion the proposed redevelopment of this site is unlikely to give rise to any significant environmental impacts. Therefore an EIA is not required in this instance.

Housing mix, density and residential quality

Delivery of housing

81. The NPPF makes it clear that delivering a significant number of new homes is a key priority for the planning system. London Plan Policies GG4 and H1 reinforce the importance of delivering new homes setting a 10 year target of 23,550 new dwellings for Southwark. Southwark policies reiterate the importance of delivering significant numbers of new dwellings. The Core Strategy sets a target of providing 24,450 net new homes between 2011 and 2026 and the NSP has identified capacity to meet the London Plan target of 23,550 by 2028. The NSP

recognises the importance of the Council as landowner in delivering new homes and sets a target of building 11,000 new council homes by 2043. The redevelopment of this site would make a valuable contribution to the council homes delivery programme.

The aforementioned policies require high quality homes to be delivered across all tenures with a target of minimum 35% affordable dwellings (subject to viability). For public sector schemes the threshold is set at 50% affordable (discussed further below).

Housing Mix

82. London Plan Policy H10 requires a range of unit sizes to be delivered to meet the demonstrable housing needs of the Borough. Core Strategy Policy 7 requires a mix of at least 60% 2+beds, at least 20% 3+ beds and a maximum of 5% as studios. Emerging NSP Policy P2 increases the requirement of 3+ bed units to 25% to address the need for more family sized dwellings.

The table below sets out the proposed housing mix for this scheme

Dwelling Size	Affordable (HR)	Market (HR)	Total (HR)	% of total by unit number
1b1p	0	2 (2)	2 (2)	6
1b2p	4 (8)	3 (6)	7 (14)	24
2b3p	4 (12)	9 (27)	13 (39)	9
2b4p	4 (16)	1 (4)	5 (20)	45
3b5p	4 (20)	2 (10)	6 (30)	18

83. The proposed mix would provide 72% of units as 2+ beds thus meeting adopted policy requirements. The provision of 3+ beds would fall below the adopted and emerging policy requirement at 18% and the provision of studios would be marginally higher than the policy target of 5%. However, on balance given the generous size of the studio units (44sqm compared to the policy requirement of 39sqm), the fact that all units are dual aspect, the constraints of the site which prevent a greater quantum of development being provided, the need to maximise commercial floorspace re-provision together with the fact that the overall level of affordable housing to be provided would be a significant benefit to the borough; and the majority of the larger family units would be within the affordable tenure the mix is considered to be acceptable.

Density

84. The 2021 London Plan and New Southwark Plan no longer seek to define appropriate density by way of numerical calculations linked to PTAL but give more emphasis on a design led approach that seeks to optimise development capacity. Proposals must meet the design led criteria set out in London Plan Policy GG2. London Plan Policy D2 states that density should consider, and be linked to the provision of future planned levels of infrastructure rather than existing levels and should be proportionate the sites connectivity and accessibility to jobs and services. This includes but is not limited to the PTAL Rating. London Plan Policy D3 sets out a list of criteria against which to sense check developments to ensure appropriate density when optimising a sites potential.

Southwark policies require all new residential developments to meet exemplary standards as set out in the Residential Standards SPD (2015).

85. Notwithstanding the above change in policy direction, at the present time Core Strategy Policy 5 is still part of the development plan for the Borough. This policy expects residential developments in the urban density zone to fall within the range of 200-700 habitable rooms per hectare. The Southwark Plan sets out the methodology for calculating the density of mixed use schemes, and requires areas of non-residential space to be divided by 27.5 to create an equivalent number of habitable rooms per hectare
86. This development would deliver 105 habitable rooms in the residential element and the commercial element would equate to 36 habitable rooms (990/27.5). On this basis the density of the scheme would be $D = (36 \text{ commercial equivalent}) + 105/0.13$ (807 residential density) = total density 843hr/ha, sitting above the range set out in the Core Strategy.
87. Although the site is located in an area with a PTAL of 2, it is close to a PTAL 4 area (west end of Parkhouse Street) which indicates a good level of accessibility. There are good cycle networks within the vicinity and as noted by Southwark's Transport Policy Officers the accessibility of the site would improve significantly with the Bakerloo Line extension. Therefore it would be appropriate to consider the future infrastructure levels rather than existing when considering an appropriate density of development for the site.
88. The development is well designed and would offer a high standard of amenity for future occupiers. Minimum internal space standards have been exceeded in the majority of units; there are good levels of daylight and sunlight; homes are provided with good outlook and amenity space; and all dwellings are dual aspect. Overall the design and density is considered to be appropriate for optimising development.

Residential Quality

89. London Plan Policy D6 requires housing to be of high quality design in terms of size, layout, orientation and access to natural light and ventilation. The policy sets minimum internal and external space standards. Saved Policy 4.2 of the Southwark Plan, Strategic Policy 7 of the Core Strategy (2011) and Policy P14 of the NSP highlight the importance of ensuring that new residential development is of a high quality and would offer a good standard of amenity. These standards are based on the nationally described minimum space standards. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes dependant on occupancy levels, and units should be dual aspect to allow for good levels of light, outlook and cross-ventilation. It should be noted that London Plan standards require a larger minimum size for single bedrooms than the Southwark standards (7.5m compared to 7m).
90. All of the units within this development would meet the individual rooms and unit sizes specified within the Council's SPD and in a majority of cases rooms would exceed minimum standards. The flats would benefit from dual aspect spacious layouts with a good levels of outlook and privacy. The quality of the development is considered to be 'exemplary' when assessed against the criteria set out in the

SPD.

91. A daylight sunlight report has been submitted to demonstrate the quality of the proposed units in this respect. All proposed habitable rooms have been assessed for Average Daylight Factor (ADF) which takes into account the Vertical Sky Component (VSC), and the No-Sky Line (NSL) in the cumulative scenario, i.e. including all emerging neighbouring schemes which are subject to a valid planning application, and so presenting the worst-case scenario for daylight.
92. The results of the study show that 92% of the assessed rooms would receive daylight levels in line with the BRE recommendations. There are six Living/Kitchen/Dining (L/K/D) areas that won't meet standards but the results show that this is due to the presence of balconies serving those rooms. Without the balconies the rooms would meet the standards. An additional study has been conducted for the six living room/kitchen/dining spaces, where these have been assessed separately as kitchens and living rooms. The results of this study show that all living rooms achieve daylight levels greater than 2% (ADF) and it is the kitchens that receive the lower levels of light within the open plan layouts. It should be noted that GLA guidance suggests that for combined L/K/D spaces it is appropriate to use an ADF of 1.5%. If applying the GLA target there are only four L/K/D spaces that fall below the 1.5% target. Within those particular units, even if the kitchens do not meet the minimum criteria, the main living spaces would be well lit and, therefore, the overall result can be considered acceptable.
93. On balance the benefits of having generous balconies is considered to outweigh the impact on daylight for the L/K/D areas particularly when it is the kitchen area that would be most affected. In addition there would be two separate kitchens that do not meet the ADF standards.
94. The report shows that 97% of the units would meet the BRE standard of 80% view of the sky. There are three kitchens that would not pass the test. This is acceptable.
95. With respect to sunlight within the proposed development the assessment concludes that on balance the scheme will provide future occupants with acceptable levels of sunlight, in line with the expectations of an urban location. The results show all of the rooms suitable for testing meet or exceed the recommended sunlight levels throughout the year, and all would be well sunlit during the winter months.
96. Overall, it is considered that the development would offer a good standard of amenity in terms of daylight and sunlight.
97. The noise assessment submitted demonstrates that the building has been designed to afford a good level of amenity for future occupiers and that residents would not experience unacceptable levels of noise from the proposed commercial uses on this site or adjacent sites. The assessment considers use of the internal rooms as well as balconies. The assessment has been reviewed by the Environmental Protection Team and is considered to be acceptable subject to recommended sound proofing conditions.
98. London Plan Policy D7 and NSP Policy P7 require 10% wheelchair dwellings to

be provided. The proposal would deliver 90% of the units to M4 (2) standard and 10% to M4(3). It is proposed to provide 2 wheelchair dwellings within the affordable tenure and 1 within private which would comply with the aforementioned policies. This will be secured within the legal agreement.

Affordable housing and development viability

99. National, regional and local planning policies place a high priority on the delivery of affordable housing as part of the plan led approach to addressing the housing crisis. Southwark's Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rented and intermediate homes per annum which is approximately 71% of Southwark's total housing need. The SHMA suggests that approximately 78% of the total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions.
100. Southwark's Core Strategy requires a minimum of 35% affordable housing to be provided (subject to viability) and this is replicated in the emerging NSP. London Plan Policy H4 requires public sector land to deliver 50% affordable housing onsite, the policy also triggers 50% provision on sites which result in a reduction in industrial floorspace. The policy sets out parameters for fast track routes which will not require a viability assessment and stipulates that fast track applications will be subject to a review mechanisms if development is not commenced within 2 years. The fast track approach is also reflected in NSP policies.
101. As this is a public sector scheme London Plan policies require a minimum of 50% affordable housing to be provided (by habitable room). Within the 50% overall affordable provision, the London Plan Policy H6 requires a tenure split of 30% low-cost rent and 30% intermediate. The remaining 40% is to be determined by the borough. The policy allows for the provision of a higher percentage of social rented dwellings provided the threshold for affordable dwellings overall is reached.
102. Current adopted Southwark Policies require a 70/30 split of the 50% overall affordable provision referred to above, for social rent (70%) and intermediate (30%) as set out in the Affordable Housing SPD. New Southwark Plan Policy P1 deals with affordable housing provision requiring a minimum of 35% provision with a 25% social rent and 10% intermediate. For public sector schemes the policy states that Southwark will follow the London Plan tenure split. This would therefore require a minimum of 30% social rented and 30% intermediate with some scope to negotiate on the remaining 40% but would also allow for 100% social rented provision provided 50% affordable housing is provided overall. There is an acute need for social rented dwellings in the borough and therefore on Council owned sites it would be appropriate to maximise the provision of social rented dwellings.

The table below sets out the proposed affordable provision for this scheme.

Affordable provision (social rented)		
Dwelling Size	Number of units (Hab rooms)	Wheelchair units
1b1p	0	
1b2p	4 (8)	
2b3p	4 (12)	2
2b4p	4 (16)	
3b5p	4 (20)	

103. This application would deliver 16 x social rented dwellings (48% by dwelling or 52% by habitable room). The mix would comprise 4x 1-bed, 8 x 2-bed and 4 x 3-bed. The overall provision of 52% affordable housing of which all of the dwellings would be social rented would make a valuable contribution towards an acute housing need within the Borough in accordance with the aforementioned policies. This is a significant positive benefit of the scheme and would be secured in a legal agreement.
104. In accordance with London Plan Policy H4 a full viability assessment has not been necessary. A summary of costs have been provided to demonstrate that the scheme can be delivered. It is appropriate to include an early stage review mechanism to be triggered if development does not commence within two years.

Amenity space

105. All new flatted developments must meet the following minimum standards and seek to exceed these where possible:
- 50 sqm communal amenity space per development
 - 3+ bed units require a minimum of 10sqm private space
 - 1 and 2 bed units ideally have 10 sqm of private space – if this is not possible the shortfall should be addressed in the communal space
106. Each of the flats would benefit from a private balcony of minimum 10sqm (many exceed this). Shared communal open space totaling 135 sqm is being provided on the ground floor (controlled access for residents only) and the communal roof terrace on level 7 of Block B. In addition 358 sqm of new public realm is being provided to the south, west, and the centre of the site, connecting to the green link proposed on the adjacent development site at 25-33 Parkhouse Street and to Parkhouse Street itself. All of these figures have been calculated without counting any play space, which is provided separately (100 sqm of 0-4 years play space is being provided on-site).
107. The Daylight Assessment submitted assessed the sunlight availability in the proposed communal garden and play space area along the northern boundary of the site. The BRE suggests that for amenity spaces to experience a good level of sunlight, at least 50% of the space should receive 2 hours of sunlight on the 21st March. The report concluded that 65% of the communal amenity and play space to the north of the site would receive at least 2 hours of sunlight thus exceeding the BRE sunlight tests.
108. The amount of space to be provided would be significantly exceed policy

requirements and the details submitted demonstrate that the space would be landscaped to a high standard providing a good level of amenity for future occupiers. A s106 clause is recommended to ensure that all of the amenity space is accessible to both tenures.

Children's play space

109. London Plan Policy S4 requires new residential developments to incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child. Using the play space calculator contained within the Mayor's Play and Informal Recreation SPG the proposed development would require the following amount of childrens' playspace:
 - 100 sqm for under 5s (actual provision 88sqm but guidance requires a minimum of 100 sqm to be meaningful)
 - 67 sqm for 5-11 year olds
 - 45 sqm for 12+ year olds
 - Total = 212 sqm
110. The proposal would provide 100sqm of playspace for the 0-4 age group located in the landscaped area to the north of the Block B. A clause would be inserted into the legal agreement to ensure that residents of all units would have access to the childrens' playspace. Due to the size of the development it would be difficult to provide meaningful play for older children without compromising the quality of communal amenity space. Given the close proximity to Burgess Park which has a range of excellent facilities for older children it would be more appropriate to secure a payment towards maintenance and improvement of facilities within Burgess Park in this instance.
111. There would be a shortfall of 112 sqm of playspace on the site therefore a contribution of £16,912 would be required towards the 5-11 and 12+ provision which has been calculated in accordance with the Council's Adopted Planning Obligations and CIL SPD (112 x £151).

Design

112. The NPPF stresses that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 124). Chapter 3 of the London Plan seeks to ensure that new developments optimise site capacity whilst delivering the highest standard of design in the interest of good place making. New developments must enhance the existing context and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping. This is echoed by Core Strategy Strategic Policy 12 which states *"that all development in the borough will be expected to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in"*. The policy requires new development to conserve or enhance the significance of Southwark's heritage assets. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments which includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well

as the local views and resultant streetscape.

113. Saved Policy 3.11 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things, the proposal ensures a satisfactory standard of accommodation and amenity for future occupiers of the site. It also goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. Policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit.
114. The importance of good design is further reinforced in the New Southwark Plan. Policies P12, 13 and 15 require all new buildings to be of appropriate height, scale and mass, respond to and enhance local distinctiveness and architectural character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure. Furthermore all new development must be attractive, safe and fully accessible and inclusive for all.

Site context

115. The area within which the site sits (known as Burgess Business Park) has a mix of small industrial units and yards of different eras, interspersed with pockets of terraced houses. To the extent that it has a coherent character it is given by the strong geometry of the crescent of Parkhouse Street itself and its location adjacent to leafy southern boundary of Burgess Park. Overall, the area appears as a slightly neglected enclave which has a conspicuously smaller scale as compared to much surrounding development, and one that is an obvious candidate for regeneration.
116. Burgess Business Park is covered by a specific policy within the new Southwark Plan (NSP22) which requires re-development at a higher density and employment space to be re-provided along with new houses. The overall area should have enhanced east west and north south routes, including into Burgess Park. The policy see a comprehensive mixed use redevelopment of the Business Park which 'could include taller buildings subject to consideration of impacts on existing character, heritage and townscape'.
117. The scheme is one of several currently submitted for planning permission in this area. In order to ensure that they add up to a coherent whole, a Local Development Study (LDS) has been undertaken. This suggests new buildings to follow the alignment of a widened and improved Parkhouse Street, and confirms the location of the link to the Park immediately to east of the site. The scale of the buildings along Parkhouse Street is suggested as six storeys, but is not given elsewhere. However, the LDS notes an opportunity 'for taller landmark buildings...adjacent to the key pedestrian link into the park and fronting the Park.

118. With regard to heritage, the LDS requires new buildings to respect the setting of the St Georges Church Steeple (just to the east of Burgess Business Park area) and to remain subservient. With regard to the Park the study suggests a 5m protection zone' within each site along the park edge and a secure boundary structure. A key objective is to 'build on the historic industrial character of the site...' In this respect the LDS references a traditional warehouse building at the southern boundary of the Burgess Business Park area. Whilst the LDS has no planning status it has been a useful tool for applicants when designing their proposals.

Site layout and public realm

119. London Plan Policy D8 requires new developments to create well designed, accessible, safe, inclusive attractive and well-connected public realm where appropriate. The policy sets out a range of criteria which new public realm should address. Site allocation policy NSP22 identifies the need for enhanced public realm to be delivered within Burgess Business Park. This particular application site is not large enough to accommodate any form of public square/plaza or similar type of public realm and due to the location of the Burgess Park SINC it would not be appropriate to provide access into the park from this site. However, the development has been designed to enable future connection to the adjacent site should it be appropriate in the future to provide a green link/connection to the park as part of the adjacent redevelopment.
120. The development proposes two blocks to be erected centrally within the site to allow a combination of communal landscaped space and public realm along all site boundaries and between the two buildings.

Along Parkhouse Street, a generous 2.4m clear footway will be provided which will allow for onward connections into the Burgess Business Park site and the adjacent site at 25-33 Parkhouse Street. Greening on the street is provided through a large planting bed adjacent to the main entrance of Block A, avoiding underground services and maximising the potential of the frontage to contribute to the character of Parkhouse Street

The central courtyard has been designed as a shared surface pedestrian and vehicular entrance which would be used to access the single disabled parking space. The central courtyard would act as an area providing amenity value for the public and a potential link towards a future connection into Burgess Park on the development site at 25-33 Parkhouse Street (should that be realised in the future). The central space incorporates a series of planters and ornamental trees, along with wildlife-attracting plants. The quality of the space has been secured by restricting vehicular access to the one blue badge space and having designed the ground floor layouts of the surrounding buildings to increase natural surveillance and active frontages to create a more pleasant pedestrian experience for those using the courtyard. Greenery and planting have been maximised across all pockets and spaces within the site.



Image: View of internal courtyard between the blocks



Image: View of the western route through the site



Image: View of the communal amenity and playspace

The scheme is clearly part of the comprehensive mixed use and higher density development of the area envisaged by Policy NSP22. The setback aligns with Parkhouse Street to help create a widened street with an improved public realm. More specifically, Building A will, with other schemes, create a coherent frontage to Parkhouse Street at a more or less uniform height of six residential storeys. The high point of the scheme is to be adjacent to the potential new route to the Park which could act as a gateway to the Park when the comprehensive redevelopment of Parkhouse Street is realised.

Height scale and massing and appropriateness of a tall building

London Plan Policy D9 deals with tall buildings. The policy requires tall buildings to be defined at a local level but suggests that a building must be a minimum of 6 storeys (18m). The policy sets out a list of criteria against which to assess the impact of a proposed tall building (location/visual/functional/environment /cumulative).

Policy 3.20 of the Southwark Saved Policies and P.16 of the New Southwark Plan deal with tall buildings. Policy 3.20 defines a tall building as one which is 30m tall. The policy includes a list of criteria against which to assess the acceptability of a tall building. Similar criteria are reflected in emerging NSP P.16 albeit with a greater emphasis on exemplary design and the requirement to provide enhanced public realm

In terms of the appropriateness of the location for a tall building. Policy D9 states that Boroughs should determine if there are locations where tall buildings may be an appropriate form of development. The site and the area (Burgess Business Park) is not specifically identified in the Current Local plan or Core Strategy. However it is covered by the new Southwark Plan which is close to adoption and which can therefore be afforded some weight. As outlined above, this suggest that tall buildings could be appropriate within the site allocation.

The aforementioned policies set out a range of impact criteria against which to assess tall building proposals. Functional and environmental impacts are considered in relevant sections of this report. The design related impacts are as follows:

Views, visual impact and relationship with surrounding area including way finding

The development is not tall enough to have an impact on long range strategic views. However mid/long range views from east to west will be available across Burgess Park to the proposed buildings along the southern edge of the Park, including those proposed by this scheme. There is no doubt that this scheme, along with adjacent schemes, will change these views from one where buildings are not by and large visible above the Burgess Park tree canopy to one where the scheme and adjoining proposals will be obvious features rising above the canopy.

However, Burgess Park is very large and open space. Buildings that are just tall enough to fall into the definition of tall buildings (as proposed) will not impact upon the Park's sense of openness or unduly upon its general character. The tops of buildings raising above trees can provide an edge or boundary to an open space or park which is common in London.

This proposal consists of buildings of varying heights (five, seven and ten storeys), as do adjacent proposals, with most buildings falling below the 30m (approx. nine or ten storeys) definition of a high building. Due to this varying scale, the cumulative effect of the buildings along the edge of the Park would not be overbearing, and would in any case be softened by extensive trees within the Park, especially along its southern boundary with the scheme. This is well illustrated by CGIs along the main east/west path across the park (Views 1-5

Design and Access Statement) where the scheme rises into the skyline above large boundary trees to only a small extent.

In closer views from the south the proposal would be largely enclosed by adjacent development proposals, if granted planning permission. The whole would function and would be read, as new neighbourhood which is large enough to create a new character for the area. The collective character has in part been shaped by a recent Local Development Study, which although not statutory, has laid down key urban design rules to ensure a coherent and attractive overall character, albeit one at a much taller and more intensely developed than the current very low rise semi industrial area that exists at present. Again, this is not inappropriate for a comprehensively regenerated area.

In common with other proposals, the frontage Building A is to be set back from the current building line to create a much more generous pavement and more generous scale to Parkhouse Street. Along with other schemes this will create a more attractive and functional public realm as a part of the regeneration of the area.



Image: View from Burgess Park



Image: View looking east from Parkhouse Street



Image: View looking west along Parkhouse Street

Architectural quality and materials

The constituent parts of the scheme (the commercial Block A facing Parkhouse

Street and the two parts of Block B) have a similar aesthetic of solid brickwork with large window openings, but with contrasting brick colours which will be effective in breaking down the apparent mass of the scheme into distinctive parts. The overall aesthetic is enhanced by the depth and rhythm given to the facades by deep set window openings and by regular and large columns running from top to bottom of the facades. The overall effect would be one of considerable depth and solidity, not unlike the aesthetic of traditional warehouses. This is entirely appreciated given the area's industrial past, and given that it would still function as mixed use area that includes some industry.

Further richness would be given by the introduction of partially inset balconies with robust metal balustrades, exposed stone banding over windows and at parapets. Additional interest would be provided by partial infilling of window openings on the commercial building with patterned metal louvres, and by rusticated (textured) brickwork at the base of the buildings adjacent to the route through to the park.

The scheme would be enhanced by a landscaping proposal which would create a route into a courtyard with high quality paving materials and planters between the two buildings. This would be much enhanced by the planting proposed to the existing brick boundary wall between the site and the site to the west. A well landscaped children's play area is proposed in the 5m gap between Building B and the Park. This would also have a brick boundary wall to the park which will give the area a degree of seclusion and a character akin to that of a walled garden.

The building would form a boundary for a potential route from Parkhouse Street to Burgess Park. For reasons of security and privacy this ground floor frontage is to be relatively blank with areas of patterned brickwork in place of window or entrances. This treatment is common next to traditional pedestrian routes or passageways between buildings.

Overall, the architecture of the scheme can be judged to be a high standard as required for a building of this height and scale.

Impact on the setting of St George's Church and Wells Way Baths

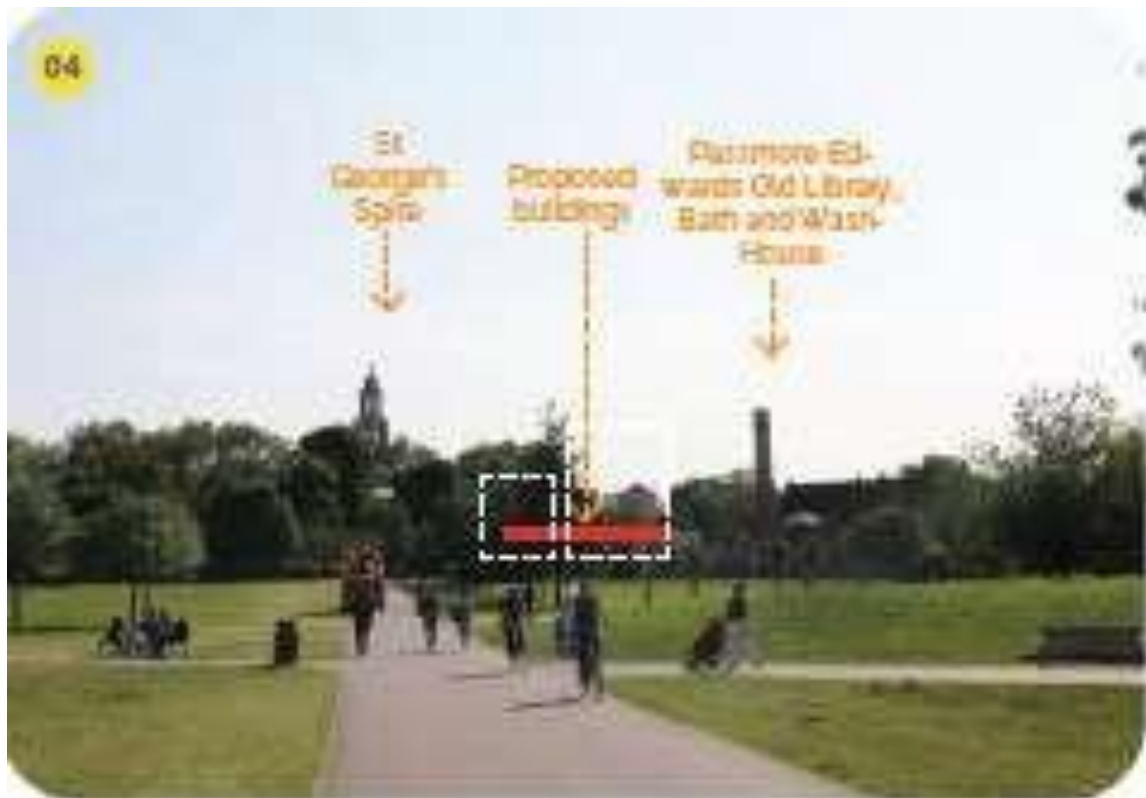
Views across the Park include the heritage assets of the former St George's Church (Grade II listed) and its slim picturesque spire rising into the skyline, and the chimney of the former Wells Way Baths (also listed). In key views from the main east/ west path way across the Park, the scheme would be well to the right of the St Georges Church spire such that it will not impinge unduly upon the setting of the church. The chimney of the baths is on a different axis such the scheme's proximity to the chimney as viewed from the path will change as one moves along it. In more distant views from the east, the highest part of the scheme would be just to the left of the chimney, but this distance between the scheme and the chimney increases as one moves westwards along the path. Overall the scheme in itself will have little impact on an appreciation of these landmarks and will be subservient to them.



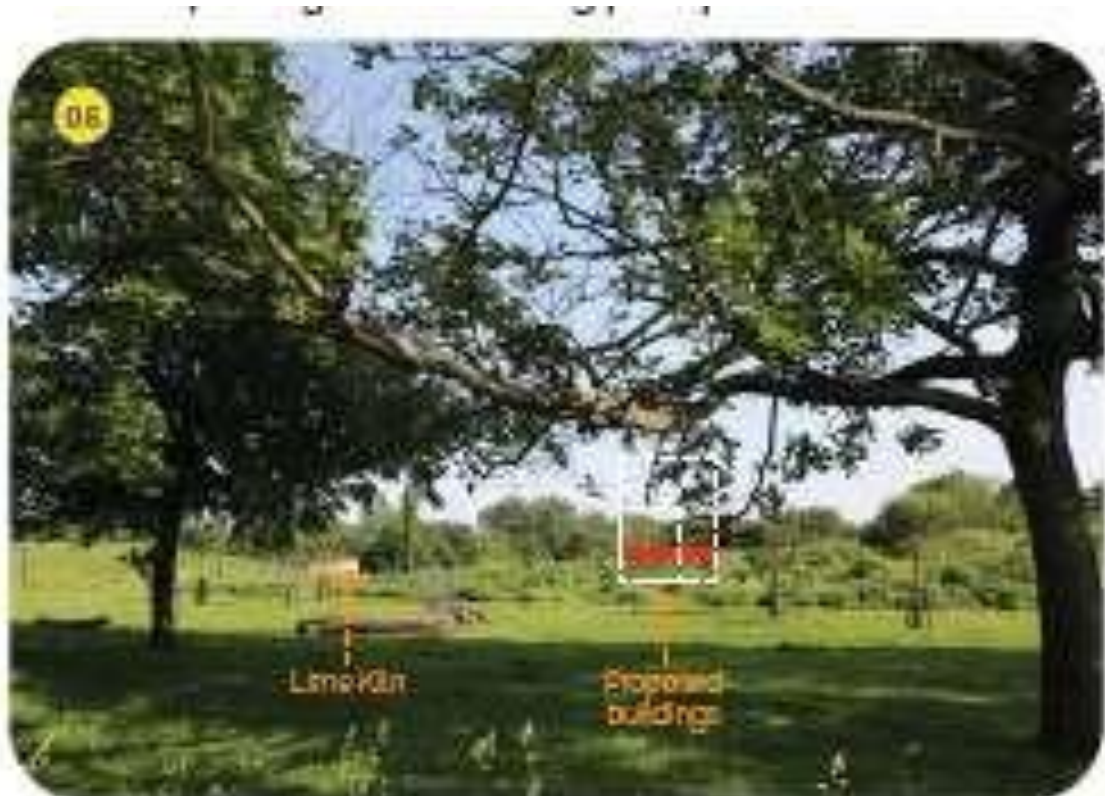
View 2 - Burgess Park across the Lake



View 1 - Burgess Park along the Lake



View 4 - Burgess Park along park path



View 5 - Burgess Park facing south

Impact in terms of reflective glare and light pollution

These aspects are discussed in detail in relevant sections of this report.

Particular attention has been paid to the need to minimise light pollution to the ecological area of the park immediately adjacent to the scheme by virtue of the set back behind the no-build 5m buffer and the use of solid balustrades and minimal external lighting on the north elevation.

Cumulative impact

The scheme is one of several at a similar scale which would change the character and function of the area. Overall coherence has been ensured in terms of approach to scale and mass as well as an architectural language and materials pallet that will ensure the buildings complement one another but have enough variety to be an interesting part of the townscape.

Summary of tall building assessment

The above analysis sets out the acceptability of a tall building on this site when judged against London Plan Policy D9 as well as Policy 3.20 of the Southwark Saved Policies and emerging NSP Policy P.16. . I know what you mean but sounds weird! The site is capable of accommodating the scale of development proposed, the height is proportionate to the size of the site and significance of the area. The form and mass of the blocks are appropriate for this site (having regard to the emerging context) and the blocks have been designed to be read as a high quality addition to the townscape. As for public realm, the provision would be commensurate with the height of the building and the size of the site. This is one of the smaller sites within the overall Burgess Business Park allocation and as such it would make a proportionately smaller (but still important) contribution to the regeneration of the area by opening up routes around the blocks, enhancing this part of Parkhouse Street and securing the possibility of connecting into a future route into the park

Architectural design and materials

The architectural design and materials pallet have evolved as result of negotiations with planning officers. The buildings have been designed to reflect the historic industrial nature of the area but also to relate to the existing and proposed residential schemes coming forward. Brick is a robust and durable material that will stand the test of time and can be used to add interesting details to the building by way of patterned features, soldier coursing and piers. A combination of red/buff and white brick will help to reduce the mass of the blocks. The use of white brick on the lower residential block will improve reflectivity of light on the scheme to the west and the wider area. Brown metal fenestration, balustrades and cladding will complement the brickwork and bring a synergy to the development as a whole. A combination of cast glazing and perforated metal panels have been used to facilitate generous openings in the facades whilst protecting amenity.

The architectural design and chosen materials pallet would result in a high quality building making a positive contribution to the townscape and character of the area. Conditions are recommended requiring the submission of material samples.



Image: Proposed elevations looking east



Image: proposed elevations looking west

Heritage considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 193). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Pursuant to paragraph 195, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 196 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 197 deals with non-designated heritage assets and explains that the effect of development on such assets should be taken into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.

Development plan policies echo the requirements of the NPPF in respect of heritage assets and require all development to conserve or enhance the significance and the settings of all heritage assets and avoid causing harm.

The site does not include any listed buildings and is not in a conservation area. However, there are a number of listed buildings nearby and the site has a direct relationship with Burgess Park to the north. The nearest conservation area is the Addington Square Conservation Area to the west of the site. However, given the scale of the proposed development it would have no impact on its setting.

The proposed scheme would affect views across the Park and in this respect would have the potential to impact the setting of designated heritage assets; St George's Church (Grade II listed) and its slim picturesque spire rising into the skyline, and the chimney of the former Wells Way Baths. These listed buildings are significant heritage assets that should be afforded protection. As shown in the images above, in key views from the main east/ west path way across the Park, the scheme will be well to the right of the St Georges Church spire such that it will not impinge unduly upon the setting of the church. The chimney of the Baths is on a different axis such the scheme's proximity to the chimney as viewed from the path will change as one moves along it. In more distant views from the east, the highest part of the scheme will be just to the left of the chimney, but this distance between the scheme and the chimney increases as one moves westwards along the path. Overall the scheme in itself will have little impact on an appreciation of these landmarks and will be subservient to them.

It is important to note that Paragraph 196 of the NPPF sets out two categories of assessing harm namely, substantial or less than substantial. Where some harm albeit very minor harm would arise this must be classed as less than substantial. It is considered that there is a very minor harm to the setting of the church spire and chimney in that some of the upper parts of these buildings would be visible in the skyline between them. However the harm is considered to be less than substantial and on the lesser side of this. Therefore in accordance with paragraph 196 of the NPPF it is necessary to weigh up the harm against any public benefits

of the proposal. The redevelopment of the site would bring significant public benefit to the borough by virtue of delivery a good quantum of high quality employment floorspace of which 20% would be secured as affordable workspace; as well as providing 33 new dwellings of which 50% would be affordable. The delivery of housing and employment units would help to meet the Council's aspirations for the area in accordance with the NSP site allocation. Furthermore the redevelopment would result in high quality buildings that would make a positive contribution the townscape and would enhance the character and appearance of the area. Officers consider that the very minor and less than substantial harm to nearby heritage assets would be outweighed by the public benefits of the redevelopment.

There are other listed buildings to the south and east of this site. However, the redevelopment of this site would have no impact upon those heritage assets as the new buildings would be screened by adjacent developments.

In conclusion, whilst there would be some (very minor) less than substantial harm to the setting of heritage assets in the park, this is considered to be justified given the wider benefits of the proposal. Officers therefore consider that the proposal would comply with the relevant design policies and the NPPF.

Landscaping, trees and urban greening

London Plan Policy G7 and NSP Policy P60 recognise the importance of retaining and planting new trees wherever possible within new developments, Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy identifies a scoring system for measuring urban greening on a particular site (Urban Greening Factor) and suggests a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). There is no identified score for mixed use developments.

At the present time the site comprises hard landscaping consistent with a former industrial site. Therefore the opportunity exists for significant improvements to be made in terms of soft landscaping proposals and contribution towards urban greening. The landscape design of the scheme has been revised following initial assessment, and a greater number of trees and planting are now proposed within Parkhouse Street; the central courtyard; and the play space to the rear of the site. Overall, there are now 14 trees and considerable areas of soft planting at ground and roof top levels. The species of the proposed trees have been selected carefully for to suit the conditions of the site adjacent to Burgess Park and to ensure their longevity and amenity value.

The possibility of providing street trees in the footway of Parkhouse Street adjacent to this site was explored. However due to the constraints imposed by the highways requirements, utilities and services adequate trees pits could not be provided to ensure that mature trees could be sustained. Therefore in this

instance a planter has been proposed instead. This will make a positive contribution to the public realm but will not have the same benefits as substantial street trees. For this reason it is considered necessary to secure a financial obligation of £9,000 to cover the planting of 2 trees in the vicinity of the site.

An Urban Greening Factor calculation was undertaken and included within the Landscape Design section of the Design and Access Statement. This was subsequently updated and improved and the site would achieve 0.47 rating thus exceeding both the commercial and residential targets. The UGF document clearly demonstrates that the site would comfortably achieve a net biodiversity gain and provide high quality green spaces at every opportunity. This would be achieved through intensive green roofs, trees, flower-rich perennial planting, and permeable paving.

An arboricultural impact assessment was submitted which looked into the impact on trees which in the adjacent woodland area of Burgess Park. The results of the survey identified a total of 22 individual and 4 groups of trees adjacent to the development within the woodland area. Although none of these are of a high value there are 4 individual and 1 group which have been identified as being a Category 'B' of moderate quality.

Due to the woodland nature of the location of the trees, none of them are particularly prominent or of individual outstanding value. However, as a whole they are of important habitat and conservation value. The value of the trees as a group has been taken into consideration during the categorisation process.

The assessment process has identified that no trees would require removal to facilitate the development.

No tree works are required to facilitate the construction of the proposed development. However, since the original survey, trees have grown and are now in contact with the existing structure. They would need to be pruned back before the structure is removed to ensure they do not fail.

The survey reveals that the layout of the proposed buildings would not encroach upon the root protection area (RPA) of any trees and there is unlikely to be any future conflict between the trees and the northern building. The works to re-build the existing boundary wall would encroach on the RPA of a group of dog woods and wild cherry. However, there is the chance the roots do not encroach into this area due to the existing wall and hard standing. It is considered necessary and appropriate recommend a condition requiring a method statement to be submitted for detailed construction of the boundary wall.

The Council's Urban Forrester has reviewed the landscaping proposals and Arboricultural Impact Assessment and is satisfied with the proposal subject to recommended conditions to protect trees during construction, to control the landscaping proposals in detail and a contribution towards street trees. An informative is recommended alerting the applicant to the fact that any works to trees within the boundary of the park will require a separate consent from the Parks Team.

Ecology and biodiversity

The protection and enhancement of opportunities for biodiversity is a material planning consideration. Development plan policies (Saved Policy 3.28 and NSP Policy P59) require applicants to demonstrate that new development proposals would not result in any harm to protected species or wildlife habitats. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. The policy seeks to protect SINC but acknowledges that where harm is unavoidable it should be mitigated.

A number of reports have been submitted with the application to address the impact of the proposal upon ecology. The conclusion is that the buildings on site do not have bat roost potential, there were no suitable roosting features identified and no evidence of bats was found within the buildings. The site was not considered to support other protected species, including reptiles, badgers and hedgehogs. The buildings may support nesting bird species. The developer is duty bound to make checks for nesting birds before demolition if it is in the breeding season March – August.

Given the lack of wildlife habitat on site at present the redevelopment offers an opportunity to significantly enhance biodiversity. The proposed landscape strategy has been developed to enhance ecology and biodiversity through the specific range of planting and inclusion of ecological features such as living roofs, bird and bat boxes/bricks, insect towers. These should be secured via conditions.

Given the location of the site adjacent to the Burgess Park which is protected MOL and the woodland area which is a designated SINC, the impact of any redevelopment on the ecology of the park must be assessed. In terms of the location of the buildings the assessment submitted by the applicant looks at the impact of the proposal on the woodland area. A bat survey revealed bats using the woodland were two species identified- Common and Soprano Pipistrelles. These bat species are the most common within the UK and are often associated with urban habitats and parkland. These species are known to be less sensitive to light levels and show more tolerance to urban habitats.

The reports conclude that the proposed building would be set back far enough from the shared boundary to prevent any harm to the roots or canopy of trees within the park and the development would not affect the tree growth. In terms of overshadowing, there is no technical basis for measuring impact upon ecology. However, the assessments suggest that any overshadowing would be transient, the greatest impact would be in the winter months and is unlikely to be detrimental to the SINC.

The other important issue to consider is the effect of light pollution. The development would result in an increase in residual light from the site. It is necessary to ensure that the redevelopment of this site is designed to reduce the impact on the SINC as much as possible and to mitigate any adverse impacts that may arise. Light pollution is particularly important given the recorded presence of bats, albeit those more tolerant to light. The ecology reports identify the need for sensitive lighting to the north elevation of the building.

A lighting assessment has been submitted which looks at the impact on ecological receptors as well as future and existing residents. A survey of existing light levels was undertaken after 23:00 to ensure accurate baseline conditions. The lighting specifications and fittings used within the assessment have been chosen to protect potential ecological receptors to the north of the site by keeping lighting lux levels below 1 Lux. The balconies have been lit to an average luminance of 5 lux (using downlights). It should also be noted that the lighting model does not account for the additional mitigation offered by existing/proposed vegetation and it is therefore very much a worst-case scenario assessment. Proposed vegetation and landscaping across the site, is therefore likely to further reduce the residual light spill.

In terms of impact upon ecology, the lighting assessment concludes there would be no significant adverse impacts predicted as a result of lighting from the proposed development at any of the nearby sensitive ecological receptors representative of foraging and commuting routes providing the above mentioned lux level are used. Furthermore the proposed lighting scheme meets the Institute of Lighting Professionals (ILP) sky glow limitations and is therefore not considered to result in detrimental impacts on the dark sky landscape

To minimise the impact on the SINC, the buildings have been designed to be 5m from the shared boundary (including balcony overhang). This set back together with the solid design of the balconies and the sensitive construction and operational lighting proposal is sufficient to ensure that unacceptable impacts by way of light pollution, noise or disturbance to wildlife within the SINC would not occur.

The landscape strategy has been designed to respect the adjacent SINC, the boundary wall has been designed as a green wall to further enhance biodiversity on the application site. Furthermore the applicant has agreed to a financial contribution towards planting and maintenance on the park side of the wall to help mitigate the impact of the development.

It is proposed to incorporate wildflower planting on the terraces to enhance biodiversity opportunities as well as installing bird and bat boxes and insect towers. This can be controlled by conditions.

The ecological and light surveys submitted by the applicant have been analysed by the Council's Ecologist who has no objection to the proposal.

Cumulative impact

In addition to the reports submitted by the applicant the council commissioned an independent ecology report (prepared by an external ecologist) to assess the cumulative impact of all of the planned redevelopments along the boundary of the SINC. This report looked at as a result of construction impacts, overshadowing, increased recreational pressure and light spill.

In terms of overshadowing the report concludes that the area of woodland which is predicted to receive increased shadowing in the winter months as a consequence of cumulative development is broadly the area that supports the

lowest understorey diversity. Whilst some disturbance upon the woodland is therefore possible, it is not considered likely that this would significantly impact the conservation status of the New Church Road Nature Area or Burgess Park as a whole, nor would it likely impact the individual receptors, bird, bats or invertebrates. The greatest overshadowing impact is predicted for the winter months when trees and most flora are dormant. The woodland understory is not of sufficient diversity or structure for this additional shadowing to be considered significant in Ecological Impact Assessment terms, i.e. any change to the woodland community would not affect its conservation status or ecological functionality given the site's urban location, existing level of disturbance and the presence of common species. Confidence that any impact would not be significant can therefore be concluded

In terms of potential impacts upon birds or bats the report concludes that without mitigation there could be temporary impacts arising from construction and permanent local impact. To address this, mitigation has been suggested by way of securing a Construction Environmental Management Plan that includes measures to minimise disturbance arising during construction, controlled operational lighting, landscaping within the site to include a landscape and habitat management plan and enhanced opportunities for ecology and biodiversity through living roofs and appropriate planting. All of these matters have been agreed with the applicant and will be controlled by way of conditions and s106 obligations.

Furthermore to mitigate an increased recreational pressure the report suggests that the nature and location of the multiple developments coming forward provides an opportunity for a small strategic habitat bank to be created in Burgess Park. This could be delivered through a proportional contribution towards this cost from developments which share a boundary with the Nature Area. This has been agreed in principle with the applicant. The detailed costs associated with this element of mitigation need to be further refined and secured as part of the s106 agreement. A further verbal update will be provided at the committee meeting. Improvements in biodiversity delivered through this mechanism alongside enhanced green infrastructure habitat being provided within the red line boundaries of each of the Parkhouse Street schemes stands to in fact present an opportunity for notable improvements in local biodiversity

The report concludes that if all recommended mitigation is secured from all of the developments there would be a permanent positive impact at a local scale.

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

Strategic Policy 13 of the Core Strategy (High Environmental Standards) seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 states planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, Saved policy 3.11 Efficient use of land of the Southwark Plan 2007 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that,

among other things, they do not unreasonably compromise the development potential of or legitimate activities on, neighbouring sites. It also states that the LPA will not grant permission for development that would not allow for satisfactory standard of accommodation and amenity for future occupiers of the site.

The importance of protecting neighbouring amenity is further reinforced in NSP Policy P55 which states “Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The adopted 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Outlook and privacy

In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:

- A distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
- A distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

At the present time the site is adjoined on both sides by industrial uses. However, both sites are subject to planning applications for mixed use redevelopment and therefore it is necessary to ensure that an appropriate assessment has been made in that respect.

Burgess Business Park (15-19 Parkhouse Street)

The adjacent site to the west forms part of the Burgess Business Park site. This part of the site is currently occupied by a 3 storey pitched roof warehouse building which runs the full length of the site boundary adjoining 21-23 Parkhouse Street, the building has a flat roofed element at the front with hardstanding for parking immediately adjacent. There is a further hard landscaped forecourt/parking area running to the west of the warehouse behind the residential terrace (1-13 Parkhouse Street). A planning application is under consideration for this site to comprising conversion of the existing warehouse (named Block B within the submission) into commercial uses at the rear and residential units at the front. In addition a terrace of 4 dwellings will be erected within the hardstanding area to the west of Block B.

The existing warehouse on this site is constructed hard onto the shared boundary and as such presents a rather un-neighbourly form of development. That said, retention and conversion of the existing building does provide the opportunity for a solid brick boundary treatment on the shared boundary with 21-23 which helps address privacy between the two sites at ground floor level. Furthermore there would be limited opportunities for overlooking or loss of privacy between the commercial uses within Block B (the retained building) and the new Block B on 21-23 given the low rise nature of the existing warehouse (in comparison to the proposed development on 21-23) and the fact that it only has windows in the top

floor. Whilst some overlooking may occur between the users of the commercial space and the adjacent residential occupiers it would be oblique views and would be limited to when the commercial premises were open. As such it is not considered that this would compromise the amenity for occupiers of the residential units at 21-23 and it would not be detrimental to the commercial use of the warehouse.

The residential units at the front of the adjacent block would be located hard onto the shared boundary and the floor plans submitted for that scheme show windows proposed in the side elevation. However, these windows would face onto the commercial Block A of 21-23 and would be separated by the access route into the site. Whilst the distance between the two side elevations would only be 4.5m the commercial block on 21-23 has been designed to minimise the effects of overlooking and loss of privacy through the addition of metal panels on the windows to reduce the size of the glazed openings and the residential units on this site have been designed as dual aspect residential with the living areas facing onto Parkhouse Street. Overall it is considered that a satisfactory standard of amenity will be afforded to the future residential occupiers on this site.

A distance of 38m would be retained between the buildings on the application site and the proposed houses on the site of 15-19. This is sufficient to prevent any unacceptable harm by way of overlooking or loss of privacy.

Impact on 25-33 Parkhouse Street

This site is subject to a planning application for mixed use redevelopment. The blocks closest to 21-23 comprise a part 6/part 7 storey block accommodating commercial uses at ground and first floor and residential from the third floor upwards and an 11 storey block which would have commercial use on the ground floor and residential use at first floor and above. The blocks are separated from the shared boundary by a soft landscaped amenity space/route through the site. This space measures approximately 9m wide between the blocks towards the front of the site and increases to 17m wide at its widest section towards the northern boundary. Where the amenity space widens is also where the buildings on 21-23 step further away from the boundary (5.6m away). As a result the residential blocks on each site, at this point would be located over 20m away from each other. This distance together with the way the buildings have been designed to angle away from each other is sufficient to ensure that a satisfactory standard of amenity will be afforded to the residents of both schemes and direct opportunities for overlooking would be limited.

At its closest point the residential block on 21-23 (Block B) would be located only 1m from the shared boundary and 9m from the elevation of the blocks on 25-33. Whilst this distance would not meet the residential standards SPD, the buildings on both sites have been sensitively designed to minimise direct overlooking between the windows. Through the use of dual aspect layouts, balconies, oriel windows and the tapered angle of the blocks, combined with the separation created by a public route/amenity space it is considered that an acceptable standard of amenity would be afforded for occupiers of both schemes.

Existing Neighbours

The nearest existing residential dwelling is 13 Parkhouse Street located approximately 26m to the west of the site boundary. Given the distance and intervening structures between the site and 13 Parkhouse Street, occupants would not be subject to adverse impacts on their privacy and overlooking.

Daylight and Sunlight Impact

The Building Research Establishment guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The VSC, however, is a general measure of potential for daylight in a space that does not take into consideration the function of the space being assessed and should be carried out at early design when rooms' layout is not yet determined and the optimum position of windows is being assessed.

The most effective way to assess quality and quantity of daylight within a living area is by calculating the Average Daylight Factor (ADF), this is the most appropriate methods for new dwellings. The ADF, which measures the overall amount of daylight in a space, is the ratio of the average illuminance on the working plane in a room to the illuminance on an unobstructed horizontal surface outdoors, expressed as a percentage. The ADF takes into account the VSC value, i.e. the amount of daylight received on windows, the size and number of windows, the diffuse visible transmittance of the glazing used, the maintenance factor and the reflectance of the room surfaces. Therefore, it is considered as a more detailed and representative measure of the daylight levels within a living area.

The third method is the No Sky Line (NSL) or Daylight Distribution (DD) method which is a measure to assess the distribution of daylight in a space and the percentage of area that lays beyond the no-sky line (i.e. the area that receives no direct skylight). This is important as it indicates how good the distribution of daylight is in a room. If more than 20% of the working plane lies beyond the no-sky line poor daylight levels are expected within the space.

The table below summarises the relevant criteria for the assessment of daylight

Measure of Interior Daylight	Benchmark	Daylight Criterion
Vertical Sky Component (VSC)	27%	If VSC is at least 27% then the conventional window design will usually give reasonable results

Average Daylight Factor (ADF)	2.0%	Min value for kitchens
	1.5%	Min value for living rooms
	1.0%	Min value for bedrooms
No-sky View	80%	There will be a good distribution of light in the room if at least 80% of the working plane receives direct skylight

In terms of sunlight all windows which face within 90 degrees of due south should be tested. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours

The NPPF sets out guidance with regards to daylight/sunlight impact and states “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”. The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position with regards to this matter and states “the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context”. Policy D9 (Tall Buildings) states that daylight and sunlight conditions around the building(s) and neighbourhood must be carefully considered. Emerging policies within the NSP identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.

This application was accompanied by two Daylight and Sunlight Assessments undertaken in accordance with the BRE Guidelines. The HTA Assessment considers the impact on the proposed residential units and amenity spaces within the development site. As set out above in the housing quality standards and amenity space sections of this report, the assessment demonstrates that the proposed development would receive adequate levels of daylight and sunlight.

The second report prepared by Herringtons considers the impact of the development upon existing and proposed neighbours on the sites immediately to the east and west. Both neighbours are subject to planned redevelopments. In terms of the adjacent proposed schemes the assessment was based on the plans submitted as part of the current planning applications and uses ADF to demonstrate the impact on daylight.

Burgess Business Park (15-19 Parkhouse Street)

In terms of the impact of the proposal on the planned redevelopment of the

Burgess Business Park site located immediately to the west of the site it is necessary to specifically consider the impact upon Block B. The application proposes retention of the existing commercial building (to be used for commercial purposes) together with conversion of the front of the building to accommodate new residential units. The Herrington report submitted assessed the impact on the appeal scheme, an appeal which has now been dismissed. In terms of the appeal scheme the report came to the conclusion that there would be no unacceptable impacts/loss of daylight and sunlight due to the proposals at 21-23, and their location/orientation which would not have blocked daylight/sunlight towards this part of the site. The assessment details that there were 6 rooms in Block B which came back with ADF values below the target, and from comparing this to the now-proposed plans - 5 of these were for rooms in units which have now been removed. The 6th, which was for the unit at the front which has largely been retained, only marginally failed with it being a living/kitchen/dining space which achieved 1.92% ADF – 0.08% below the 2% target, which is a very small shortfall. The Herrington report explained if that if the dominant use of the room is considered – a living room – then the target of 1.5% ADF applies and therefore there would be no shortfall. This would accord with GLA guidance of using 1.5% for combined living spaces.

When considering the impact on the recently submitted application there are now 4 residential units proposed in Block B because the accommodation at ground and first floor forms two duplex-style homes with the living and kitchen spaces at GF and the bedrooms at FF, and then there are two 1-bed units on the second floor. These have similar window locations to the previous scheme, and still have their primary outlook over Parkhouse Street to the south.

The Herrington report has assessed a worst case scenario on the adjacent scheme to the west by testing the refused/appeal scheme, which was larger and had more residential units, and came to the conclusion that the impacts were acceptable and in line with the BRE guidance. Consequently it can be concluded that there would not be an unacceptable impact on the current proposed scheme.

Impact on 25-33 Parkhouse Street

In terms of the impact on the site to the east (25-33 Parkhouse Street) the assessment looks at the ADF to be achieved within the relevant rooms (habitable rooms that face the application site). The assessment looked at rooms on the first and second floors as a worst case scenarios (the upper floor rooms with the same layout would have the same or better impact). When looking at combined L/K/D spaces the ADF target for living rooms (1.5%) has been used. This reflects the London Plan Guidance. The report identifies that 8 of the 20 rooms assessed at the lower levels of the building would fall marginally below the ADF target. However, daylight distribution in 2 of the 8 rooms already falls below the target as a result of the design of the building in which they are located. The remaining 6 of those 8 rooms would meet ADF targets if they hadn't been designed with generous (deep) balconies. The presence of balconies means that once a development is constructed on the adjacent site the rooms would fall marginally below the ADF targets. This will be a similar situation with the units on the upper floors. The benefits of providing private balconies usually outweighs the adverse impact on daylight (where reductions are minor) and it would be unreasonable for the presence of balconies to preclude development on adjacent sites. Consequently it is not considered that the development of 21-23 Parkhouse Street would have a significant impact upon the planned scheme at 25-33

Parkhouse Street in terms of daylight. Furthermore there would be a negligible impact upon sunlight.

The existing residential terrace at 1-13 Parkhouse Street will not be affected by way of sunlight/daylight impact from the proposed scheme.

Overall the assessment demonstrates that there will be some impact upon daylight for the planned adjacent schemes. However, having regard to the regeneration aspirations for this area, the dense urban environment that will be created when redevelopment of the sites is realised and the level of detrimental impact likely to arise, it is not considered to be so significant as to warrant refusal of this application. Furthermore a balance must be struck between the public benefits of the scheme and the harm that may arise to surrounding occupiers. This development would deliver high quality commercial and residential units including a generous amount of affordable housing, the new buildings would make a positive contribution the streetscene and character of the area as well as delivering enhanced public realm. On balance, the level of harm likely to arise in respect of daylight to future adjacent occupiers is not considered to outweigh the benefits of the proposal.

Overshadowing of amenity spaces

The Daylight Assessment submitted assessed the sunlight availability in the proposed communal garden and play space area along the northern boundary of the site. The space would meet BRE targets as set out in the amenity section above.

A separate assessment has been undertaken in respect of the impact of overshadowing the adjacent Burgess Park SINC and this has been discussed in the ecology section of this report.

The proposed redevelopment of the adjacent site to west (Burgess Business Park) proposes retention of the existing industrial building which runs along the full extent of the shared boundary. With this in mind it is not considered that development on this site would have a significant impact on the open spaces to the west the neighbouring block.

In respect of 25-33 Parkhouse Street there is a 'green link' located on the western boundary of that site. This landscaped area would form part of the external amenity space for that development and includes an element of playspace in the north-west corner adjacent to this application site. This area will be overshadowed by the blocks on 21-23 Parkhouse Street. The documents submitted with the application for 25-33 include an overshadowing analysis which takes account of both developments. The report identifies that this area would not meet BRE targets as only 36.6% of the space would receive 2 hours of sunlight on 21st March. However, the adjacent scheme also benefits from fully compliant generously sized rooftop terraces and therefore on balance the impact on this area of external amenity space is acceptable.

Noise and vibration

London Plan Policy D14 and NSP Policy P65 require developments to manage

the impacts of noise. The application was accompanied by a Noise Impact Assessment which included a noise survey to establish existing background noise levels. The assessment concludes that given the proposed façade elements with their specific acoustic performance properties, and subject to passive or fixed mechanical ventilation systems being designed to meet noise emissions limits in accordance with the Council's standards, the future residents of the development would not be adversely impacted by external noise.

In terms of impact of noise arising from the development it is not anticipated that introducing 33 residential units would give rise to unacceptable noise or disturbance to neighbouring sites. The noise assessment submitted considers the impact of plant required for the residential and commercial uses. The report notes that only residential plant will be operational overnight. The operational noise levels from the current selection of plant are predicted to be at least 6 dB below background noise levels during the day, and 7 dB below the background during the night-time. Therefore, this would not have an adverse impact at nearby properties.

The council's environmental protection team have reviewed the noise assessment and have not raised an objection in this respect subject to recommended conditions.

Agent of change principles (ability for commercial and residential uses to co-exist)

Adopted and emerging policies identify B1c uses as being a suitable use for co-location with residential use. However, it is important to ensure that such uses are accommodated within buildings that are fit for purpose in terms of layout and construction techniques and that proper regard has been given to technical matters such as soundproofing and ventilation. London Plan Policy D13 requires all developments to consider 'agent of change' principles to ensure that where new developments are proposed close to existing noise-generating uses, they are designed in a more sensitive way to protect the new occupiers, such as residents and businesses from noise and other impacts. This is an important consideration for this site given the proximity of proposed residential uses in relation to existing and proposed employment uses.

In order to respond to Policy D13, separate residential access routes and entrances have been created. The commercial units have been designed to ensure that the light industrial activities can take place within their units, removing risk of conflict with the residential element and allowing both uses to co-exist effectively.

The amenity space in the centre of the site, between the blocks will be separated from any servicing activity and requirements associated with the commercial uses, which will take place on Parkhouse Street using the existing highways servicing restrictions as agreed with Southwark's Transport Officers.

Several mitigation measures have been incorporated into the design of the proposals to ensure minimal impact on the residential uses. This includes the construction of a concrete structure to absorb all noise and vibration from the

ground floor use in Block B. A separate steel structure is provided within the overall concrete frame of the building which ensures that noise and vibration will not transfer into the concrete frame so as to minimise the impact on residential occupants on upper levels.

Sufficient mechanical ventilation will be incorporated into the buildings to ensure that the future users of the site are not exposed to poor air quality.

The submitted noise assessment confirms that existing and future residents are unlikely to be adversely affected by noise from the proposed uses.

To conclude, it is considered that the development ensures that the technical considerations such as adequate servicing, ventilation, mitigation of noise and vibration have been robustly considered to ensure the space designed and attractive and usable by the intended future occupiers in accordance with Policy D13.

Transport and highways

Chapter 9 of the NPPF seeks to ensure that transport issues are properly addressed as part of development proposals. Proposals must assess the impact upon existing transport networks, promote and maximise opportunities for sustainable transport modes whilst mitigating any adverse transport related environmental effects and must make a significant contribution to improving accessible movement and permeability as a key priority for place making. Paragraph 109 states “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. This approach is reflected in Chapter 10 of the London Plan, Southwark Saved Policies 5.1, 5.2, 5.3 and 5.4, Core Strategy Strategic Policy 2 and the emerging NSP Policies (P48 – P54).

This application was accompanied by a Transport Assessment as well as a Framework Travel Plan. The documents have been reviewed by the Council’s Transport Policy and Highways Teams. Revised and additional highways, transport and construction related information was submitted to address initial comments raised in respect of loading and servicing arrangements.

Site context, proposed layout and response to highway network

The site is on the northern side of Parkhouse Street, the footway next to this site on Parkhouse Street connects westerly with the footways on Southampton Way, which lead westerly to the bus routes on the nearby Camberwell Road and easterly to the bus routes on the adjacent Wells Way. An east-west pedestrian route connecting Camberwell Road to Wells Way through Burgess Park lies at the immediate northern side of this site. There is a signed north-south cycle route on Wells Way between New Kent Road and Peckham Road and, there are few speed humps on Parkhouse Street, which could be converted into raised pedestrian crossings to perform a dual purpose of slowing vehicles down and at the same time assisting pedestrians in crossing this road safely.

The development would include a pedestrian route running adjacent to the footway on this side of Parkhouse Street connecting to a shared pedestrian-vehicle space at its western side and leading to hard landscaped courtyard between the two blocks. This courtyard would accommodate a disabled car parking bay, provide access to the residential lobby and would also be used as amenity space; it has been designed to allow pedestrian links into the adjacent site and then beyond in Burgess Park should that become a realistic possibility and aspiration of the Council in the future.

It is proposed that refuse and similar size delivery and emergency vehicles would service this site from Parkhouse Street. Moreover, the courtyard would have ample vehicle manoeuvring space that would ensure that vehicles accessing and exiting the car parking bay would do so in a forward gear.

The proposed layout of the site is acceptable from a transport policy perspective. The proposal would provide a good environment for pedestrians and the limited vehicle users that would enter the site. It is considered necessary to secure enhancements to the surrounding highway network for the benefit of future occupiers. Hence, the applicant will be required to fund the construction of extended raised table on Parkhouse Street and resurfacing of the road segments at its both sides, contribute to improved pedestrian/cycle routes in the immediate environment of this development plus the creation of raised pedestrian crossings on the immediate stretch of Southampton Way.

Trip generation

This proposed development is in an area with low (PTAL of 2) public transport accessibility level but is close to a higher PTAL (4), approximately 570 metres east of the busy bus routes on the A215 Camberwell Road and 2.4km to Elephant & Castle train/tube station at its northern side. There are also bus routes within a short walking distance of this site on Wells Way. Concerning the vehicle movements expected from this development, Highways Officers have advised that, even taking into account the likely vehicle movements from other committed developments in this locality, the level of forecasted vehicle movements from this scheme (8 two-way vehicle movements) would not have any noticeable adverse impact on the current vehicular traffic on the adjoining roads. Regardless, the applicant has proposed few travel plan initiatives encompassing the provision of sustainable transport information and provision of travel card and car club membership to the initial occupiers of this development.

Servicing and deliveries including refuse storage and collection

London Plan Policy T7 deals with servicing and delivery arrangement during construction and end use. The policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans should be submitted (appropriate to the scale of the development).

There are two dedicated bin stores in Block A to serve each function, providing separate refuse and recycling facilities for the commercial tenants (mainly from

Block A), and residents (from Block B). These will be both be accessed by residents and refuse operatives via a lobby which is accessed directly from Parkhouse Street. Refuse vehicles will be able to stop on Parkhouse Street within 10m of the entrances and collect the refuse, assisted by a small taper to the carriageway of Parkhouse Street. The refuse strategy has been accepted by Highways, Transport Policy and Waste Management Teams.

Car parking

London Plan Policy T6 seeks to encourage car free and car limited development as much as possible and sets maximum car parking standards for different uses whilst recognising the need for an appropriate provision if disabled parking and adequate arrangements for servicing. Major residential development should provide disabled parking spaces for 10% of dwellings (3% to be provided at the outset and 7% future proofed), non-residential uses should provide a minimum of 1 disabled space. All car parking spaces must be fitted with electric vehicle charging points. This approach is reinforced in NSP Policies P53 and P54.

The East Camberwell Controlled Parking Zone provides adequate parking control in this vicinity weekdays, from 08:30 to 18:30. There is a car club close to this development on Sam King Walk. The applicant has proposed one disabled car parking space on the site. Even though this car parking level is minimal, with future improvements to public transport infrastructure in this area including the potential Bakerloo line extension and the sought cycling/walking enhancements plus travel plan initiatives for this development, it is deemed satisfactory. The applicant's consultants have also carried out a car parking survey in May 2016 which found that 25(34%) of the 77 available on-street car parking spaces on the road segments proximate to this development were unoccupied. Whilst this survey has not been updated given the forecasted 8 two-way vehicle movements, which would mean 4 car parking spaces for 4 vehicles it is considered that sufficient car parking capacity would exist. In any event, the prospective residents of this development will be prevented from obtaining car parking permits under the CPZ in this locality. Nonetheless, the applicant will be required to provide active electric vehicle charging point for the proposed car parking bay.

Cycle parking and cycling facilities

London Plan Policy T5 sets minimum cycle parking standards for different uses. For this development a minimum of 5 spaces would be required for the commercial element (1 space per 250 sqm for long stay and 1 space per 1000 sqm for short stay) and 43 spaces for the residential including 2 visitor spaces. NSP Policy P52 would generate the need for 57 resident spaces and 3 long stay visitor spaces and 8 spaces for the commercial use (1 space per 250sqm for long and short stay).

The table below sets out the proposed cycle parking provision for the scheme

Residential	57 spaces , comprising: - 12 spaces provided via 6x internal Sheffield Stands, including 1x cargo bike space
-------------	--

	<ul style="list-style-type: none"> - 44x Josta-style spaces - 1x disabled cycle space
Commercial	10 spaces comprising : <ul style="list-style-type: none"> - 8x Josta-style spaces - 1x internal Sheffield stand (2 spaces)
Visitor Cycle Parking (shared residential and commercial)	8 spaces comprising: <ul style="list-style-type: none"> - 4x external Sheffield stands (8 spaces)
TOTAL	75 spaces

The level of cycle parking provision is acceptable. A condition will be attached to ensure the facilities are provided prior to occupation.

Healthy Streets

London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance. This application is car free save for one disabled space thus promoting walking, cycling and use of public transport. Contributions have been secured sustainable transport modes to accommodate the demand created by future occupiers of the site. The scheme has been designed to enhance public realm onto Parkhouse Street and provides high quality landscaped space internally with places for occupiers to dwell/relax. The development seeks to significantly enhance biodiversity through maximising urban greening on the site which will also help to improve air quality. The scheme has been designed to minimise air and noise pollution as much as possible.

Overall the transport and traffic related implications have been fully considered. The Council's Highways and Transport Teams are satisfied with the proposal.

Environmental matters

Construction management

Conditions and s106 obligations are recommended requiring the submission of a Construction Logistics Plan and Construction and Environmental Management Plan to enable sufficient control over the traffic and environmental effects of construction.

Water Resources, Flood Risk and SUDs

London Plan Policy SI5 seeks to limit the use of water within new developments, Policy SI 12 seeks to ensure that new developments do not increase the risk of flooding on or offsite and SI13 promotes Sustainable Urban Drainage techniques (SUDs). Developments must properly assess the risk of flooding and include appropriate mitigation where required. There is also a requirement to enhance

urban greening and sustainable surface water drainage techniques. This requirements are also reflected in the current and emerging Southwark policies.

The application site is located within Flood Zone 2/3 and therefore a Flood Risk Assessment was submitted detailing how the development has been designed to address flood risk and SUDs proposals. The assessment has been reviewed by the council's drainage team, the GLA and Environment Agency. No objection is raised subject to a recommended condition regarding SUDs.

Land contamination

A desk top ground investigation assessment report has been submitted by the applicant (an update was submitted following amendments to the scheme). The report recommends further intrusive investigations are undertaken. The assessment has been reviewed by EPT, in line with this a condition has been recommended requiring further assessments be submitted.

Air quality

A key priority for the London Plan is to tackle poor air quality (Policy GG3 and SI 1). This is reinforced in Southwark's development plan policies. Core Strategy Policy 13 requires developments to address poor air quality. NSP P64 seeks to ensure that developments achieve or exceed air quality neutral standards; and address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.

The site is located in an air quality management area and an air quality assessment has been submitted, which considers the air quality impacts arising from the construction and operational use of the development. The report concludes that the effects on air quality during construction and operation are considered to be negligible subject to appropriate air quality and dust monitoring taking place and the suggested mitigation being implemented.

The council's environmental protection team has reviewed the submission and advised that there is no objection to the proposal subject to conditions to control construction management.

Light pollution

The application was accompanied by a lighting assessment. The assessment concludes that subject to the recommended lighting strategy the proposed scheme will not cause any exceedances of either the ILP pre-curfew or post-curfew obtrusive light limitations at local residential and ecological receptors. As such the proposed detailed design of the development is not predicted to result in any significant adverse impacts with respect to local sensitive locations. Provided the specified lighting design is implemented, the sky glow levels associated with the development will not have a significant effect on the surrounding dark sky landscape.

The lighting impact on ecology has been discussed in detail in the ecology section of this report. In terms of the impact upon residential amenity the lighting assessment has been reviewed by the EPT and is found to be acceptable.

Archaeology

Saved Policy 3.19 and NSP Policy P22 advises that new development should make provision for the protection of archaeological resources. The site is not located within an archaeological priority zone. However, NSP22 requires an archaeological assessment to be submitted. An assessment was submitted and reviewed by the Councils archaeologist. No further archaeological assessment, fieldwork or conditions are required.

Energy and sustainability

Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund. The energy strategy for new developments must follow the London Plan Hierarchy (be lean/ be clean/ be green/be seen) and this must be demonstrated through the submission of an Energy Strategy with applications and post construction monitoring for a period of 5 years.

Saved Policy 3.4 and Core Strategy Policy 13 sets out Southwark's current adopted approach to ensuring that new developments tackle climate change, the approach is generally consistent with London Plan Adopted Policies whilst also requiring new commercial developments to meet BREEAM 'Excellent'

NSP Policy P68 reflects the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of 'Excellent' and include measures to reduce the effects of overheating using the cooling hierarchy. P69 reflects the London Plan approach of 'lean, green and clean' principles. P69 requires residential buildings to be zero carbon on site and non-residential buildings to be zero carbon with an onsite reduction of at least 40%. Any shortfall can be addressed by way a contribution towards the carbon offset fund. This policy is not yet adopted but clearly indicates the direction of travel and strong commitment that Southwark has to tackling climate change with its onsite targets being more onerous than the London Plan once fully adopted.

At the present time the standard which must be achieved for this development is zero carbon for both elements with a minimum of 35% carbon reductions on site and any shortfall being mitigated by way of a contribution. Energy and Sustainability Assessments based on the current adopted planning policy were submitted. In response to the GLA Stage 1 comments further energy information

was submitted to justify the approach taken.

Whole life cycle and carbon capture

A Whole Life Carbon Assessment and separate Whole Life Carbon Assessment Template have been submitted. The Assessment has been prepared in accordance with the GLA guidance and explains the strategies which will be adopted at the end-of-life of the building to ensure circularity, and the Template document includes a declaration of the end-of-life scenario of the building elements. The document has been reviewed by the GLA and largely found to be acceptable although some minor areas of clarification have been requested as part of the Stage 2 referral. There is a requirement for post construction reviews, this should be secured in the s106 agreement.

Carbon emission reduction

Overall, the energy assessment asserts that the residential element of the scheme would achieve a carbon saving of 69% on site, the commercial element would achieve 54% saving and the combined carbon reduction would be 65%. On this basis the proposal falls short of the zero carbon requirement but would meet adopted 35% London Plan and Southwark target for onsite reductions. The shortfall between 35% and zero carbon will be met by way of a carbon offset payment which would accord with current adopted policies. To this end a payment of £96,140 (1012 tonnes shortfall x £95) should be secured by way of an s106 agreement.

Be Lean (use less energy)

The proposed development will incorporate a range of energy efficiency measures including levels of insulation exceeding current Building Regulations requirement, the installation of high performance glazing, external shading devices, energy efficient lighting and natural ventilation in all habitable spaces. The implementation of these measures would reduce regulated CO2 emissions by 10% and 16% for the domestic and non-domestic spaces respectively. This would meet London Plan targets for energy reduction.

Be Clean (supply energy efficiently)

The possibility of employing a decentralised energy network was investigated. Currently there is no district heating network available. However, a plan is under development and a new district heating network might become available in the coming years. The development has been designed to allow future connection to a district heating network should one become available. This should be secured in the s106 agreement. In the meantime an electric central system providing heating and hot water is proposed for this scheme. This is considered to be acceptable.

Be Green (Use low or carbon zero energy)

Photovoltaic panels are proposed. In total approximately 56.04m² PV panels with 11.55 kWp will be installed on the two proposed buildings. The photovoltaic array will supply electricity to the residential units with a system peak power of 6.16 kWp and to the commercial areas with a system peak power 5.39 kWp. The heating and hot water demand of the building will be provided using air-source heat pumps. ASHPs will contribute 100% of the heating and hot water annual demand. A single, centralised, Air Source Heat Pump (ASHP) system is proposed in Block B which will serve both blocks.

Be Seen (Monitor and review)

The London plan asks developers to monitor energy use during the occupation and to incorporate monitoring equipment to enable occupants to monitor and reduce their energy use. Displayed energy use within individual units will allow occupants to understand the way in which they consume energy and how much it costs. The proposed scheme will explore opportunities to link the proposed heating and mechanical ventilation systems to a computer based central monitoring system.

In accordance with London Plan policies it is appropriate to secure post completion monitoring within the s106 agreement.

Circular economy

London Plan Policy SI7 seeks to promote resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal through the requirement of new development to submit a circular economy statement. Such statements must demonstrate Circular Economy Statement should be submitted, to demonstrate how all materials arising from demolition and remediation works will be re-used and/or recycled; how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life; opportunities for managing as much waste as possible on site; adequate and easily accessible storage space and collection systems to support recycling and re-use; specify how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy. The statement must also identify how performance will be monitored and reported.

A Circular Economy Statement has been submitted in line with the GLA's requirements. A pre-demolition audit will be commissioned to maximise the recovery of materials, sustainable procurement plan will be used for new materials. A Site Waste Management Plan will also be prepared to develop and implement procedures to sort and reuse and recycle demolition and construction waste. The plan will also highlight strategies for designing out waste and reducing waste generated on site. The new blocks will follow the best practice principles detailed in the plans with the intention of minimising waste first before reuse, recycling and disposal. For operational waste, appropriate space has been designed to allow for access and collection of waste which includes recycling.

The proposed commitments to minimise the quantities of materials and other resources (energy, land, water) used, and measures for sourcing materials responsibly and sustainably are considered to be acceptable in principle. The GLA have requested additional details in respect of construction processes and operational waste management. Such details have been provided and will be reviewed by the GLA as part of the Stage 2.

Overheating

London Plan SI4 requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the London Plan cooling hierarchy. All passive measures have been explored as far as practicable following the cooling hierarchy and simultaneously ensuring that energy, daylight and overheating matters are balanced. The g-value has been balanced to reduce solar gains but also to improve the energy efficiency of the building. A lower g-value would have negative implications on CO₂ emissions or would require smaller windows. The U-value of windows has also been maximised. A lower g-value would result in failure in meeting the 10% target of the 'Be Lean' stage of the energy hierarchy. Orientation, high performance building fabric and fenestration, shadings, natural and mechanical ventilation as well as energy efficient lighting have all been considered and appropriate strategies have finally been incorporated. This development proposes a Mechanical Ventilation with Heat Recovery system specified to enhance the Indoor Air Quality whilst increasing the thermal efficiency of the development. Energy efficient design and low energy lighting will be used to mitigate the risk of overheating and avoid the need for cooling as far as practicable.

This application was accompanied by an overheating assessment. The purpose of the overheating assessment is to determine the comfort levels in the main habitable rooms (bedrooms, common living rooms and kitchens) during the summer months when the risk of overheating is present. The risk of overheating in the non-residential spaces has also been assessed. The analysis results show that the strategies proposed for both the residential and commercial elements will ensure compliance with overheating requirements, and adequate indoor environmental conditions for the occupants will be ensured throughout the year. As part of this Guidance will be provided to occupants on how to minimise the risk of overheating in their dwellings. This will especially include guidance on how to operate windows and shading devices when needed

BREEAM

Strategic policy 13 of the Core Strategy requires the development to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that an "excellent" standard can be achieved which meets the policy requirement and is therefore acceptable. It is noted that the BREEAM Assessment seeks to achieve a number of credits through ecological features on site which is entirely appropriate given the relationship to the adjacent SINC. A condition to secure BREEAM 'excellent' is recommended.

Digital Connectivity

London Plan Policy SI6 introduces the need for new developments to address London's requirements for enhanced digital connectivity. The policy requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users, to meet expected demand for mobile connectivity generated by the development, to take appropriate measures to avoid reducing mobile connectivity in surrounding areas; and to support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

In order to address this policy requirement a condition is recommended to ensure that the development can install appropriate ducting for future connection to the full fibre infrastructure.

Summary

In conclusion subject to the building meeting BREEAM Excellent, being constructed in accordance with the details set out in the energy strategy, ensuring provision is made for future connection to a district CHP and mitigating the impact of the shortfall in terms of onsite carbon reduction, the proposal is considered to be acceptable.

Planning obligations (S.106 agreement)

Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

Planning Obligation	Mitigation	Applicant Position	
Provision of affordable housing units	Secure the provision of 16 affordable units (56 hab rooms) all as social	Agreed	

	<p>rented tenure comprising</p> <ul style="list-style-type: none"> • 4 x 1b2p • 4 x 2b3p • 4 x 2b4p • 4x3b5p <p>Affordable housing provisions and delivery controls, including provision for review mechanisms (if development not commenced within 2 years)</p> <p>Affordable housing monitoring contribution (16 x £132.35 = £2,117.60)</p>		
Delivery of commercial floorspace	None of the residential units to be occupied until the commercial units have been practically completed and made available for occupation		
Wheelchair accessible housing	<p>1 x private unit (2b4p) 2 x social rented units (2 x 2b3p)</p> <p>Marketing, allocation and fit out of the wheelchair units</p>	Agreed	
Secure 20% affordable workspace	198 sqm of B1c floorspace within Block A	Agreed	
Loss of employment floorspace contribution	<p>10% of FTE jobs that may have been provided within the (net) lost floorspace. £4300 per FTE lost</p> <p>For B1c space area per FTE is 47 sqm (as set out in the s106 SPD)</p> <p>99sqm/47 = 2.1 FTE</p>	Agreed	

	10% of 2.1 = 0.21 round up to 0.5 post = £2150		
Ensure unrestricted access to all external amenity spaces and onsite play space for occupiers of all residential units		Agreed	
Offsite playspace contribution for 5+ year olds	£16,912	Agreed	
Future connection to a district CHP		Agreed	
Carbon Offset Payment	£96,140	Agreed	
Energy use monitoring to meet 'Be Seen' requirements of LP policy and Whole Life Cycle Carbon Assessment Post Construction Reviews		Agreed	
Transport and Highways	<p>Improvements to Southern section of Parkhouse Street £1,280</p> <p>Improvements to buses £30,000</p> <p>Raised table on Parkhouse Street + resurfacing £35,000</p> <p>Cycle hire/docking station £33,000</p> <p>DSP Bond £3,300</p> <p>Total = £102,580</p>	Agreed	
Future proof public access through the site into the adjacent scheme (25-33 Parkhouse Street) in order to enable access into Burgess Park should that link become		Agreed	

available in the future.			
Landscaping and maintenance for a 10 year period on the park side of the boundary wall	£9,000	Agreed	
Financial contribution towards habitat enhancement in Burgess Park	Final sums being negotiated and will be updated verbally to committee	Agreed in principle	
Tree planting mitigation (to offset the impact of providing a planter rather than street trees on Parkhouse Street)	2 trees at £4,500 per tree, so that these are provided within the vicinity. Total = £9,000	Agreed	
Travel Plan		Agreed	
Delivery and Servicing Plan		Agreed	
Construction Logistics Plan		Agreed	
<p>S278 works</p> <p>If consent is granted the developer must enter into a S278 agreement to complete the following works:</p> <ul style="list-style-type: none"> ○ Repave the footway on Parkhouse Street fronting the development using materials in accordance with Southwark's Streetscape Design Manual (granite kerbs and precast concrete slabs). ○ Construct a vehicle crossover on Parkhouse Street using materials in accordance with Southwark's Streetscape Design Manual. ○ Reinstate the redundant vehicle crossover on Parkhouse Street as footway. ○ Upgrade the existing speed humps to a raised pedestrian crossing using materials in accordance with Southwark's Streetscape Design Manual. ○ A Construction Management Plan should be submitted and approved by the Council prior to the implementation of the development. ○ Since the application site falls within 'General' designation the footways should be paved with precast concrete slabs with 150mm wide granite kerbs. This can be secured through an s106 Agreement and s278 Agreement. 		Agreed	

<ul style="list-style-type: none"> ○ The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement. ○ Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange. 		
---	--	--

In the event that an agreement has not been completed by *31st December 2021* the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance, based on information provided by the applicant, an estimated Mayoral CIL payment of £xx and a Southwark CIL payment of £xx would be due. This figure is an estimate only, and would be calculated in more detail when CIL Additional Information and Assumption of Liability forms are submitted prior to implementation.

Other matters

London Plan Policy D12 requires all major developments to be accompanied by a Fire Strategy. This application included a Fire Strategy, the strategy considers structural matters, identifies means of escape, fire spread and control, fire safety access and fire safety management. A site plan showing evacuation assembly

points is included within the document.

Community involvement and engagement

Consultation responses from members of the public and local groups

Pre Application Engagement

This application was accompanied by a Statement of Community Involvement. The document confirms that the following public consultation was undertaken by the applicant prior to submission of the application:-

- Two public meetings (invitations sent to all residents and business within 150m radius of the site as well as known community groups)
- Three exhibitions
- Two ward member briefings
- A dedicated website was set up for sharing material and providing a forum for submitting comments
- In March 2021 a newsletter update was sent to local residents and business within 150m radius of the site

Notwithstanding that there are no statutory requirements in relation to Community Involvement, this is considered to be an adequate effort to engage with those affected by the proposals. As part of its statutory requirements, The Local Planning Authority, sent letters to all residents, issued a press notice publicising the planning application and advertised the application on the website. Following the submission of revised plans a further re-consultation was undertaken with members of the public that had already commented on the original proposals. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process

Full details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in Appendix 2. The responses received are summarised at the start of this report.

Consultation responses from external and statutory consultees

GLA Stage 1 Response (summary): Land use: The re-provision of commercial and introduction of residential in line with the site allocation can be supported subject to commercial floorspace being B1(c) and some further details on mitigation measures and commitments. Housing and affordable housing: 54% affordable housing by habitable room is welcomed. All social rent is supported subject to details on affordability. As a GLA approved provider, proposals are eligible for Fast Track; an early review must be secured. Urban design: Approach generally supported, reconsideration of parking layout required. Fire safety statement required. Matters in relation to inclusive design, energy, flood risk, drainage and water and transport should also be addressed.

Officer Comment: following the Stage 1 response the scheme was revised to

accommodate B1c uses and subsequently to address the required setback from the adjacent SINC. Additional details were submitted in respect of fire safety, energy, flood risk, drainage, water and transport.

GLA Stage 1 (Supplementary comments): A number of the issues raised in Stage 1 have been addressed. There are minor outstanding issues to address in respect of Circular Economy and Whole Life Carbon Assessment as well as technical details around the energy strategy. These matters can be resolved as part of the Stage 2 Referral.

TfL (Stage 1 Summary): The following items should be addressed for the proposals to be compliant with the strategic transport policies:

- The applicant is required to increase long stay cycle parking;
- The applicant should work with the LB Southwark to incorporate Healthy Streets into the application and wider area;
- TfL request a Cycle Hire contribution of £70k to be secured;
- The provision of Electric Vehicle Charging Points to be secured by condition;
- The Travel Plan, Delivery and Servicing Plan and Construction Logistics Plan to be secured by the appropriate planning obligations.

TfL (Stage 1 Supplemental comments): The proposed amendments to the original planning application do not raise any strategic transport issues, however I note it includes the removal of loading bay on Parkhouse Street. There is limited information on the servicing strategy in the revised material, so it's difficult to comment on the implications for removal of the loading bay in terms of Healthy Streets, however this is primarily issue for the council as highway authority for Parkhouse Street.

The long stay cycle parking still may not accord with new London Plan standards, as this requires 1 space per 1 person 1 bedroom dwelling and 1.5 spaces per 2 person 1 bedroom dwelling; this obviously depends on the size of the 1 bed units.

We have been talking to the council regarding the potential for pooling s106 from the various developments in the Burgess Business Park area so that they all contribute commensurately towards public realm improvements, bus service capacity and a new cycle hire docking station. We consider the priority for funding in the shorter term should be for a new cycle hire docking station, as per the s106 request in our original comments. This will enable extension of the cycle hire scheme to the area, linking with new docking stations being delivered as part of the Aylesbury Estate redevelopment just the other side of Burgess Park. This would give new residents and businesses in the area direct access to cycle hire, which is proving to be a popular mode of travel during the pandemic and will play a key role during the recovery period. We would therefore welcome your support in securing this s106 funding.

Officer comments: Cycle parking standards have been met. The servicing strategy has been subject to extensive negotiation with Southwark officers and is considered to be the most appropriate solution for this site. S106 contributions towards buses and cycle hire facilities will be sought on a proportionate basis for each of the schemes coming forward in this area.

Natural England: No Objection

London Fire & Emergency: An undertaking should be given that access for fire appliances as required by part B5 of the current building Regulations Approved Document and adequate water supplies for firefighting purposes should be provided.

Officer Comments: a Fire Strategy has been submitted.

Thames Water: No objection subject to recommended Informatives

English Heritage: On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.

Environment Agency: No objection subject to recommended conditions and informatives.

Secure by Design: Development is suitable to achieve Secured By Design accreditation, and in order to assist the development with achieving Secured By Design standards a condition is recommended.

Consultation responses from internal consultees

Transport Policy (summary – full comments incorporated into the analysis above): There are no objections from the highway and transportation perspectives subject to other comments from the Highways Team plus the following conditions that the applicant shall:

- Enter into S.106 agreement with the Council for safeguarding unrestricted public access on the proposed north-south pedestrian route through this site, financial contributions towards improved bus frequencies at this location and the planned Bakerloo line extension plus cycle hire docking station, enhanced pedestrian route to the bus route on Camberwell Road via Southampton Way including the provision of pedestrian crossing facilities and traffic calming measures on Southampton Way, cycle route improvement schemes and, payment of one year car club membership to the initial occupiers of this development, exclusion of this development from those qualified for car parking permits plus submission of a delivery & service management bond.
- Enter into S.278 agreement with the Council for the reconstruction of the footway segments flanking this site on Parkhouse Street and creation of an extended raised table on it, repair/resurfacing of the highway segment abutting this site on Parkhouse Street, creation of a 3metres-wide new vehicle entrance including the elimination of the redundant vehicle crossovers.
- Submit a scheme for the provision of 1(one) disabled car parking space equipped with active electric vehicle charging point plus cycle parking spaces including cargo and disabled cycle parking spaces, which must be contained in secure shelters, for approval.
- Submit a delivery and service management Plan incorporating transport

operators with 'Silver' standard FORS for approval.

- Submit a construction management plan incorporating transport operators with 'Silver' standard FORS for approval.
- Submit details of lighting along the proposed pedestrian routes, for approval.

Officer comment: relevant conditions and s106 obligations recommended.

Southwark Highways: Issues to be resolved prior to consent:

- The minimum effective pedestrian passing width between the proposed planter fronting the Development on Parkhouse Street and the existing kerb line should be 2.0m.
- It is unclear why the kerb line on the proposed plans has been set back from its current position. The existing carriageway width allows on-street servicing without obstructing traffic flows.
- If consent is granted the developer must enter into a S278 agreement to complete the following works:
 - Repave the footway on Parkhouse Street fronting the development using materials in accordance with Southwark's Streetscape Design Manual (granite kerbs and precast concrete slabs).
 - Construct a vehicle crossover on Parkhouse Street using materials in accordance with Southwark's Streetscape Design Manual.
 - Reinstate the redundant vehicle crossover on Parkhouse Street as footway.
 - Upgrade the existing speed humps to a raised pedestrian crossing using materials in accordance with Southwark's Streetscape Design Manual.
 - A Construction Management Plan should be submitted and approved by the Council prior to the implementation of the development.
 - Since the application site falls within 'General' designation the footways should be paved with precast concrete slabs with 150mm wide granite kerbs. This can be secured through an s106 Agreement and s278 Agreement.
 - The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.
 - Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

Officer comment: The pedestrian footpath to Parkhouse Street will be 2.4m wide. The existing highway is being set back to minimise the refuse drag distances, this matter was discussed extensively pre-submission of the revised information. The proposals are exceeding the refuse drag distances but this 'taper' served to minimise this distance and ensure that this was not an unacceptable proposal for LBS-Refuse and Veolia. The inclusion of this 'taper'

was agreed with the Waste Management Team and Transport Policy. The applicant has agreed to the s278 works and other conditions/informatives.

Drainage Team: No objection, condition recommended

EPT: no objection subject to recommended conditions.

Waste Management: The proposed refuse strategy would be accepted by our contractor for this specific case.

Local Economy Team: This development does not reach the threshold for employment in the construction phase obligations.

Also, this development's commercial space also does not reach the threshold for employment in the end phase obligations.

As a council-owned build, we are interested, where feasible, for any apprenticeship opportunities in council. These can be discussed with the Local Economy Team.

Ecologist: I have reviewed this application with regards to ecology. The September 19 PEA is good and covers the impacts on Burgess Park. I concur with their assessment. The report makes a number of recommendations in regards to Lighting and biodiversity net gain and new access to Burgess Park. These should be adopted in full. No objection subject to recommended conditions and necessary offsite mitigation being secured.

Archaeologist: No further archaeological assessment, fieldwork or conditions are required in consideration of this application.

Parks Team: Thank you for the opportunity to comment on this revised planning application. In addition to our original comments which remain relevant, we have the following supplementary comments: The Parks Service will require a method statement for construction of the wall, ideally it should utilise the foundation area of the existing wall so as not to impact on any tree roots. Should any work be required on the park side of the boundary, a licence will be required from the Parks & Leisure Service. Funding should be secured to plant the park side of the new brick wall to ensure it is 'green' on both elevations. The Design and Access Statement p20 refers to a pedestrian link to Burgess Park from a neighbouring development, the developer should be aware that any entrance into the park at this location would be via the New Church Road Nature Area, which is designated a Site of Importance for Nature Conservation (SINC); please be advised that at this time the Parks Service would not permit direct access, or an easement, from any residential or commercial property into the park via the nature area. The park is easily accessible via existing entrances on Wells Way. The nature area currently has low level public access, altering this into a public thoroughfare, for either pedestrians or cyclists, is highly likely to have a negative impact on the nature area and its wildlife and will divide the nature area in two. Consultation should be undertaken with the Parks Service if any works are likely to impact on the existing boundary trees.

Officer comments: appropriate conditions and s106 obligations secured.

Urban Forrester: No objection subject to recommended conditions and a contribution towards providing 2 street trees within the vicinity of the site

Community impact and equalities assessment

The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

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:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. 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
3. 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.

The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. It is not considered that this application would harm any groups with protected characteristics. The provision of affordable housing would be a positive benefit of the scheme as a lack of access to affordable housing impacts disproportionately on Black, Asian and Minority Ethnic groups.

Human rights implications

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.

This application has the legitimate aim of xxxxx. 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.

Positive and proactive statement

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.

The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

The proposal would bring about the regeneration and beneficial re-use of a redundant site within an aging industrial estate. Whilst it would result in an overall reduction in employment floorspace, the refurbished and redeveloped space would be of a much higher quality, able to attract a wider range of occupiers and support higher employment density. It has the potential to deliver 52 jobs within the completed development, and would include a higher than policy required provision of affordable workspace which should be given significant weight in the decision making process.

National, regional and local planning policies make it clear that the delivery of additional housing is a key priority for the planning system and there is a strong presumption in favour of development that will deliver housing. There is a demonstrable and acute need for additional housing in the borough across all tenures and the Council is committed to delivering a significant number of homes through redevelopment of their own land. This proposal would deliver 33 new homes on a Council owned site which would include the provision of 52% affordable housing by habitable room, all of social rented tenure which would contribute to the most acute needs of the Borough. The benefits of this are an important material consideration.

The inclusion of housing on the site is a departure from saved Southwark Plan Policy 1.2 and Core Strategy Policy 10 relating to preferred industrial areas. This must be weighed against the wider benefits of the scheme, and with regard to the emerging policy within the draft NSP which proposes a change from an industrial use at the site to a mixed-use employment and residential neighbourhood. It is not considered that approval of this application would undermine the future of the PIL, or the emergence of policies within the draft NSP.

The design would be of a high quality making a positive contribution to the townscape of Parkhouse Street. Sufficient setback of the buildings, appropriate landscaping and mitigation has been secured to limit any harm to the adjacent park and SINC. Whilst there would be some harm to the setting of the nearby heritage assets, this is considered to be less than substantial harm which would be outweighed by the wider benefits of the proposal.

Subject to conditions to control the development in detail the development would offer a good standard of amenity to future residents of this site and would not cause significant harm to existing neighbours. Furthermore the development of this site would not prejudice the future development of adjacent sites.

Subject to the recommend conditions and s106 obligations the development has satisfactorily addressed transport and sustainability policies.

It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Relevant Planning Policies
Appendix 5	Recommendation

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning		
Report Author	Gemma Usher		
Version	Final		
Dated	23 June 2021		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		24 June 2021	

Appendix 1: Consultation undertaken

Site notice date:

Press notice date: n/a.

Case officer site visit date: 14.03.2019

Neighbour consultation letters sent: 11/03/2021

Internal services consulted

Flood Risk Management & Urban Drainage
 Highways Licensing
 Highways Development and Management
 Waste Management
 Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Flood Risk Management & Urban Drainage
 Highways Development and Management
 Highways Development and Management
 Transport Policy
 Ecology
 Environmental Protection
 Highways Development and Management

Local Economy
 Flood Risk Management & Urban Drainage
 Archaeology
 Design and Conservation Team [Formal]
 Highways Licensing
 Local Economy
 Urban Forester
 Waste Management

Urban Forester
 Waste Management
 Urban Forester
 Waste Management
 Archaeology
 Design and Conservation Team [Formal]
 Local Economy
 Ecology
 Environmental Protection
 Highways Development and Management
 Highways Licensing

Flood Risk Management & Urban Drainage
 Transport Policy
 Urban Forester

Waste Management

Statutory and non-statutory organisations

Environment Agency
Thames Water
Transport for London
Great London Authority
EDF Energy

London Fire & Emergency Planning Authori
Metropolitan Police Service (Designing O
Natural England - London & South East Re

Planning Policy

Thames Water

Great London Authority
Natural England - London & South East Re

Metropolitan Police Service (Designing O

Environment Agency

Great London Authority
Transport for London
Environment Agency
Great London Authority
Transport for London
EDF Energy

London Fire & Emergency Planning Authori
Natural England - London & South East Re

Planning Policy
Metropolitan Police Service (Designing O

Thames Water

Thames Water
Transport for London

Thames Water

EDF Energy

Environment Agency

Great London Authority

London Fire & Emergency Planning Authority
Natural England - London & South East Region

Planning Policy
Metropolitan Police Service (Designing Out Crime)
Transport for London

Thames Water

Neighbour and local groups consulted:

23A Southampton Way London SE5 7SW
23B Southampton Way London SE5 7SW
27A Southampton Way London SE5 7SW
15A Southampton Way London SE5 7SW
15B Southampton Way London SE5 7SW
39 Parkhouse Street London SE5 7TQ
5 Parkhouse Street London SE5 7TQ
13A Parkhouse Street London SE5 7TQ
3A Parkhouse Street London SE5 7TQ
37A Parkhouse Street London SE5 7TQ
43B Southampton Way London SE5 7SW
1A Parkhouse Street London SE5 7TQ
11A Parkhouse Street London SE5 7TQ
Unit 7 Burgess Industrial Park
Parkhouse Street
35A-35B Southampton Way London SE5 7SW
12 Parkhouse Street London SE5 7TQ
5A Parkhouse Street London SE5 7TQ
7A Parkhouse Street London SE5 7TQ
9A Parkhouse Street London SE5 7TQ
29A Southampton Way London SE5 7SW
31A Southampton Way London SE5 7SW
33A Southampton Way London SE5 7SW
41A Southampton Way London SE5 7SW

41B Southampton Way London SE5 7SW
43A Southampton Way London SE5 7SW
33B Southampton Way London SE5 7SW
39A Southampton Way London SE5 7SW
39B Southampton Way London SE5 7SW
Unit 9 2-10 Parkhouse Street London
Unit 2 Burgess Industrial Estate
Parkhouse Street
Unit 4 First Floor Burgess Industrial Estate
Parkhouse Street
Flat B 25 Southampton Way London
Ground Floor Flat 39 Parkhouse Street London
Unit 6 Ground Floor Burgess Industrial Estate
Parkhouse Street
5-7 Southampton Way London SE5 7SW
Rear Of 35-39 Parkhouse Street London
9-11 Southampton Way London SE5 7SW
43 Parkhouse Street London SE5 7TQ
66 Wells Way London SE5 7UA
25-33 Parkhouse Street London SE5 7TQ
21-23 Parkhouse Street London SE5 7TQ
2 Parkhouse Street London SE5 7TQ
10 Parkhouse Street London SE5 7TQ
Flat 2 45 Southampton Way London
Flat 3 45 Southampton Way London

Flat A 25 Southampton Way London
 15-19 Parkhouse Street London SE5
 7TQ
 39C Southampton Way London SE5
 7SW
 Flat 1 45 Southampton Way London
 21 Southampton Way London SE5 7SW
 41 Parkhouse Street London SE5 7TQ
 13 Southampton Way London SE5 7SW
 17 Southampton Way London SE5 7SW
 31 Southampton Way London SE5 7SW
 35 Southampton Way London SE5 7SW
 27 Southampton Way London SE5 7SW
 29 Southampton Way London SE5 7SW
 Unit 10 Burgess Industrial Park
 Parkhouse Street
 1-3 Southampton Way London SE5
 7SW
 Unit 5 Ground Floor Burgess Industrial
 Estate Parkhouse Street
 Unit 6 First Floor Burgess Industrial
 Estate Parkhouse Street
 Flat 2 47 Southampton Way London
 Flat 3 47 Southampton Way London
 Unit Three And Ground Floor Unit Four
 And First Floor Unit Five Burgess

Industrial Estate Parkhouse Street
 Flat 4 47 Southampton Way London
 Flat 1 47 Southampton Way London
 9 Parkhouse Street London SE5 7TQ
 7 Parkhouse Street London SE5 7TQ
 19A Southampton Way London SE5
 7SW
 19B Southampton Way London SE5
 7SW
 21A Southampton Way London SE5
 7SW
 15C Southampton Way London SE5
 7SW
 17A Southampton Way London SE5
 7SW
 17B Southampton Way London SE5
 7SW
 47 Southampton Way London SE5 7SW
 37 Southampton Way London SE5 7SW
 41 Southampton Way London SE5 7SW
 3 Parkhouse Street London SE5 7TQ
 37 Parkhouse Street London SE5 7TQ
 1 Parkhouse Street London SE5 7TQ
 11 Parkhouse Street London SE5 7TQ
 13 Parkhouse Street London SE5 7TQ

Re-consultation:

Appendix 2: Consultation responses received

Internal services

Ecology
 Archaeology
 Urban Forester
 Flood Risk Management & Urban Drainage
 Highways Development and Management
 Highways Development and Management
 Transport Policy
 Environmental Protection
 Highways Development and Management
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Urban Forester
 Waste Management
 Urban Forester
 Waste Management
 Archaeology
 Design and Conservation Team [Formal]
 Highways Development and Management
 Transport Policy
 Urban Forester

Statutory and non-statutory organisations

Thames Water
 London Fire & Emergency Planning Authori
 Metropolitan Police Service (Designing O
 Thames Water
 Natural England - London & South East Re

Metropolitan Police Service (Designing O

Environment Agency

Great London Authority
 Transport for London
 Metropolitan Police Service (Designing O

Thames Water
 Transport for London

Thames Water
 Environment Agency
 Natural England - London & South East Re

Neighbour and Local Consulted:

Flat 6 Malswick Court 35 Tower Mill Road Southwark SE15 6FX
 86 Tower Mill Road London SE15 6BP
 62 Coleman Road London SE5 7TG
 41 Southampton Way London SE5 7SW
 13A Parkhouse Street London SE5 7TQ
 1A Parkhouse Street London SE5 7TQ
 5A Parkhouse Street London SE5 7TQ
 15C Southampton Way London SE5 7SW
 3 Parkhouse Street London SE5 7TQ
 13 Parkhouse Street London SE5 7TQ
 6 Claremont Villas London SE5 7SS
 107B Benhill Road London SE5 7LZ
 7 Newent Close Peckham London
 18 Rainbow Street London SE5 7TD
 18 Rainbow Street London SE5 7TD
 46 Rainbow Street Camberwell SE5 7TD
 10 Rainbow Street London SE5 7TD
 Top Flat, 4 Claremont Villas Southampton Way London
 5A Parkhouse Street Camberwell SE5 7TQ
 69 Coleman Road London SE5 7TF
 44 Rainbow Street London SE5 7TD
 25 Aylesbury Road London SE17 2EQ
 133A Wells Way London SE5 7SZ
 133A Wells Way London SE5 7SZ
 Park Office Chumleigh Gardens London
 50 Coleman Road Camberwell London
 119 Coleman Road London SE5 7TF
 128 Benhill Road Camberwell SE5 7LZ
 25 Aylesbury Road London SE17 2EQ
 30 Rainbow Street London SE5 7TD
 22 Ada Road Camberwell SE5 7RW
 2 Forsyth Gardens London
 13 Parkhouse Street, London SE5 7TQ
 30 Rainbow Street London SE5 7TD
 42 Camberwell Grove London SE5 8RE
 113 Wells Way London SE5 7TY
 33 Trafalgar Avenue London SE15 6NP
 XXXX XXXX
 10 Hume Court 100 Benhill Rd London
 Parks & Leisure Service Southwark Council PO Box 64529
 26 Ada Road London SE5 7RW
 20 Springfield house London SE5 8JY
 52 Vicarage Grove London SE5 7LP
 18 Rainbow St London SE5 7TD
 18 Rainbow St London SE5 7TD
 Flat 2 113 Wells Way London
 Flat 2 113 Wells Way London
 52 Vicarage Grove London SE5 7LP

125 Benhill Road London SE5 7LZ
 146A Elmington Road London SE5 7RA
 50 Coleman Road camberwell SE5 7TG
 25 Rainbow Street London SE5 7TB
 8 marianne close London SE5 7fh
 Flat 4, 129 Southampton Way London SE57EW
 5a Parkhouse Street Camberwell SE5 7TQ
 13 Parkhouse Street London
 6 claremont villas southampton way london
 78 Coleman Road Camberwell SE5 7TG
 Flat 5, 113 Wells Way London SE5 7SZ
 109 Wells Way London SE5 7SZ
 109 wells way London SE57Sz
 81, Coleman Road Coleman Road LONDON
 132 Benhill Road London SE5 7LZ
 1glengall Terrace Peckham London
 c/o Trinity College Centre 1 Newent Close London
 21-23 parkhouse street london se5 7tq
 Flat 53, Woodsford Portland Street London
 123 Coillesdene Avenue Edinburgh EH15 2LQ
 Flat 6 69 Camberwell Grove London
 19 Addington Square London SE5 7JZ
 392 Albany Road Flat 39 Arments Court Camberwell
 38a Coleman road London Se5 7tg
 121 Camberwell Road London SE5 0hb
 Flat 8, 106 Chandler Way LONDON SE15 6GW
 2 Churchmead 234 Camberwell Road London
 21 - 23 Parkhouse Street 21-23 London
 25 Rainbow Street Lobodn SE5&TB
 160 Tooley Street London SE1
 160 Tooley Street London SE1
 160 Tooley Street London SE1
 160 Tooley Street London SE1
 160 Tooley Street London SE1
 160 Tooley Street London SE1
 ℅ Trinity College Centre 1 Newent Close London
 13a Parkhouse Street London SE5 7TQ
 27 Rainbow Street Camberwell LONDON

Appendix 3: Relevant planning history

No relevant planning history

APPENDIX 4 LIST OF RELEVANT POLICIES

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') published in 2012 and amended in June 2019 sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development
 Chapter 5 Delivering a sufficient supply of homes
 Chapter 6 Building a strong, competitive economy
 Chapter 9 Promoting sustainable transport
 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 15 Conserving and enhancing the natural environment
 Chapter 16 Conserving and enhancing the historic environment

New London Plan 2021 Policies

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG4 Delivering the homes Londoners need
 GG5 Growing a good economy
 GG6 Increasing efficiency and resilience
 Policy D1 London's form, character and capacity for growth
 Policy D2 Infrastructure requirements for sustainable densities
 Policy D3 Optimising site capacity through the design-led approach
 Policy D4 Delivering good design
 Policy D5 Inclusive design
 Policy D6 Housing quality and standards
 Policy D7 Accessible housing
 Policy D8 Public realm
 Policy D9 Tall buildings
 Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D13 Agent of Change
 Policy D14 Noise
 Policy H1 Increasing housing supply
 Policy H4 Delivering affordable housing
 Policy H5 Threshold approach to applications
 Policy H6 Affordable housing tenure
 Policy H7 Monitoring of affordable housing
 Policy H10 Housing size mix
 Policy S4 Play and informal recreation
 Policy E2 Providing suitable business space

Policy E3 Affordable workspace
 Policy E4 Land for industry, logistics and services to support London's economic function
 Policy E6 Locally Significant Industrial Sites
 Policy E7 Industrial intensification, co-location and substitution
 Policy E11 Skills and opportunities for all
 Policy HC1 Heritage conservation and growth
 Policy G1 Green infrastructure
 Policy G5 Urban greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands
 Policy SI 1 Improving air quality
 Policy SI 2 Minimising greenhouse gas emissions
 Policy SI 3 Energy infrastructure
 Policy SI 4 Managing heat risk
 Policy SI 5 Water infrastructure
 Policy SI 6 Digital connectivity infrastructure
 Policy SI 7 Reducing waste and supporting the circular economy
 Policy SI 12 Flood risk management
 Policy SI 13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.1 Residential parking
 Policy T6.5 Non-residential disabled persons parking
 Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning
 Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies.

The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1: Sustainable development
 Strategic Policy 2: Sustainable transport
 Strategic Policy 5: Providing new homes
 Strategic Policy 6: Homes for people on different incomes
 Strategic Policy 7: Family homes
 Strategic Policy 10: Jobs and businesses
 Strategic Policy 11: Open spaces and wildlife
 Strategic Policy 12: Design and conservation
 Strategic Policy 13: High environmental standards

Southwark Plan (Saved Policies)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). The NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework.

The relevant policies of the Southwark Plan 2007 are:

- 1.1 Strategic and local preferred industrial locations
- 2.5 Planning obligations
- 3.1 Environmental effects
- 3.2 Protection of amenity
- 3.3 Sustainability assessment
- 3.4 Energy efficiency
- 3.6 Air quality
- 3.7 Waste reduction
- 3.8 Waste management
- 3.9 Water
- 3.11 Efficient use of land
- 3.12 Quality in design
- 3.13 Urban design
- 3.14 Designing out crime
- 3.15 Conservation of the historic environment
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 3.19 Archaeology
- 3.20 Tall buildings
- 3.25 Metropolitan open land
- 3.28 Biodiversity
- 4.2 Quality of residential accommodation
- 4.3 Mix of dwellings
- 4.4 Affordable housing
- 4.5 Wheelchair affordable housing
- 5.1 Locating developments
- 5.2 Transport impacts
- 5.3 Walking and cycling
- 5.4 Public transport improvements
- 5.6 Car parking
- 5.7 Parking standards for disabled people and the mobility impaired

New Southwark Plan

- AV.14 Peckham Area Vision
- SP1 Quality affordable homes
- SP2 Regeneration that works for all
- SP3 Best start in life
- SP4 Strong local economy
- SP5 Healthy, active lives
- SP6 Cleaner, greener, safer
- 6. Development Management Policies
- P1 Social rented and intermediate housing

P2 New family homes
 P7 Wheelchair accessible and adaptable housing
 P12 Design of places
 P13 Design quality
 P14 Residential design
 P15 Designing out crime
 P16 Tall buildings
 P17 Efficient use of land
 P18 Listed buildings and structures
 P20 Conservation of the historic environment and natural heritage
 P22 Archaeology
 P29 Office and business development
 P30 Affordable workspace
 P43 Broadband and digital infrastructure
 P48 Public transport
 P49 Highways impacts
 P50 Walking
 P52 Cycling
 P53 Car Parking
 P54 Parking standards for disabled people and the mobility impaired
 P55 Protection of amenity
 P56 Open space
 P58 Green infrastructure
 P59 Biodiversity
 P60 Trees
 P61 Reducing waste
 P63 Contaminated land and hazardous substances
 P64 Improving air quality
 P65 Reducing noise pollution and enhancing soundscapes
 P66 Reducing water use
 P67 Reducing flood risk
 P68 Sustainability standards
 P69 Energy
 NSP22 Burgess Business Park

Mayors SPD/SPGs

Affordable Housing & Viability (August 2017)

Crossrail Funding (March 2016)

Housing (March 2016)

Accessible London: Achieving an Inclusive Environment (October 2014)

The control of dust and emissions during construction and demolition (July 2014)

Character and Context (June 2014)

Sustainable Design and Construction (April 2014)

Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Land for Industry and Transport (September 2012)

Play and Informal Recreation (September 2012)

Planning for Equality and Diversity in London (October 2007)

Southwark SPDs/SPGs

Affordable Housing (2008)
Draft Affordable Housing (2011)
Design and Access Statements (2007)
Development Viability (2016)
Residential Design Standards (2011 with 2015 update)
Interim guidance for technical housing standards
S106 and CIL (2015)
S106 and CIL Addendum (2017)
Sustainability Assessments (2007)
Sustainable Design and Construction (2009)
Sustainable Transport (2009)

Appendix 5: Recommendation

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.

Applicant	Miss Evelyn Thomas London Borough Of Southwark	Reg. Number	19/AP/0469
Application Type	Local Authority Development by Others		
Recommendation	GRANT subject to Legal Agreement (GLA)	Case Number	2236-21

Draft of Decision Notice

for the following development:

Demolition of existing building at 21-23 Parkhouse Street and erection of two blocks (Block A and Block B) of 5 and part-7/part-10 storeys. Block A comprises 5-storey block for commercial/employment use (879sqm) and Block B comprises a part-7/part 10-storey block with ground floor commercial/employment use (111sqm) and 33 residential dwellings, accessible car parking, cycle parking, refuse storage, and associated landscaping

RE CONSULTATION DUE TO

Reduction in commercial floorspace (99 sqm reduction)

All of the light industrial floorspace to be B1c (now Use Class E)

20 percent commercial floorspace to be provided as affordable workspace

Design amendments to commercial floorspace (ground floor layouts and floor to ceiling heights)

Updates to the footprint of both blocks making Block A slightly smaller and moving Block B (and its balconies) to no longer obstruct the 5m buffer zone with Burgess Park

Minor design amendments to elevations (balconies, brick treatment, substation)

Removal of loading bay on Parkhouse Street

Improvements to the landscaping scheme and amenity spaces

Revisions to the cycle parking strategy in terms of storage space design, style, and layout

21-23 Parkhouse Street London SE5 7TQ

In accordance with application received on 23 January 2019 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed GA Plan Level 00 PAR_HTA-A_DR_2000 P2 received 11/03/2021

Plans - Proposed GA Plan Level 01 PAR_HTA-A_DR_2001 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 02 PAR_HTA-A_DR_2002 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 03 PAR_HTA-A_DR_2003 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 04 PAR_HTA-A_DR_2004 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 05 PAR_HTA-A_DR_2005 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 06 PAR_HTA-A_DR_2006 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 07 PAR_HTA-A_DR_2007 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 08 PAR_HTA-A_DR_2008 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 09 PAR_HTA-A_DR_2009 REVP2 received

11/03/2021

Plans - Proposed GA Plan Level 10 Roof PAR_HTA-A_DR_2010 REVP2 received

11/03/2021

Plans - Proposed Proposed East Elevation LBS-PAR_HTA-A_DR_2100 RE received

11/03/2021

Plans - Proposed Proposed West Elevation PAR_HTA-A_DR_2101 REVP2

received 11/03/2021

Plans - Proposed Proposed North Elevation PAR_HTA-A_DR_2102 REVP2

received 11/03/2021

Plans - Proposed Proposed South Elevation PAR_HTA-A_DR_2103 REVP2

received 11/03/2021

Plans - Proposed Section AA PAR_HTA-A_DR_2200 REVP2 received 11/03/2021

Plans - Proposed Sections BB and CC PAR_HTA-A_DR_2201 REVP2 received

11/03/2021

Plans - Proposed Unit Type 01 PAR_HTA-A_DR_3000 REV P1 received 11/03/2021

Plans - Proposed Unit Type 02 PAR_HTA-A_DR_3001 REV P1 received 11/03/2021

Plans - Proposed Unit Type 02 WCH PAR_HTA-A_DR_3002 REV P1 received

11/03/2021

Plans - Proposed Unit Type 03 PAR_HTA-A_DR_3003 REV P1 received 11/03/2021

Plans - Proposed Unit Type 04 PAR_HTA-A_DR_3004 REV P1 received 11/03/2021

Plans - Proposed Unit Type 05 PAR_HTA-A_DR_3005 REV P1 received 11/03/2021

Plans - Proposed Unit Type 06 PAR_HTA-A_DR_3006 REV P1 received 11/03/2021

Other Documents

Document Lighting Assessment 784-A117176 Rev 4 received 11/03/2021

Noise impact assessment 784-A117176 Rev 1 received 11/03/2021

Document Statement of Community Involvement received 11/03/2021

Energy statement SAP Calculations received 11/03/2021

Energy statement HTA Sustainability _ Energy Statement Version 2 received

11/03/2021

Daylight/Sunlight assessment Herrington received 17/03/2021

Document BREEAM Assessment - Land Use _ Ecology includes PEA received

11/03/2021

Land contamination assessment 5012695-RDG-XX-ST-DOC-C- received 11/03/2012
 Document Fire Strategy Report Issue 6 BWC/FS/1471/V6 received 11/03/2021
 Document Commercial Accommodation Marketing Strategy received 11/03/2021
 Document Whole Life Carbon Assessment received 11/03/2021
 Transport assessment/statement 1000006683 received 11/03/2021
 Document Framework Travel Plan 1000006683 received
 Ecology assessment/Nature conservation received 18/03/2020
 Air quality assessment A117176 received 11/03/2021
 Arboricultural statement 178190 received 11/03/2021
 Daylight/Sunlight assessment HTA received 11/03/2021
 Design and access statement received 11/03/2021
 Document Circular Economy Statement received 11/03/2021
 Flood risk assessment A097774 Rev F received 11/03/2021

Time limit for implementing this permission and the approved plans

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.

Permission is subject to the following Pre-Commencements Condition(s)

Permission is subject to the following Pre-Commencements Condition(s)

Permission is subject to the following Pre-Commencements Condition(s)

Permission is subject to the following Pre-Commencements Condition(s)

Permission is subject to the following Pre-Commencements Condition(s)

3. Prior to the commencement of any development

a) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990

in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019."

4. (i) Prior to the commencement of development hereby approved, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme, based on the document 'Ground Conditions Desktop Study' by WYG (reference A097774 dated May 2016) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2. The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(ii) The development shall be implemented in full accordance with the details approved under Part (i)

(iii) Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy (Part i above) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

(iiii) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

5. Prior to works commencing, including any demolition, an Arboricultural Method Statement 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 2019 Parts 7, 8, 11 & 12 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.

6. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the [Flood Risk Assessment / Drainage Strategy] prepared by WYG Engineering Ltd (dated June 2021). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

7. Prior to commencement of each building hereby approved detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)

Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)
Permission is subject to the following Grade Condition(s)

8. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

9. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme 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. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

10. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be [presented on site/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 2019, 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.

11. (i) Before any above grade work hereby authorised begins, details of security measures (which shall demonstrate that the development has been designed to comply with Secure by Design Principles as far as practically possible) shall be submitted to and approved in writing by the Local Planning Authority.

(ii) Any such security measures as approved under Part (i) shall be implemented prior to first occupation

REASON

In the interests of securing well designed, safe and secure buildings and neighbourhoods in accordance with Policy P15 of the New Southwark Plan

12. FIT-OUT OF THE B1c LIGHT INDUSTRIAL FLOORSPEACE TO A SPECIFICATION SUITABLE FOR B1c LIGHT INDUSTRIAL USE

(i) Prior to the completion of the superstructure on either Block A or B hereby approved, full particulars shall be submitted to and approved by the Local Planning Authority of a scheme showing that the parts of the commercial floorspace to be used for B1C (or Use Class E G (ii) and E G (iii)) light industrial purposes will be fitted-out to an appropriate level for B1C (or Use Class E G (ii) and E G (iii)) light industrial use. The particulars referred to in the preceding sentence shall include details of the mechanical and electrical fit-out of the units, heating and cooling provision, sprinklers, and the provision of kitchen and toilet facilities.

(ii) The commercial units to be used for B1C (or Use Class E G (ii) and E G (iii)) light industrial purposes shall be constructed and fitted out in full accordance with the details approved under Part (i) unless otherwise agreed in writing.

(iii) Practical completion of the B1C (or Use Class E G (ii) and E G (iii)) light industrial fit out for the units within Block A and B shall be completed before the practical completion or any occupation of the residential component of the development hereby approved.

REASON

To ensure that the commercial B1C (or Use Class E G (ii) and E G (iii)) units are provided to an acceptable standard and made available for occupation as early as possible in the interests of protecting the industrial use of the site in accordance with London Plan Policies GG5, E2, E4 and E7 (2021), Saved Policy 1.2 of the Southwark Plan (2007), Core Strategy Strategic Policy 10 (2011) and the Emerging New Southwark Plan Site Allocation 22: Burgess Business Park

13. The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period.

Prior to the commencement of above ground works a report shall be submitted to and approved in writing by the LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met.

The development shall be carried out in accordance with the approval given and the approved scheme shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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 2019.

14. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or

other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

15. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

16. Prior to the commencement of above grade works a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

17. (i) Prior to the commencement of above ground works full details including a method statement shall be submitted to and approved in writing, setting out how the boundary wall between the application site and the adjacent Burgess Park SINC will be constructed.

(ii) In preparing the detailed method statement to satisfy Part (i) the applicant should investigate the possibility of using the foundations of the existing wall so as not to impact on any tree roots.

(iii) The wall shall be constructed in full accordance with the details approved under Part (i) prior to any occupation of the development hereby approved.

REASON

To ensure adequate protection of the existing trees and SINC in accordance with Saved Policy 3.28 of the Southwark Plan (2007)

18. (i) Prior to commencement of above grade works, full details of the number and location of bird and bat nesting boxes / bricks and insect towers shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The details shall include the exact location, specification and design of the habitats. The boxes / bricks/towers shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.
- (iii) The nesting boxes / bricks/towers shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.
- (iiii) Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Permission is subject to the following Pre-Occupation Condition(s)
Permission is subject to the following Pre-Occupation Condition(s)
Permission is subject to the following Pre-Occupation Condition(s)

19. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

* - Night-time - 8 hours between 23:00-07:00

† - Daytime - 16 hours between 07:00-23:00

This shall be achieved by following the recommendations for glazing presented in the submitted Noise Assessment report by WYG, reference A097774, June 2018. Mechanical ventilation will be required in order to

meet this condition. Additional trickle vents must have acoustic insulation to ensure that the above requirements are achieved.

Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises that face the adjacent vehicle servicing centre. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019

20. Before the first occupation of the development hereby approved 1 disabled parking space as shown on the drawing(s) shall be made available and retained for the purposes of car parking for the disabled for as long as the development is occupied. The disabled space shall be fitted with an electric vehicle charger point. The space shall be maintained in perpetuity.

Reason:

To ensure that the parking space for disabled people is provided and retained and that more sustainable modes of transport are encouraged in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) and 5.7 (Parking Standards for Disabled People and the Mobility Impaired) of the Southwark Plan 2007.

21. No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the [document title] prepared by WYG Engineering Ltd (dated June 2021), and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

Permission is subject to the following Compliance Condition(s)
Permission is subject to the following Compliance Condition(s)
Permission is subject to the following Compliance Condition(s)
Permission is subject to the following Compliance Condition(s)
Permission is subject to the following Compliance Condition(s)
Permission is subject to the following Compliance Condition(s)

22. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

23. RESTRICTION ON THE INSTALLATION OF APPURTENANCES ON THE ELEVATIONS

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s].

Reason:

To ensure such works do not detract from the appearance of the building (s) in accordance with: the National Planning Policy Framework 2019; 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.

24. Notwithstanding the Town and Country Planning Act General Permitted Development Order 2015 (or amendment or re-enactment thereof) there shall be no lights installed on the balconies hereby approved and any maintenance, repair or replacement balustrading shall comprise solid balustrades with a minimum height of 850mm above FFL to minimise light

spillage into the SINC.

REASON

Additional external lighting or a change in material to the solid balustrades hereby approved could have an adverse impact on ecology and biodiversity within the adjacent Burgess Park SINC which would be contrary to London Plan Policy G6 (2021), Saved Policy 3.28 Biodiversity of the Southwark Plan (2007) and NSP Policy P59.

25. 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 +A1:2019

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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

26. CPZ PARKING PERMIT EXCLUSION

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

27. RESTRICTION ON USE WITHIN THE USE CLASS HEREBY PERMITTED

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the commercial floorspace hereby approved shall be used for B1C (or Use Class E G (ii) and E G (iii)) purposes only unless otherwise agreed by way of a formal application for

planning permission.

Reason:

In order to ensure that the site continues to provide commercial floorspace which can accommodate light industrial uses in accordance with the designated industrial use of the site and to comply with London Plan Policies GG5, E2, E4 and E7 (2021), Saved Policy 1.2 of the Southwark Plan (2007), Core Strategy Strategic Policy 10 (2011) and the Emerging New Southwark Plan Site Allocation 22: Burgess Business Park

Informatives

1 Thames Water - Waste

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water

we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

2 Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

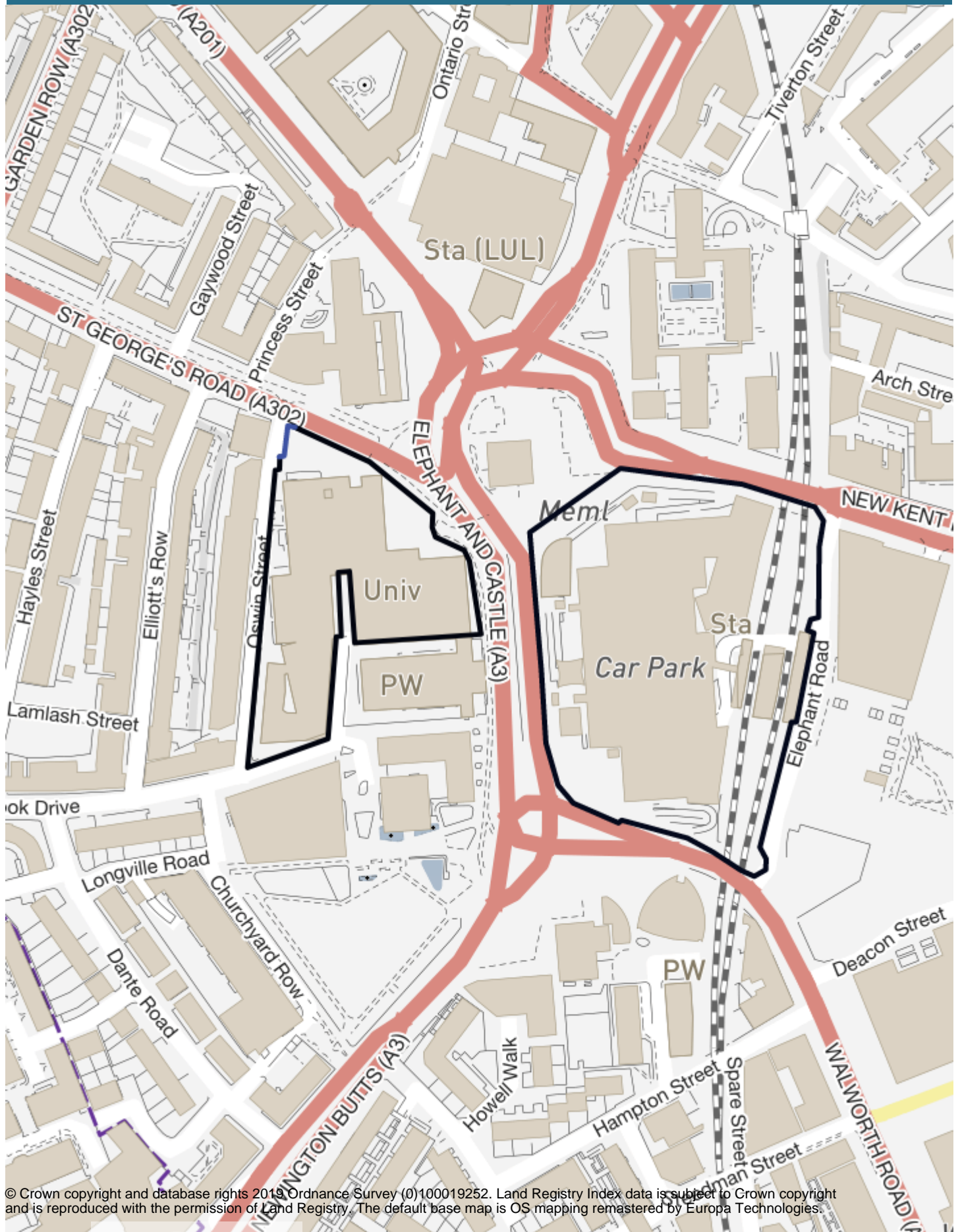
If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

- 3 If any parks land is temporarily required to facilitate this development e.g. scaffold/hoarding etc. a licence shall be required from the Parks Service to permit any access. No access shall be permitted on council land without prior agreement with the Parks Service. Measures to protect existing trees shall be required as part of the licence. Please note a licence fee shall be applicable. Early notice is required for this process, min 8 weeks. Please note as the adjacent land is designated a SINS, there is no guarantee a licence will be granted.

Agenda Item 6.2



Elephant & Castle Shopping Centre, 26, 28, 30 & 32, New Kent Road & Arches 6 & 7, Elephant Road. London College of Communications Site, Elephant & Castle, London SE1 6TE



© Crown copyright and database rights 2019 Ordnance Survey (0)100019252. Land Registry Index data is subject to Crown copyright and is reproduced with the permission of Land Registry. The default base map is OS mapping remastered by Europa Technologies.



50 m

Scale =

2015 000000000

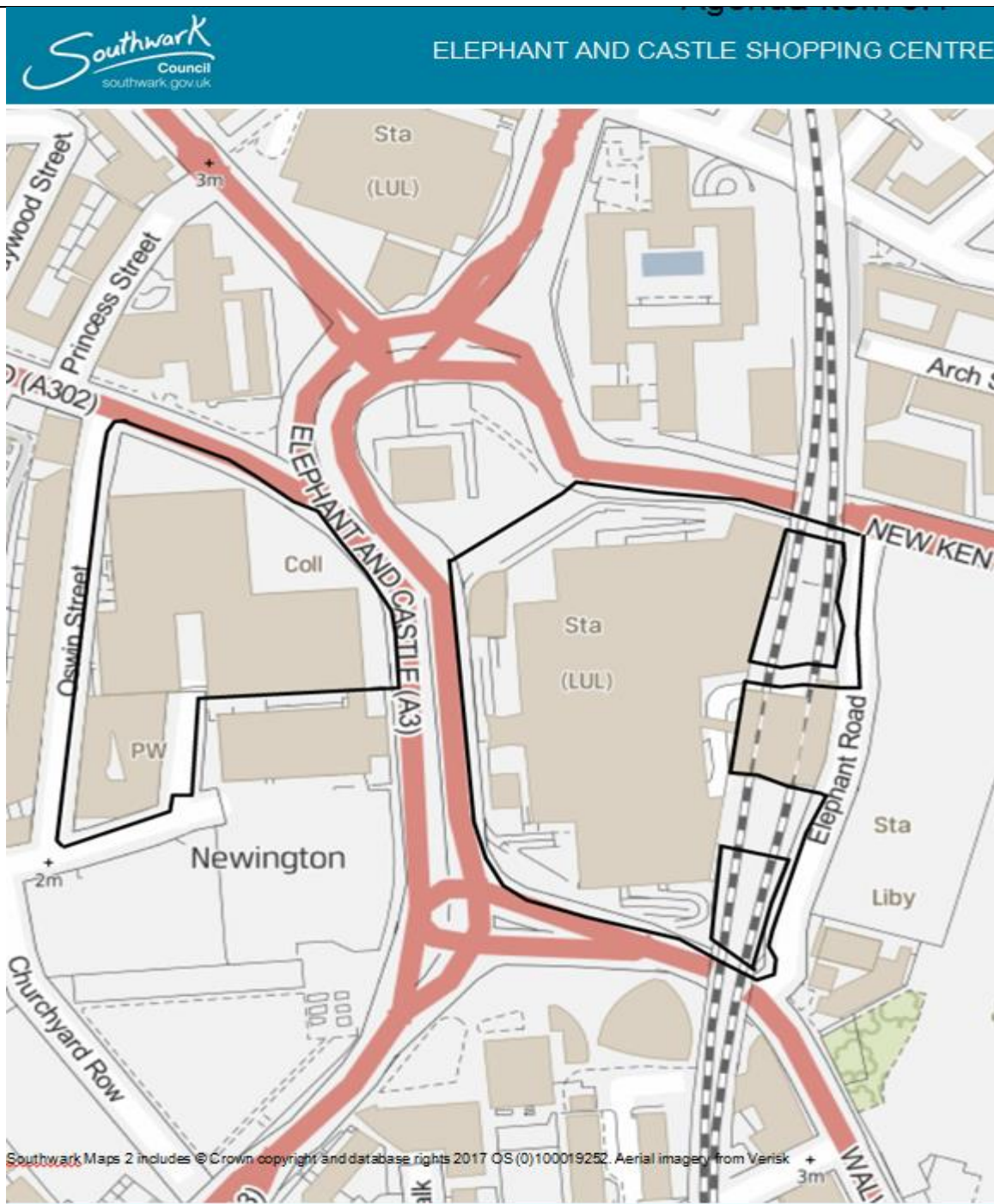
4-Jun-2021

Contents

RECOMMENDATION	4
EXECUTIVE SUMMARY.....	5
BACKGROUND INFORMATION.....	7
Site location and description	7
Details of Proposal.....	11
Relevant planning history.....	18
Planning History of Adjoining Sites	20
KEY ISSUES FOR CONSIDERATION.....	21
Summary of main issues.....	21
The main issues to be considered in respect of this application are:	22
Legal Context.....	22
Planning Policy	23
Planning Policy Designations.....	23
Adopted Policy	23
Emerging Planning Policy	28
Consultation Responses	30
Principle of development in terms of land use.....	35
Equalities	42
Environmental impact assessment	43
Design, layout and impact on townscape views and heritage assets.....	46
Density.....	51
Affordable housing.....	51
Viability	55
Mix of dwellings.....	59
Wheelchair Accessible Housing.....	60
Quality of accommodation.....	61
Trees and landscaping.....	66
Impact of the proposed development on amenity of adjoining occupiers.....	67
Noise and Vibration.....	68
Transport.....	69
Air Quality	75
Ground conditions.....	75

<u>Water Resources</u>	<u>75</u>
<u>Energy and Sustainability.....</u>	<u>76</u>
<u>Fire Safety.....</u>	<u>82</u>
<u>Archaeology</u>	<u>83</u>
<u>Wind and Microclimate.....</u>	<u>84</u>
<u>Socio Economic Impacts.....</u>	<u>85</u>
<u>Implications for conditions attached to permission 20/AP/3675</u>	<u>85</u>
<u>Implications for S106 attached to permission 16/AP/4458</u>	<u>91</u>
<u>Community Infrastructure Levy implications.....</u>	<u>92</u>
<u>Community involvement and engagement.....</u>	<u>92</u>
<u>Other matters</u>	<u>92</u>
<u>Conclusion on planning issues.....</u>	<u>94</u>
<u>SUPPLEMENTARY ADVICE FROM OTHER OFFICERS</u>	<u>95</u>
<u>BACKGROUND DOCUMENTS</u>	<u>95</u>
<u>APPENDICES</u>	<u>96</u>
<u>AUDIT TRAIL</u>	<u>96</u>
<u>APPENDIX 1</u>	<u>96</u>
<u>APPENDIX 2</u>	<u>96</u>

Item No. 6.2	Classification: OPEN	Date: 6 July 2021	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 21/AP/1104 for: FULL PLANNING APPLICATION Address: 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 Proposal: Minor material amendments to planning permission 20/AP/3675 (for 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 above multi-level and single basements, to provide a range of uses including residential (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.		
Ward(s) or groups affected:	North Walworth, St George's		
From:	Director of Planning and Growth		
Application Start Date		08.04.2021	Application Expiry Date 29.07.2021
Earliest Decision Date		25.06.2021	



Representations From Members Of The Public

Total number of neighbours notified	4,110 by letter, site and press notices
Total number of contributions received	9
	2 objections, 7 supports

RECOMMENDATION

1. a) That planning permission be granted subject to conditions, referral to the Greater London Authority (GLA), and a variation and endorsement to the s106

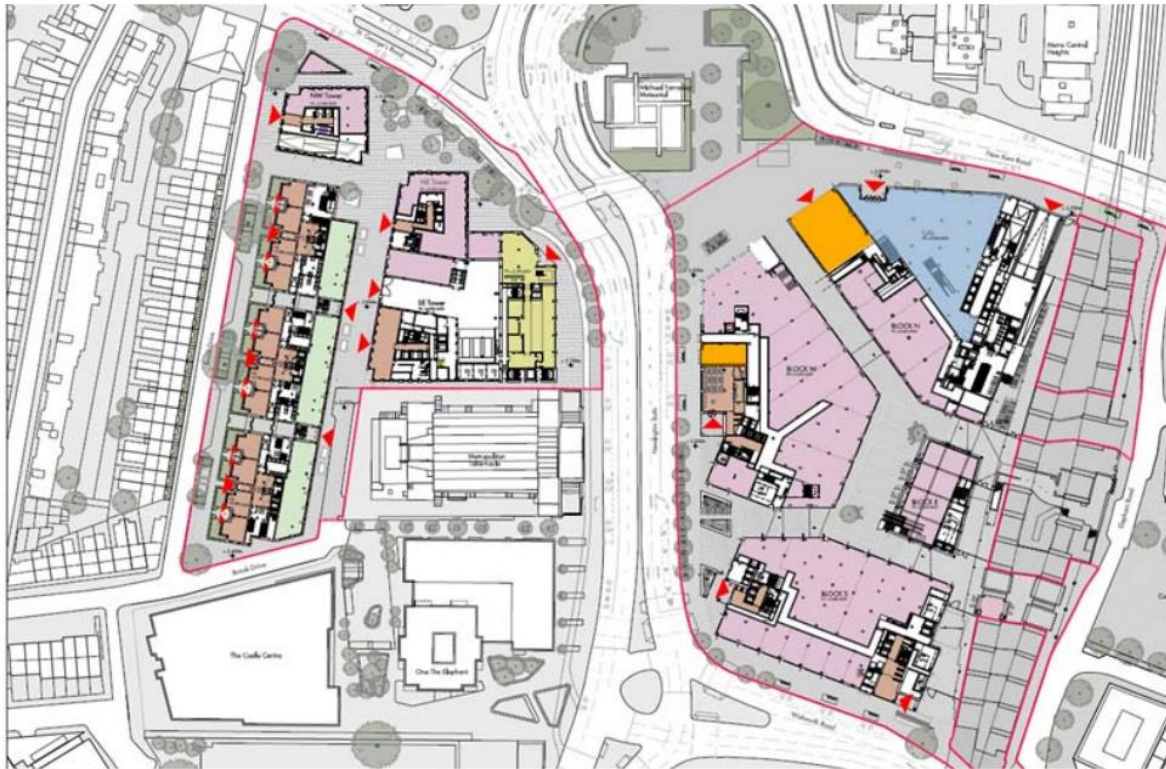
	<p>agreement for planning permission 16/AP/4458.</p> <p>b) That the environmental information be taken into account as required by Regulation 26 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>c) That following issue of the decision it be confirmed that the Director of Planning and Growth shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1)(d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report, and shall inform the Secretary of State of the decision.</p>
	EXECUTIVE SUMMARY
2.	<p>This application relates to the Elephant and Castle shopping centre and London College of Communications (LCC) sites which sit in the heart of Elephant and Castle, an area which is undergoing a period of significant transformation. In January 2019 planning permission was granted for a comprehensive redevelopment of these sites comprising a new shopping centre, a new education building, new leisure floorspace, flexible space, a station box which would be fitted out by TfL to provide a new ticket hall for the Northern Line, and 979 residential units within the private rented sector. In the existing permission, and in this report, the shopping centre site (including a number of buildings on New Kent Road and two railway arches on Elephant Road) is describes as the east site, and the existing LCC campus is described as the west site. The redevelopment was granted permission under reference 16/AP/4458 and is described in this report as the original permission.</p>
3.	<p>The shopping centre closed in September 2020 and demolition of the buildings on the east site is now well underway. In March 2021 the original permission was amended to incorporate an enlarged station box to increase capacity and improve accessibility in the new Northern Line ticket hall, and to future-proof it for connection with the Bakerloo Line extension if this project is delivered. This permission is reference 20/AP/3675, and it is this later permission that the current s73 application seeks to amend.</p>
4.	<p>The changes primarily relate to the east site and broadly comprise:</p> <ul style="list-style-type: none"> • amendments to the land use quantum; • amendments to the residential unit mix, quantum and amenity space provision, • minor alterations to the building heights, elevations and positioning; and • alterations to pedestrian routes and walkways; • amendments to and deletion of a number of conditions.
5.	<p>The proposed amendments would deliver additional retail, leisure and education floorspace which would be consistent with the town centre policies in the adopted development plan, and would help to strengthen the role of Elephant and Castle</p>

	as a major town centre. The equalities impacts of the existing permissions were considered in full and a range of mitigation measures were secured through a s106 agreement. The equalities impacts of the amendments have been taken into account, and are generally considered to be positive.
6.	A key component of the existing permissions is the provision of a new education building for the LCC which would move from its current home on the west site to a more prominent and accessible location on the east site. The LCC is an important asset to the town centre, attracting large numbers of visitors to the area in addition to its 5,800 students and 454 full-time equivalent members of staff. The college, together with London South Bank University on London Road, form Southwark's university quarter, providing excellent opportunities for learning and innovation. The LCC has identified a need for additional floorspace which would be delivered through this application. This would help to secure its long term future in the heart of Elephant and Castle and is considered to be a very positive aspect of the proposal.
7.	The application also proposes to introduce a large quantum of employment space into the east site which would be consistent with the adopted development plan and the draft New Southwark Plan. It would be high quality and would include 10% affordable workspace which would be secured through the s106 agreement. The working population it would introduce would help to support the shops and services in the local area by increasing footfall at a time when high street shopping is facing significant challenges, and this is also considered to be a very positive aspect of the proposal.
8.	The application would provide four additional residential units and would reconfigure a number of others to create 77 additional habitable rooms in the development. 35% of these additional habitable rooms would be delivered as affordable housing, comprising 3 social rent equivalent units and 4 London Living Rent units which would comply with policy P4 'Private rented homes' of the draft New Southwark Plan and would maintain the 35% affordable housing which was secured through the existing permissions. The new and reconfigured residential units would be of good quality, and would provide a policy compliant mix of units and wheelchair accessible housing.
9.	The design changes now sought are considered to be positive, including significant improvements to the Elephant and Castle and Walworth Road frontages to provide greater animation to these streets, and the proposal would open up the first floor retail walkways which would improve the shopping environment. When compared to the existing permissions the amendments would not result in any significant loss of amenity to neighbouring properties or any different or additional environmental impacts including transport impacts, impacts on noise and vibration, air quality, ground conditions, water resources, flood risk, wind microclimate and archaeology. The east site energy strategy would be amended to utilise excess capacity in an existing energy centre on an adjoining site in line with the policy priority to connect to district networks, and an additional contribution towards the Council's carbon off-set green fund would be provided.
10.	The deletion of and amendments to a number of conditions are considered to be

	acceptable, and would not undermine the Council's ability to ensure high quality design in the built scheme.
11.	The application is made under s73 of the Town and Country Planning Act, for 'minor material amendments' to the existing permission granted under 20/AP/3675. The limitations inherent in considering s73 applications mean that consideration is limited to the aspects of the application where changes have been sought, and cannot revisit aspects of the scheme which are unchanged from the existing permission. In this case, the changes are primarily the introduction of additional office space, and the introduction of a small number of additional residential rooms. This means, for example, that policies introduced or amended since the original decision was made can be applied to the office space and the additional residential rooms, but not the homes which have already been consented.
12.	Notwithstanding this position, the applicant has sought to address a number of new policy requirements introduced by the 2021 London Plan including fire safety and urban greening, and these are considered in full below.
13.	Two representations have been received objecting to the application and 7 representations have been received in support, and these are set out in full later in the report.
14.	Overall the amendments are considered to be very positive, and the applicant considers that they are required in order to respond to changes in the market since the original permission was granted, and following further consideration of the design and layouts. The amendments would increase the leisure, education and employment floorspace in the heart of the town centre, would deliver improvements to the design and the quality of the public realm, and would deliver additional housing including 35% affordable housing with a policy compliant tenure split. The application is considered to be in overall compliance with the development plan as a whole, and officers therefore recommend that planning permission be granted. An endorsement and Deed of Variation (DoV) to the existing s106 agreement would be required to capture the additional obligations secured under this permission.
BACKGROUND INFORMATION	
Site location and description	
15.	The site is located at the heart of the Elephant and Castle Opportunity Area which covers an area spanning 122 hectares. The Opportunity Area extends just beyond St George's Circus to the north, New Kent Road to the east, Walworth Road as far as Burgess Park to the south, and Kennington Park Road to the west; the borough boundary with Lambeth is approximately 160m to the south-west. Located on what for centuries was the main road into London from the south, Elephant and Castle has long been a bustling south London centre and is a transport hub, served by both the Northern and Bakerloo underground lines, a railway station and numerous bus routes.

16.	Elephant and Castle is undergoing a period of transformation, with significant redevelopment taking place. The local planning policy framework for managing the regeneration of the area is the adopted Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework (SPD / OAPF), adopted in 2012. The SPD sets out a vision for the area which includes transforming it into an attractive central London destination, making it a more desirable place to live for existing and new residents, with excellent shopping, leisure, learning and cultural facilities, and significant new housing.
17..	The application site comprises two distinct areas located on opposite sides of Elephant and Castle. They are described in the submission as the east site and the west site, and they occupy a combined area of 3.56 hectares (ha). The east site comprises Elephant and Castle Shopping Centre, 26, 28, 30 and 32 New Kent Road and Arches 6 and 7 Elephant Road, and the west site is the London College of Communications (LCC) site which sits under the University of the Arts London (UAL) umbrella. Both parts of the site sit within in the SPD central character area, and the east site sits within the SPD core area which is to be the main focus for development activity.
18.	<u>East site</u> - This part of the site measures 2.21ha and is bound by New Kent Road and a new area of public realm known as the Peninsula to the north (the entrance to the Bakerloo Line underground station is further north again), an elevated railway viaduct incorporating Elephant and Castle railway station to the east, Walworth Road to the south, and Elephant and Castle road to the west. It contains a number of buildings, the largest of which is the shopping centre with Hannibal House offices above, and a basement car park and servicing area below. It formerly contained a range of retail and leisure uses including a supermarket, bowling alley and bingo hall, together with around 35 market stalls and 3 retail kiosks at lower ground floor level around the shopping centre in an area which became known as The Moat. The shopping centre closed on 24 th September 2020, is hoarded, and demolition commenced in January 2021. The shopping centre formerly provided access to the railway station and this access is closed and people now use the entrance to the station from Elephant Road instead. The Northern Line ticket hall which is located in a separate building in front of the shopping centre continues to be operational.
19.	The east site also includes numbers 26-32 New Kent Road which comprised the Charlie Chaplin public house, the Coronet Theatre, a newsagents, a dental surgery and potentially two flats, and these buildings are now partially demolished. Four railway arches are also included in this part of the site, the northern two of which provided access / egress to the shopping centre basement, and two arches to the south of the railway station which are occupied by a Colombian restaurant (Distriandina) and Elephant Mall which incorporates a number of uses including retail, a café, a hair salon and English classes.
20.	<u>West site</u> - This part of the site measures 1.35 ha and is bound by St George's Road to the north, Elephant and Castle to the east, Brook Drive, Pastor Street and the Metropolitan Tabernacle (a church with a grade II listed façade) to the south, and Oswin Street to the west. The LCC building is a part 4-storey, part 16-

	storey building completed in 1962, with some extensions added thereafter. It includes a small parking area on the northern part of the site which is accessed from Oswin Street.
21.	<p>On 10th January 2019 following the completion of a s106 agreement planning permission was granted for a comprehensive redevelopment of the site, the description of development for which reads as follows:</p> <p><i>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 (reference: 16/AP/4458).</i></p> <p>This application was accompanied by an Environmental Statement (ES) which is described in this report as the 2016 ES. The 2016 ES has been updated to take into account changes sought through a subsequent application to amend permission 16/AP/4458, and this is explained further later in the report.</p>
22.	<p>On the <u>east site</u> the consented development is laid out as four plots, E1 to E4 which would be set around a new public square at the centre of the site described as 'The Court'. There would be two new streets leading to The Court; Station Route which would connect the Peninsula with The Court and Elephant and Castle railway station, and Park Route which would connect Elephant and Castle with The Court. Railway arches 6 and 7 Elephant Road would be knocked through to create a new connection from the site to Elephant Road and the new Elephant Park beyond, albeit that a small retail unit would be provided in one of the arches. A third route would be created on the southern part of the site, connecting Walworth Road with The Court, running parallel with the railway viaduct. The plots would sit above a large servicing basement with a new vehicular access from New Kent Road. Plot E1 is consented as an education building which has been designed as a new campus for the LCC which would relocate from the west site to the east site. This plot would also contain a station box which would be constructed by the developer and fitted out by TfL to provide a new Northern Line ticket hall with increased capacity and escalator access. There would be three residential towers on this part of the site, in plots E2 and E3.</p>
23.	<p>On the <u>west site</u> the consented development is laid out as three plots, W1, W2 and W3 which would sit either side of Pastor Street which currently terminates at the rear of the Metropolitan Tabernacle. Pastor Street would be extended northwards to meet St George's Road, effectively creating a new central street through the site providing a through-route for pedestrians and limited vehicular access to a servicing yard at the centre of the site. The west site would be served by a single level basement accessed via a one-way ramp at the northern end of Oswin Street. The basement would predominantly sit beneath plot W1 and would</p>

	contain 34 accessible parking spaces, cycle parking, an energy centre, refuse storage and plant space. The west site would also contain three residential towers.
24.	<p><u>Consented east and west site layouts</u></p> 
25.	<p>On 12th March 2021 planning permission was granted for an amendment to permission 16/AP/4458 comprising the enlargement of the consented station box and associated minor elevational alterations (20/AP/3675). This was a s73 application for minor material amendments and was required in order to provide simplified, step-free access between the new ticket hall and the Northern Line platforms, and to future-proof the station box so that it could accommodate the Bakerloo Line Extension (BLE) if this project is delivered. In all other respects, for instance land use mix and housing layouts and numbers, the permission remained unchanged from that consented in 2019.</p>
26.	<p>The s106 agreement for planning permission 16/AP/4458 (i.e. the original permission) secured a range of mitigation measures and includes a clause binding any subsequent s73 permissions to the terms of the s106. As such all mitigation secured for permission 16/AP/4458 continued to be secured for permission 20/AP/3675. Application 20/AP/3675 was accompanied by the 2016 ES and an EIA Statement of Conformity letter which effectively amended / updated the 2016 ES. References in this report to the 2016 ES therefore mean the amended ES as updated by the EIA Statement of Conformity. It is this more recent permission, 20/AP/3675 which includes the enlarged station box, which the applicant now wishes to amend.</p>
	Details of proposal

27.	<p>Planning permission is sought for minor material amendments to planning permission 20/AP/3675, the development description for which is as follows:</p> <p>‘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 above multi-level and single basements, to provide a range of uses including residential (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’.</p>																																											
28.	<p>The applicant wishes to vary condition 1 of the permission (approved plans) in order to make the following changes:</p> <ul style="list-style-type: none"> - Amendments to the office, leisure, retail, and educational floorspace areas; - Amendments to the residential unit mix and quantum; - Alterations to the residential communal and private amenity space; - Minor alterations to the building heights, elevations and positioning; and - Alterations to pedestrian routes and walkways and associated ancillary works 																																											
29.	<p>The table below provides a comparison of the various land uses consented under permission 20/AP/3675 and how they would be amended through this application.</p>																																											
30.	<p><u>As consented’ and ‘as now proposed’ land uses (east and west sites combined)</u></p>																																											
	<table> <tr> <th>Use</th><th>Consented (GIA)</th><th>sqm</th><th>Proposed sqm (GIA)</th><th>Change</th></tr> <tr> <td>A1-A4</td><td>18,234</td><td></td><td>18,606</td><td>+372</td></tr> <tr> <td>Flexible use (A1-A4, B1)</td><td>2,860</td><td></td><td>0</td><td>-2,860</td></tr> <tr> <td>B1 (business)</td><td>2,860 (this formed part of the flexible space)</td><td></td><td>7,019</td><td>+7,019</td></tr> <tr> <td>C3 Residential</td><td>106,471</td><td></td><td>104,438</td><td>-2,033</td></tr> <tr> <td>D1 (non-residential institutions – education)</td><td>41,405</td><td></td><td>43,870</td><td>+2,465</td></tr> <tr> <td>D2 (Assembly and leisure)</td><td>5,743</td><td></td><td>6,154</td><td>+411</td></tr> <tr> <td>Sui generis (London Underground)</td><td>9,046</td><td></td><td>9,046</td><td>No change</td></tr> </table>	Use	Consented (GIA)	sqm	Proposed sqm (GIA)	Change	A1-A4	18,234		18,606	+372	Flexible use (A1-A4, B1)	2,860		0	-2,860	B1 (business)	2,860 (this formed part of the flexible space)		7,019	+7,019	C3 Residential	106,471		104,438	-2,033	D1 (non-residential institutions – education)	41,405		43,870	+2,465	D2 (Assembly and leisure)	5,743		6,154	+411	Sui generis (London Underground)	9,046		9,046	No change			
Use	Consented (GIA)	sqm	Proposed sqm (GIA)	Change																																								
A1-A4	18,234		18,606	+372																																								
Flexible use (A1-A4, B1)	2,860		0	-2,860																																								
B1 (business)	2,860 (this formed part of the flexible space)		7,019	+7,019																																								
C3 Residential	106,471		104,438	-2,033																																								
D1 (non-residential institutions – education)	41,405		43,870	+2,465																																								
D2 (Assembly and leisure)	5,743		6,154	+411																																								
Sui generis (London Underground)	9,046		9,046	No change																																								
31.	<p>For planning permissions which were received from 1st September 2020 the Town and Country Planning (Use Classes) (Amendment) Regulations (2020) replaced a number of use classes including B1, A1, A2 and A3 with a new Class E (commercial, business, service), and use classes A4 and A5 are now sui-generis</p>																																											


	uses. Whilst this application was received after the regulations came into effect, legal officers have advised that the previous use classes continue to apply in this instance, because it is not possible to amend descriptions of development through s73 applications.
32.	The physical changes proposed to the development are described below for each of the development plots.
33.	<p>East site</p> <p>Plot E1 – This is the consented education building which has been designed for and in conjunction with UAL to provide a new building for the London College of Communications. Since the original permission was granted UAL has identified a requirement for additional floorspace, to be dedicated to the field of emerging studies. This additional floorspace would be provided at first and second floor levels in lieu of consented retail floorspace and a first floor external walkway. A consented first floor footbridge would remain, connecting an entrance to the education building with a first floor retail walkway in plot E2; a consented first floor footbridge connecting plots E1 and E4 would be omitted. Minor elevation alterations are proposed to this block including alterations to and omission of some windows, and the height of the building would increase by 0.2m.</p>
34.	<p>Plot E2 – This is the building to which the most significant changes are proposed, including a reduction in retail and leisure space in order to provide 7,019sqm of office floorspace. The office space would be served by a new entrance on Elephant and Castle, and would span broadly half of the second and third floors and all of the fourth floor level. Retail space would be retained at ground and first floor levels, with leisure space at first and second floor levels (with double height space at level 2). Although the leisure space in this block would be reduced, additional leisure space would be provided in plot E3 resulting in an overall increase in leisure floorspace on the east site.</p>
35.	<p>Plot E2 is consented with an external stair and escalator leading from the peninsula up to a first floor retail walkway. It is now proposed to push the stair and escalator back approximately 9m into the site and to provide an additional escalator. The massing of this block would be amended to increase the width of the first floor walkway from 5.6m to 6.6m, and the walkway would now be partially open to the sky as opposed to fully overhung by the upper floors. Elevational alterations are proposed including new glazing for the proposed office space, metal cladding to the leisure space, amendments to the shopfront design, relocation of a substation from ground to basement level, and incorporation of ventilation louvres and digital signage zones overlooking Park route.</p>
36.	<u>Plot E2 as consented</u>




37. Plot E2 as now proposed



38. Tower 1 sits within this plot, with a footprint formed of two connected squares. The taller part of the tower would be reduced in height by 2.8m and the lower part

	by 2.395m owing to a reduction in the parapet and floor-to-ceiling heights, and a 0.2m increase in the ground level across the site. The tower would also be re-positioned approximately 0.7m to the west owing to changes to the efficiencies of the floor layouts. Consented communal residential gardens at 6 th floor level are shown as being enclosed by full height parapet walls and these would be replaced with a metal balustrade.
39.	Plot E3 – At first floor level the consented plans show one large retail space with an external walkway overlooking the court, and a predominantly blank frontage to Walworth Road. It is now proposed to provide two separate retail spaces, one accessed from the Court via the external walkway which would increase in width from 4.4m to 5.7m, resulting in a consequent reduction in the size of the residential communal gardens above. The other retail space would be in the form of a market hall, accessed from a new entrance on Walworth Road. Full height windows would be provided to the market hall at first floor level facing Walworth Road.
40.	<p><u>Proposed Walworth Road elevation</u></p> 
41.	Excluding the station box, there are two basement levels in the consented development, level B1 which would be a mezzanine area on the southern part of the site which is consented for retail floorspace, and level B2 which is the main volume of the space containing the servicing yard and storage space. At level B1 it is now proposed to provide retail and leisure space rather than just retail, and at level B2 leisure space would be provided in lieu of the storage space. The leisure space would be accessed from a new entrance off Walworth Road.

42.	In the consented development this plot contains two residential towers (towers 2 and 3). The taller part of tower 2 would be reduced by 1.55m and the lower part by 1.475m. For tower 3, the taller part would be reduced by 1.58m and the lower part by 1.535m. Full height parapet walls to consented communal gardens at second floor level would be replaced with a metal balustrade.
43.	Five new residential units would be provided at second floor level comprising 1 x 1-bed and 4 x 2-bed units; they would replace part of a management suite and a residents' lounge. A number of other changes to the residential units in this plot are proposed, and these are set out separately below.
44.	Plot E4 – This is consented as a 4-storey retail building. Minor alterations are proposed including the provision of toilets at ground floor level, repositioning of the lifts, extending the retail footprint slightly forward at ground floor level and chamfering the ground floor footprint next to the railway station; a footbridge connecting the building with plot E3 would be flipped in plan. At second floor level a gallery / lobby space into a retail unit would be omitted and the space incorporated into the retail unit, and a third floor roof retail terrace would be reduced in size by 55sq (242sqm terrace retained). Minor elevational alterations are proposed including the provision of projecting screens at first floor level and the building would increase in height by 0.67m.
45.	<p><u>Plot E4 from within the Court</u></p> 

46.	<u>Amendments to residential units</u> <u>Plot E2, Tower 1</u> <ul style="list-style-type: none">• Level 7 – replace 2 x 2-bed duplex units with 2 x 3 bedroom duplex units;• Levels 7-27 replace 21 x 1-bed units with 2-bed units• Level 18 - replace a 2-bed unit with a 1-bed unit;• Level 18 –replace a 2-bed unit with a plant room• Level 21 - replace 2x 1-bed units with a 3-bed unit <u>Plot E3, Tower 2</u> <ul style="list-style-type: none">• Level 2 – provision of three additional units comprising 1 x 1-bed and 2 x 2-beds;• Level 3 – replace 1 x 2-bed duplex unit with a 3-bed duplex unit;• Level 3 – replace a studio and 2-bed unit with a 3-bed unit. <u>Plot E3, Tower 3</u> <ul style="list-style-type: none">• Level 2 – provision of two additional 2-bed units.																															
47.	Associated minor elevational alterations are proposed as a consequence of the above amendments. Minor changes are also proposed to a number of balconies which cumulatively equates to a reduction of 74sqm of private amenity space which would be off-set through the communal provision.																															
48.	A number of minor amendments are proposed at basement level including the provision of additional cycle storage to accommodate the cycle parking for the new office space.																															
49.	<u>East site land use summary</u> <table><tr><th>Use</th><th>Existing GIA sqm (GIA) (prior to closure)</th><th>As consented GIA sqm</th><th>As now proposed GIA sqm</th></tr><tr><td>A1-A4</td><td>15,132</td><td>17,132</td><td>14,644</td></tr><tr><td>Flexible (A1-A4, B1)</td><td>0</td><td>0</td><td>0</td></tr><tr><td>B1 (business)</td><td>10,669</td><td>0</td><td>7,019</td></tr><tr><td>D1(non residential institution – education)</td><td>31,553</td><td>41,405</td><td>43,870</td></tr><tr><td>D2 (assembly and leisure)</td><td>12,072</td><td>2,895</td><td>3,306</td></tr><tr><td>Sui generis (London Underground station)</td><td>Unspecified</td><td>9,046</td><td>9,046</td></tr></table>				Use	Existing GIA sqm (GIA) (prior to closure)	As consented GIA sqm	As now proposed GIA sqm	A1-A4	15,132	17,132	14,644	Flexible (A1-A4, B1)	0	0	0	B1 (business)	10,669	0	7,019	D1(non residential institution – education)	31,553	41,405	43,870	D2 (assembly and leisure)	12,072	2,895	3,306	Sui generis (London Underground station)	Unspecified	9,046	9,046
Use	Existing GIA sqm (GIA) (prior to closure)	As consented GIA sqm	As now proposed GIA sqm																													
A1-A4	15,132	17,132	14,644																													
Flexible (A1-A4, B1)	0	0	0																													
B1 (business)	10,669	0	7,019																													
D1(non residential institution – education)	31,553	41,405	43,870																													
D2 (assembly and leisure)	12,072	2,895	3,306																													
Sui generis (London Underground station)	Unspecified	9,046	9,046																													
50.	<u>East site residential summary</u> <table><tr><th></th><th>Existing (prior to closure)</th><th>As consented</th><th>As now proposed</th></tr><tr><td>No of units</td><td>2</td><td>481</td><td>485 (+4)</td></tr></table>					Existing (prior to closure)	As consented	As now proposed	No of units	2	481	485 (+4)																				
	Existing (prior to closure)	As consented	As now proposed																													
No of units	2	481	485 (+4)																													

51.	<u>West site</u> No physical changes are proposed to the west site, only amendments to the land uses. In plot W3 it is proposed to replace 2,860sqm of flexible space with retail space, to off-set the reduction in retail space on the east site.				
52.	<u>West site land use summary</u>				
	Use	Existing GIA (GIA) (prior to closure)	sqm to	As consented GIA sqm	As now proposed GIA sqm
	A1-A4	0		1,102	3,962
	Flexible (A1-A4, B1)	0		2,860	0
	D1 (non residential institution – education)	31,553		0	0
	D2 (assembly and leisure)	0		2,848	2,848
53.	<u>West site residential summary</u>				
		Existing (prior to closure)	to	As consented	As now proposed
	No of units	0		498	498
	<u>Conditions</u>				
54.	The applicant also wishes to either delete or amend a number of conditions which are attached to permission 20/AP/3675 as set out below, and these are described in detail later in the report. <u>Deletion of conditions:</u> 25 (green roof to plot E1), 48 (External Noise Levels in Private Amenity Areas)				
55.	<u>Amendments to conditions:</u> 19 (Detailed Construction Drawings East Site) 20 (Detailed Construction Drawings Education Building) 26 (Basement Access Detailed Design) 27 (Western Viaduct Boundary) 29 (Public toilets) 31 (Landscaping Scheme) 45 (Sound Insulation: Education) 51 (A3/A4 Opening Hours) 54 (Wind Microclimate)				
56.	This application is accompanied by the 2016 ES and an ES Addendum pursuant to the Town and Country Planning (Environmental Impact Assessment)				

	Regulations (2017).
	Planning history
57.	<p>21/AP/1581 - Variation of Schedule 2, part 7 (fit out and opening of the London Underground Station Box) of the s106 agreement pursuant to planning permission 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) to remove the requirements for details of the timescales for the fit out and opening of the station box to be provided in a Development Agreement). This application was GRANTED in May 2021. The change was required owing to the funding uncertainty TfL is facing resulting from the current global pandemic which has had a significant impact on revenue. TfL has confirmed that they remain committed to completing a fitted out station as soon as a financial settlement is agreed.</p> <p>This is referred to in this report as the 'Station Box DoV'</p>
58.	<p>21/AP/1064 - Non-material amendment to planning permission 20/AP/3675 dated 12th March 2021 to vary condition 1 (approved drawings) of planning permission 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 comprising the enlargement and reconfiguration of the consented station box, including the provision of an additional basement level and minor elevational changes to the station entrance) comprising simplifying the description of development and removing references to building heights and unit numbers. This application was GRANTED in April 2021.</p> <p>This is referred to as the '2021 NMA'. A non-material amendment does not create a new planning permission.</p>
59.	<p>20/AP/3675 - Minor material amendment under s73 of the Town and Country Planning Act (1990 (as amended) to vary condition 1 (approved drawings) of</p>

	<p>planning permission 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 comprising the enlargement and reconfiguration of the consented station box, including the provision of an additional basement level and minor elevational changes to the station entrance to:</p> <ul style="list-style-type: none"> - enable the new station entrance to serve as the single point of entry / exit for both Northern and Bakerloo lines in the future; - facilitate future connection with the Bakerloo line platforms from the ticket hall, through provision of space for three additional escalators; - provide simpler step free access routes between the ticket hall and the Northern line platforms; - provide an extension to the firefighters' lift shaft to the Bakerloo line connection level; and - secure revisions to retain access to an existing London Underground ventilation shaft. <p>Planning permission was GRANTED in March 2021. It is this permission which the applicant now seeks to amend.</p> <p>20/AP/2674 - Display of hoarding advertising and wayfinding signage for the duration of construction works related to the redevelopment of the site, as approved under application reference 16/AP/4458. Advertisement consent was GRANTED in November 2020.</p>
60.	<p>20/AP/2357 - Variation to Paragraph 1.3 of Part 7 of Schedule 2 of Section 106 for planning permission 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. The variation would allow the demolition of the existing building in advance of a development agreement being concluded with LUL. This application was AGREED in August 2020.</p>
61.	<p>20/EQ/0076 – Pre-application advice for the amendments to planning permission LBS reg. no 16/AP/4458. This enquiry related to a range of amendments which were broadly similar to those which are sought under this current s73 application.</p>

	Officer advice focussed on the design amendments proposed to plot E2, the need to ensure that retail provision including affordable retail space would not be reduced, and the quality of the new residential units in plot E3.
62.	20/AP/0681 – ‘Construction of tunnelled connections to the existing Northern Line platforms from a new station box for the Elephant and Castle London Underground Northern Line Station’. This application was submitted by London Underground Ltd and was GRANTED on 29th July 2020. The red line site sits partially within the red line for permission 16/AP/4458 and extends westwards to encompass the Northern Line platforms which sit beneath Elephant and Castle.
63.	16/AP/4458 – Details of this application have been provided above. This permission was the subject of a Judicial Review which was heard by the Court of Appeal on 16 th and 17 th of March 2021. The JR related to the affordable housing provision and the way in which it was secured in the s106 agreement, and the way in which potential grant funding from the GLA was conveyed to the planning committee. In a judgement handed down on 28 th May 2021 the claim was dismissed on all grounds. This permission is referred to in this report as ‘the original permission’
64.	<u>Metropolitan Tabernacle Church, Elephant and Castle</u> 16/AP/4525 – ‘Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458)’. Listed building consent was GRANTED on 10 th January 2019.
Relevant planning history of adjoining sites	
65.	<u>Skipton House, 80 London Road, Perry Library, 250 Southwark Bridge Road, Keyworth Street Hostel, 10 Keyworth Street.</u> 15-AP-5125 - Demolition of the existing buildings and creation of basement (plus mezzanine) and the erection of buildings ranging from Ground Floor plus 7 to ground floor plus 39 stories (maximum building height of 146.3m AOD) comprising retail uses (Use Classes A1/A3/A4) and fitness space (Use Class D2) at ground floor, multifunctional cultural space (Use Classes D1/D2/Sui Generis) at basement and ground floor levels, and office use (Use Class B1) and 408 residential units (Use Class C3) on upper levels, new landscaping and public realm, a publically accessible roof garden, ancillary servicing and plant, cycle parking and associated works. The Planning committee resolved to grant planning permission on 12th July 2016, however the application was subsequently WITHDRAWN.
66.	18/AP/4194 - Part retention, part demolition, reconfiguration and re-cladding of existing building and extension to create six additional storeys to accommodate office space (Use Class B1) at upper floor levels, a gym (Use Class D2) and flexible retail/commercial uses (Use Class A1/A2/A3) at ground floor level with associated cycle parking, landscaping, ancillary servicing and plant and all associated works. The Planning committee resolved to grant planning permission

	on 3 rd November 2020 subject to the completion of a s106 agreement. This has not yet been completed.
67.	<p><u>The Heygate Estate and surrounding land</u></p> <p>12-AP-1092 - Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 2,300 (min) and 2,469 (max) residential units together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works. Planning permission was granted, following the completion of a s106 agreement, on 27/03/2013.</p> <p>A number of reserved matters applications have since been approved in relation to this outline planning permission and building works are well under way on site.</p>
68.	<p><u>Ground floor, Perronet House, Gaywood Estate, Princess Street</u></p> <p>17/AP/4651 - Change of use of 12 existing garages / parking spaces to provide retail space (use class A1), café space (use class A3) and ancillary storage / plant and servicing space, together with new glazing and doors to south, east and west elevations. Planning permission was GRANTED on 17th July 2018 and has been implemented.</p>
	KEY ISSUES FOR CONSIDERATION
	Summary of main issues
69.	The ability to vary an extant planning permission is set out in section 73 of the Town and Country Planning Act 1990 (as amended). Unlike an application for 'non-material changes' (section 96a applications), an application under section 73 results in a new permission being issued, although the time given to implement the permission remains unchanged and is not extended as a result of any section 73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a section 73 application, it must also take into account the scope of the changes being requested, and the status of the permission in terms of how far construction has progressed.
70.	Section 73 of the Town and Country Planning Act 1990 restricts the scope of revisiting the principle of the development in determining an application under section 73. This limitation is supported by recent case law and it is only the changes being sought under the section 73 application which can now be considered, as the principle of development has already been secured under the existing permissions. Members must therefore determine the application taking into account all material considerations, including current policies (NSP and London Plan 2021) when assessing the changes only, and cannot retrospectively apply the current policies against the already consented scheme which was

	assessed against the policies in place at the time.
71.	The main issues to be considered in respect of this application are as follows.
	<ul style="list-style-type: none"> • Relevant adopted planning policy; • Relevant emerging planning policy; • Consultation responses, and how the application addresses any concerns raised; • Principle of the proposed development in terms of land use; • Equalities implications; • Environmental impact assessment; • Design, heritage assets and tall buildings including views; • Density; • Affordable housing; • Mix of dwellings; • Wheelchair accessible housing; • Quality of accommodation; • Trees and landscaping; • Impact of proposed development on amenity of adjoining occupiers and surrounding area; • Noise and vibration; • Transport; • Air quality; • Ground conditions and contamination; • Water resources and flood risk; • Energy and sustainability; • Fire safety; • Archaeology; • Socio-economic impacts; • Implications for the conditions attached to permission 20/AP/3675 • Implications for the section 106 agreement attached to permission 20/AP/3675; • Community Infrastructure Levy implications; • Community involvement and engagement; • Other matters; • Human rights implications; and; • Positive and proactive statement. <p>These matters are discussed in detail in the 'Assessment' section of this report.</p>
	Legal Context
72.	Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, the Saved Southwark Plan 2007 and the Elephant and Castle SPD/OAPF (2012).

	Planning policy
73.	<p><u>Adopted Planning Policy Designations (Proposals Map)</u></p> <ul style="list-style-type: none"> • Elephant and Castle Opportunity Area; • Elephant and Castle Major Town Centre; • Central Activity Zone; • Proposal Site 39P 'Elephant and Castle Core Area' which identifies a large area of land at the centre of Elephant and Castle for comprehensive, mixed-use redevelopment (east site only); • Archaeological Priority Zone; • Air Quality Management Area; • Area where a minimum of 35% affordable and 35% private housing is required. <p>The site sits within zone 1 and has a Public Transport Accessibility Level (PTAL) of 6b (excellent). It is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding. Elephant and Castle sits in the background assessment area of townscape view 23A.1 looking from the Serpentine Bridge in Hyde Park to the Palace of Westminster (London View Management Framework 2012).</p>
.	National Planning Policy Framework (NPPF)
74.	The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
75.	Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
76.	<p>Chapter 2 Achieving sustainable development Chapter 5 Delivering a sufficient supply of homes Chapter 6 Building a strong, competitive economy Chapter 7 Ensuring the vitality of town centres Chapter 8 Promoting healthy and safe communities Chapter 9 Promoting sustainable transport 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 15 Conserving and enhancing the natural environment Chapter 16 Conserving and enhancing the historic environment</p> <p>National Planning Practice Guidance</p>
	The London Plan 2021

77. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG4 Delivering the homes Londoners need
 GG5 Growing a good economy
 GG6 Increasing efficiency and resilience
 Policy SD1 Opportunity Areas
 Policy SD4 The Central Activities Zone (CAZ)
 Policy SD5 Offices, other strategic functions and residential development in the CAZ
 Policy SD6 Town centres and high streets
 Policy SD7 Town centres: development principles and Development Plan Documents
 Policy SD8 Town centre network
 Policy SD9 Town centres: Local partnerships and implementation
 Policy SD10 Strategic and local regeneration
 Policy D1 London's form, character and capacity for growth
 Policy D2 Infrastructure requirements for sustainable densities
 Policy D3 Optimising site capacity through the design-led approach
 Policy D4 Delivering good design
 Policy D5 Inclusive design
 Policy D6 Housing quality and standards
 Policy D7 Accessible housing
 Policy D8 Public realm
 Policy D9 Tall buildings
 Policy D10 Basement development
 Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D13 Agent of Change
 Policy D14 Noise
 Policy H1 Increasing housing supply
 Policy H4 Delivering affordable housing
 Policy H5 Threshold approach to applications
 Policy H6 Affordable housing tenure
 Policy H7 Monitoring of affordable housing
 Policy H8 Loss of existing housing and estate redevelopment
 Policy H10 Housing size mix
 Policy H11 Build to Rent
 Policy S1 Developing London's social infrastructure
 Policy S3 Education and childcare facilities
 Policy S4 Play and informal recreation
 Policy S6 Public toilets
 Policy E1 Offices
 Policy E2 Providing suitable business space
 Policy E3 Affordable workspace 2

	<p>Policy E9 Retail, markets and hot food takeaways</p> <p>Policy E11 Skills and opportunities for all</p> <p>Policy HC3 Strategic and Local Views</p> <p>Policy HC4 London View Management Framework</p> <p>Policy HC5 Supporting London's culture and creative industries</p> <p>Policy HC6 Supporting the night-time economy</p> <p>Policy HC7 Protecting public houses</p> <p>Policy G1 Green infrastructure</p> <p>Policy G4 Open space</p> <p>Policy G5 Urban greening</p> <p>Policy G6 Biodiversity and access to nature</p> <p>Policy G7 Trees and woodlands</p> <p>Policy SI 1 Improving air quality</p> <p>Policy SI 2 Minimising greenhouse gas emissions</p> <p>Policy SI 3 Energy infrastructure</p> <p>Policy SI 4 Managing heat risk</p> <p>Policy SI 5 Water infrastructure</p> <p>Policy SI 6 Digital connectivity infrastructure</p> <p>Policy SI 7 Reducing waste and supporting the circular economy</p> <p>Policy SI 12 Flood risk management</p> <p>Policy SI 13 Sustainable drainage</p> <p>Policy T1 Strategic approach to transport</p> <p>Policy T2 Healthy Streets</p> <p>Policy T3 Transport capacity, connectivity and safeguarding</p> <p>Policy T4 Assessing and mitigating transport impacts</p> <p>Policy T5 Cycling</p> <p>Policy T6 Car parking</p> <p>Policy T6.1 Residential parking</p> <p>Policy T6.2 Office Parking</p> <p>Policy T6.3 Retail parking</p> <p>Policy T6.4 Hotel and leisure uses parking</p> <p>Policy T6.5 Non-residential disabled persons parking</p> <p>Policy T7 Deliveries, servicing and construction</p> <p>Policy T8 Aviation</p> <p>Policy T9 Funding transport infrastructure through planning</p> <p>Policy DF1 Delivery of the Plan and Planning Obligations</p>
	<u>GLA Supplementary Planning Guidance (SPG)</u>
78..	<p>Affordable Housing and Viability (August 2017)</p> <p>Housing SPG (March 2016)</p> <p>Social Infrastructure (May 2015)</p> <p>The control of dust and emissions during construction and demolition (2014)</p> <p>Shaping neighbourhoods – character and context (2014)</p> <p>Play and Informal Recreation (September 2012)</p> <p>London View Management Framework SPG (2012)</p> <p>Climate change mitigation and energy strategy (2010)</p> <p>Planning for Equality and Diversity in London (October 2007)</p> <p>Accessible London – Achieving an inclusive environment (2004)</p>
	Core Strategy 2011

79.	<p>The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:</p> <p>Strategic policy 1 - Sustainable development Strategic policy 2 - Sustainable transport Strategic policy 3 - Shopping, leisure and entertainment Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles Strategic policy 5 - Providing new homes Strategic policy 6 - Homes for people on different incomes Strategic policy 7 - Family homes Strategic policy 10 - Jobs and businesses Strategic policy 11 - Open spaces and wildlife Strategic policy 12 - Design and conservation Strategic policy 13 - High environmental standards Strategic policy 14 - Implementation and delivery</p>
	Southwark Plan 2007 (saved policies)
80.	<p>In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:</p> <p>1.1 - Access to employment opportunities 1.4 - Employment sites outside the preferred office locations and preferred industrial locations 1.5 - Small businesses 1.7 - Development within town and local centres 1.11 - Arts, culture and tourism uses 2.1- Enhancement of community facilities 2.2 - Provision of new community facilities 2.3- Enhancement of educational facilities 2.4- Educational deficiency - provision of educational establishments 2.5- Planning obligations 3.2- Protection of amenity 3.3- Sustainability assessment 3.4- Energy efficiency 3.6- Air quality 3.7- Waste reduction 3.9 - Water 3.11- Efficient use of land 3.12- Quality in design 3.13- Urban design 3.14- Designing out crime</p>

	3.15- Conservation of the historic environment 3.16- Conservation areas 3.17– Listed buildings 3.18- Setting of listed buildings, conservation areas and world heritage sites 3.19- Archaeology 3.20- Tall buildings 3.21- Strategic views 3.28 - Biodiversity 4.2- Quality of residential accommodation 4.3- Mix of dwellings 4.4- Affordable housing 4.5- Wheelchair affordable housing 4.7 - Non self contained housing for identified user groups? 5.1- Locating developments 5.2- Transport impacts 5.3- Walking and cycling 5.4- Public transport improvements 5.6- Car parking 5.7 - Parking standards for disabled people and the mobility impaired
81.	<u>Proposal site designation</u> The east site sits within proposal site 39P of the saved Southwark Plan which is a large site designation which encompasses sites to the north-west, south-east and south-west including the former Heygate Estate; it does not include the west site. The site designation sets out a broad range of town centre uses which are required, including a range of D class uses, new homes, new retail, B1 floorspace and a highly efficient transport hub.
	AAPs or SPDs
82.	Section 106 Planning Obligations/CIL SPD (2020 update) Development Viability SPD (2016) Technical Update to the Residential Design Standards SPD (2015) Elephant and Castle Opportunity Area Planning Framework/SPD (2012) Affordable housing SPD (2008 - Adopted and 2011 - Draft) Residential Design Standards SPD (2015) Sustainable design and construction SPD (2009) Sustainability assessments SPD (2009) Statement of Community Involvement (2008) and 2019 draft
83.	<u>Conservation Area Appraisals</u> Elliott's Row Conservation Area Appraisal (2013)
	Emerging planning policy
	New Southwark Plan
84.	The New Southwark Plan (NSP) was submitted to the Secretary of State in

	January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan were considered along with the consultation responses received at each stage of public consultation. The Inspectors' Post Hearings advice letter was received in early June. It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy.
85.	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.
86.	<p>SP1a Southwark's Development Targets</p> <p>SP1b Southwark's Places</p> <p>SP1 Quality affordable homes</p> <p>SP2 Regeneration that works for all</p> <p>SP3 Best start in life</p> <p>SP4 Strong local economy</p> <p>SP5 Healthy, active lives</p> <p>SP6 Cleaner, greener, safer</p> <p>AV.09 Elephant and Castle Area Vision</p> <p>P1 Social rented and intermediate housing</p> <p>P2 New family homes</p> <p>P4 Private rented homes</p> <p>P7 Wheelchair accessible and adaptable housing</p> <p>P12 Design of places</p> <p>P13 Design quality</p> <p>P14 Residential design</p> <p>P15 Designing out crime</p> <p>P16 Tall buildings</p> <p>P17 Efficient use of land</p> <p>P18 Listed buildings and structures</p> <p>P19 Conservation areas</p> <p>P20 Conservation of the historic environment and natural heritage</p> <p>P22 Archaeology</p> <p>P26 Education places</p> <p>P27 Access to employment and training</p> <p>P29 Office and business development</p> <p>P30 Affordable workspace</p> <p>P31 Small shops</p> <p>P32 Business relocation</p> <p>P33 Railway arches</p> <p>P34 Town and local centres</p> <p>P41 Pubs</p> <p>P43 Broadband and digital infrastructure</p> <p>P44 Healthy developments</p> <p>P45 Leisure, arts and culture</p> <p>P46 Community uses</p> <p>P48 Public transport</p>

	<p>P49 Highways impacts</p> <p>P50 Walking</p> <p>P51 Low Line routes</p> <p>P52 Cycling</p> <p>P53 Car Parking</p> <p>P54 Parking standards for disabled people and the physically impaired</p> <p>P55 Protection of amenity</p> <p>P58 Green infrastructure</p> <p>P59 Biodiversity</p> <p>P60 Trees</p> <p>P61 Reducing waste</p> <p>P63 Contaminated land and hazardous substances</p> <p>P64 Improving air quality</p> <p>P65 Reducing noise pollution and enhancing soundscapes</p> <p>P66 Reducing water use</p> <p>P67 Reducing flood risk</p> <p>P68 Sustainability standards</p> <p>P69 Energy</p> <p>IP1 Infrastructure</p> <p>IP2 Transport infrastructure</p> <p>IP3 Community infrastructure levy (CIL) and Section 106 planning obligations</p> <p>IP5 Compulsory Purchase Order (CPO)</p> <p>IP7 Statement of Community Involvement</p> <p>NSP45 Elephant and Castle Shopping Centre and London College of Communication</p>
87.	<p><u>Draft NSP proposal site designation</u></p> <p>The draft NSP now places both the east and west sites in proposal site NSP45. This site allocation states that redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment and retail floorspace currently on the site including new offices (B1) and retail, cafes and bars (A1, A2, A3, A4); and • Provide at least the amount of education floorspace (D1) currently on the site used by London College of Communication; and • Provide new homes (C3); and • Provide new civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct; and • Provide a new tube station entrance; and • Enhance the local townscape by providing high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). <p>It states that planning application 16/AP/4458 is relevant to the site.</p>

	Consultation responses
	Members of the public and local groups / organisations
88.	<p>One representation has been received from a member of the public <u>objecting</u> to the application on the following grounds:</p> <ul style="list-style-type: none"> - Conflict with local plan - Information missing from plans - Out of keeping with character of area - The latest drawings show that bays to the residential towers consist of a solid wall without any windows, resulting in darker apartments and poor elevations --- Poor landscaping at ground floor level. <p><u>Officer response</u> – The proposed development is considered to be in overall conformity with the development plan as a whole. Detailed information has been provided to support the application and there are no proposals to omit any windows to the consented residential towers. The quality of the new flats is considered to be acceptable, and no amendments are proposed to the consented outline landscaping scheme, with full details to be secured by way of a planning obligation..</p>
89.	<p><u>35% campaign / Elephant Amenity Network</u> <u>Object</u> to the application. The applicant's Financial Viability Assessment (FVA) does not include the 'Developer Profit' as required by Southwark's Development Viability SPD 2016. Table 1 of the SPD requires cash figures for the amounts of all assumptions. The applicant has only supplied percentage figures, (for Profit and Internal Rate of Return). Members of the public will be mystified and have little idea of what profit these percentage figures represent, impairing proper consultation. The applicant must be required to supply this information, in line with the SPD, to avoid this.</p> <p><u>Officer response</u> – The application is for a built to rent proposal which would be retained as a long term asset. The proposal has been valued on the basis of an internal rate of return rather than a percentage profit for a build to sell development and IRR is an appropriate valuation method for this type of development.</p>
90.	<p>Six representations have been received <u>supporting</u> to the application on the following grounds:</p> <ul style="list-style-type: none"> - As a local independent trader for over 20 years, the plans will increase footfall for local traders who have endured the pandemic. - The plans will improve the public transport experience, the environment and footfall for any local business; - Job creation; - Positive to be able to witness the changes taking place in the area; - A positive change for the vast majority of the community; -The scheme will make a huge difference to the area;

	<ul style="list-style-type: none"> -Did not feel safe walking through the old shopping centre which was dark, dingy and unattractive; -Additional students in the area; - Safer pedestrian routes; -Will make the area attractive to live and shop; -Will create a diverse town centre
91.	<p><u>University of the Arts, London (letter dated 30th April 2021)</u></p> <p>UAL's London College of Communication fully <u>support</u> this amendment to the consented scheme. Of particular note is the amendment relating to the new D1 site for UAL's London College of Communication, including the change of floorspace to our use. Within our new building - the E1 plot - there is area allotted to UAL, TfL and as retail space. The amendment involves changing some of the retail space into our D1 use at first and second level. This change in use will allow us to further enhance the experience of our staff, students, visitors and members of the public moving to and from our publicly accessible exhibitions and events spaces and the Town Centre, in a style similar to the Southbank Centre. It will also enhance our ability to directly engage local communities with our exhibitions and events and benefit our collaborative community and schools programmes. There are a few other amendments relating to our facilities as well, which we fully support. These amendments are required to ensure we can design the building to meet the present and future needs of our students.</p>
	Internal consultees
92.	<p><u>Highways Network Development</u></p> <p>An updated Construction Environmental Management Plan will be required.</p> <p><u>Officer response</u> – This is secured through the s106 agreement.</p>
93.	<p><u>Highways Development Management</u></p> <p>No highway comments on this planning application.</p>
94.	<p><u>Environmental Protection Team (EPT)</u></p> <p>There are some concerns regarding the deletion of conditions 45 and 48 and additional information is required</p> <p><u>Officer response</u> – Further information has been requested and amended wording for condition 45 has been agreed with EPT. Officers consider that condition 48 can be deleted as explained in full later in the report.</p>
95.	<p><u>Flood Risk and Drainage Team</u></p> <p>Having reviewed the submitted information, have no comments or objections from a flood risk / drainage perspective.</p>
96.	<p><u>Archaeology</u></p> <p>These changes have no archaeological implications of significance; it is necessary to apply all original conditions to the amended application.</p>
97.	<p><u>Waste Management Team</u></p> <p>Following the receipt of additional information / clarification, the waste</p>

	management strategy is considered to be acceptable. When purchasing refuse storage / compaction equipment the applicant will need to ensure that it is capable of being serviced by the Council's refuse trucks, and this should be secured by way of a condition.
98.	<p><u>Ecology Officer</u></p> <p>The Urban Greening Factor score is only 0.08 This is well below the recommended 0.3 or 0.4 score set out the GLA's guidance. Need to review and explore if further greening could be included with a view to raising the score closer to the recommended level.</p> <p><u>Officer response</u> – The urban greening factor score would be 0.11 following the submission of a revised calculation to omit the railway viaduct given that this is not within the applicant's control. Given the scope and extent of the amendments being sought it is considered that it would not be reasonable to require further modifications to the design in order to meet this new London Plan policy requirement.</p>
99.	<p><u>Local Economy Team</u></p> <p>The consented employment during construction targets would need to be reduced as a result of the amendments, and the employment in the completed development targets increased. Concerns raised regarding a reduction in affordable retail space on the east site and queries raised regarding the provision of a new market hall.</p> <p><u>Officer response</u> –The revised employment targets should be secured through a Deed of Variation to the existing s106 agreement. The applicant has increased the affordable retail provision on the east site above that of the consented scheme and a condition for further details of the market hall has been included in the draft recommendation.</p>
100.	No response received at the time of writing from the following internal consultees: Highways Licensing, Housing Regeneration Team and the Public Health Team
	External consultees
101.	<p><u>Greater London Authority</u></p> <p>Land use principle: The principle of the proposed uplift in office accommodation including the provision of 10% affordable workspace is supported and the affordable provision should be secured. The principle of an uplift in educational floorspace is also supported and alterations to the proposed retail, leisure and flexible use mix are acceptable subject to confirmation that it would not compromise delivery of the consented quantum of affordable retail floorspace. Where the consented quantum of affordable retail space is maintained, the proposed overall rebalancing of land uses is acceptable in strategic planning terms. Housing: The amendments would result in four additional units and changes to the unit size mix creating a greater provision of larger units. This can be supported subject to confirmation that it would preserve the consented 35% affordable housing provision. Other urban design, transport and sustainable development matters should also be resolved prior to the Mayor's decision making stage. The application must be referred back to the Mayor at Stage 2.</p>

102.	<p><u>Historic England</u></p> <p>On the basis of the information available to date, we do not wish to offer any comments. Suggest that you seek the views of your specialist conservation advisers, as relevant.</p>
103.	<p><u>Arqiva</u></p> <p>Arqiva is responsible for providing the BBC, ITV and the majority of the UK's radio transmission network and is responsible for ensuring the integrity of Re-Broadcast Links. Tall infrastructure such as wind turbines and other tall structures have the potential to block radio transmission links and rebroadcasting links (through direct blocking of radio signal or deflecting signal).</p> <p>Have considered whether this development is likely to have an adverse effect on our operations and have concluded that we have no objections to this development.</p>
104.	<p><u>London Fire and Emergency Planning</u></p> <p>The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London. The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:</p> <p>The Commissioner is satisfied with the proposals</p> <p>The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupiers. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were.</p> <p><u>Officer response</u> - Fire Statements submitted with the application confirm that sprinklers would be fitted throughout the development.</p>
105.	<p><u>Metropolitan Police</u></p> <p>No additional comments in relation to the amendments. Can confirm that the design team continue to speak to the Metropolitan Police regularly and are in the process of applying formally for Secure By Design accreditation.</p>
106.	<p><u>Natural England</u></p> <p>Natural England currently has no comment to make on the variation of conditions 1, 19, 20, 25, 27, 54, 31, 45, 48, 26 and 29. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.</p>

107.	<p><u>London Underground</u></p> <p>Can confirm that London Underground/DLR Infrastructure Protection has no comment to make on this planning application as submitted.</p>
108.	<p><u>Transport for London</u></p> <p>In line with other recently approved commercial-led development proposals in the Elephant and Castle area, a financial contribution towards the London Underground station capacity project and other strategic transport measures would be justified to mitigate the impacts of the non-residential part of this development proposal, which is not subject to borough CIL. However, taking account of the obligations for financial and in-kind transport contributions already secured, such as the borough CIL contribution for the residential element which, under the agreement with the council, part funds the station project and, in particular, delivery of the new ticket hall box as part of the basement of the development, coupled with the relatively small uplift in trips over and above that of the consented development, it is not considered appropriate in this case to seek further financial contributions towards strategic transport.</p> <p>An updated travel plan, construction logistics plan (CLP) and a delivery and servicing plan (DSP) should be secured by way of condition or supplementary s106 obligation and approved by Council in consultation with TfL.</p> <p>Overall, TfL supports this application as it will allow progression of the shopping centre redevelopment that will provide the box for the new Northern line ticket hall (NTLH), designed to accommodate the Bakerloo line extension (BLE) in the future. NLTH is a key strategic transport scheme identified in the Elephant and Castle SPD/OAPF, and BLE is strongly supported in both local (emerging New Southwark Plan and Old Kent Road AAP) and London Plan policy. This position should not however prejudice any subsequent planning decision by the Mayor.</p>
109.	<p><u>Transport for London (Bakerloo Line Extension)</u></p> <p>I confirm that this application relates to land within the limits of land subject to consultation by the BLE Safeguarding Direction. During our review confirmation was sought on the repositioning of a pile shown on drawing 935_00_07_005 REV P3. This has been confirmed internally and with the developer to be mutually acceptable. All proposed amendments have been considered by the safeguarding manager and would not impact on the BLE delivery.</p>
110.	<p><u>Network Rail</u></p> <p>Following a review of the application, can confirm that Network Rail have no objections to the proposal.</p>
111.	<p><u>Thames Water</u></p> <p>Informatives recommended. Additional information requested regarding drainage and the London Plan requirement for greenfield rates is highlighted; the development would only achieve 50% of greenfield run-off rates.</p> <p><u>Officer response</u> – Informatives have been included in the draft recommendation. Given the limited scope and nature of the amendments sought, it is considered</p>

	that it would not be reasonable to require changes to the consented drainage strategy.
112.	<u>Environment Agency</u> No objection to the variation of condition 1 (approved plans), as sleeping accommodation will not be introduced below the first floor.
113.	<u>City of Westminster</u> The City Council has considered the proposals described below and has decided it does not wish to comment.
114.	No response received at the time of writing from the following external consultees: Health and Safety executive, Council for British Archaeology, The Georgian Group, Twentieth Century Society, The Victorian Society, National Grid, Civil Aviation Authority, UK Power Networks, Theatres Trust, Royal Parks and the London Boroughs of Bromley, Croydon, Haringey, Lambeth, Lewisham, Islington and the City of London.
	ASSESSMENT
	Principle of the proposed development in terms of land use
115.	The National Planning Policy Framework (NPPF) was updated in 2019. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. A number of representations have been received in support of the application on the basis that it would increase footfall and help local businesses.
116.	The redevelopment of the site granted permission under references 16/AP/4458 and more recently 20/AP/3576 encompasses a broad range of town centre uses including retail floorspace, education, leisure and residential. All of the land uses sought through this application already have consent under the extant permissions, and this application simply seeks to amend the quantum and locations. The most significant land use change would be the introduction of 7,019sqm of office space on the east site. Under the existing permissions only 2,860sqm of office space has been consented as part of the flexible space on the west site. In land use terms the amendments being sought would be consistent with the NPPF and the policies in the 2021 London Plan, the Core Strategy, the saved Southwark Plan and the Elephant and Castle SPD, and more detail on the individual uses is set out below.
117.	<u>Provision of additional retail and leisure floorspace</u> - When the east site was occupied it provided 15,132sqm of retail floorspace in the shopping centre, the railway arches and along New Kent Road. The amendments now sought mean that there would be 488sqm less retail on the east site than previously existed, but this would be rebalanced on the west site through the provision of additional retail floorspace so that overall across the two parts of the site, there would be 3,474sqm more retail than previously existed and 372 sqm more than approved

	under the existing permissions.
118.	Paragraph 85 of the NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. It encourages a range of town centre uses, including retail and leisure, to be located within defined town centres. Elephant and Castle is defined as a Major town centre which policy SD 8 of the London Plan states should be the focus for the majority of higher order comparison goods retailing, whilst securing opportunities for higher density employment, leisure and residential development in a high quality environment.
119.	At borough level strategic policy 3 of the Core Strategy states that the Council will enable the provision of around 45,000sqm of additional shopping and leisure floorspace at Elephant and Castle / Walworth Road, focusing on the provision of new non-food shopping and strengthening its role as a major town centre and this is reinforced through the saved Southwark Plan and the Elephant and Castle SPD. Policy P34 of the draft NSP 'Town and local centres' requires development to ensure the provision of main town centre uses, including markets community, civic, leisure and cultural uses in town and local centres which must be of a scale and nature that is appropriate to the role and catchment of the centre. This policy requires developments to retain retail floorspace or replace it with an alternative use that provides a service to the general public and would not harm the vitality and viability of the centre.
120.	The increase in retail floorspace relative to the existing permissions is considered to be a positive aspect of the proposal. The education building takes up a large proportion of the east site which could otherwise be used for retail purposes, but relocating the LCC campus to a more prominent and accessible location is considered to be a very positive aspect of the proposal, together with the creation of two new streets to provide pedestrian permeability and a new public space at the centre of the site. Whilst the small loss of retail space on the east site compared to what previously existed there is noted, given the increased education floorspace, increased leisure floorspace and the rebalancing of the retail space across both parts of the site, this is considered to be in overall conformity with the development plan.
121.	Guidance note SPD1 of the Elephant and Castle SPD requires retail developments of over 1,000sqm to provide a range of shop and unit sizes, including affordable units. It requires at least 10% of new retail floorspace (GIA) be made available as affordable 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 (this is the SPD eligibility criteria). Suitable businesses should have 3 units or less, and rents should be discounted by not less than a total reduction of 40% below market rate averaged over a 5 year period. The existing permissions secured 10% on-site affordable retail which would be maintained through the proposed amendments as set out below.
122.	<u>Affordable retail</u> – One of the measures secured through the existing permissions to help mitigate adverse equality impacts is the provision of 10% on-site affordable retail space, to be offered in priority to traders who were displaced

	when the east site was vacated. The overall consented quantum of affordable retail space is between 1,823.4sqm and 2,104.4sqm depending on the use of the west site flexible space; this comprises 1,713.2sqm on the east site and between 110sqm -391sqm on the west site.
123.	Although retail space on the east site would be reduced as a result of the proposals, the east site affordable retail space would increase to 1,757sqm, an increase of 43.8sqm. This is welcomed, particularly as the east site would be delivered first and there are a number of traders in temporary accommodation in Castle Square. The affordable retail provision would be rebalanced on the west site where 104sqm of affordable retail space would be provided, so that overall the provision would remain at 10% across the two sites; it would continue to be prioritised for traders displaced when the east site was vacated. Across both parts of the site 1,861sqm of affordable retail space would be provided and whilst this would be less than the maximum 2,104.4sqm which could have come forward under the existing permissions if the flexible space were used for retail purposes, the minimum amount of affordable retail space coming forward would increase by 37.6sqm as a result of the proposed amendments.
124.	This application also seeks to amend the first floor retail layout in plot E3, and the applicant has submitted indicative plans showing that the affordable retail space would be provided at ground and first floor levels in this plot. At first floor level it would be in the form of a market hall which would be accessed from a new entrance with lift from Walworth Road. Whilst this approach would allow the businesses to cluster together which was raised during consultation on the original permission, there are concerns that it could deliver a lot of circulation and shared space rather than genuine lettable retail floorspace. This concern has been conveyed to the applicant, and the existing s106 agreement requires details of the affordable retail space to be submitted for approval in any event if the applicant is unable to demonstrate that the amended retail layout would meet the affordable retail requirements, additional affordable retail space would have to be provided elsewhere on the east site.
125.	The market hall would also be self-contained, and there would be no route to it from the remainder of the retail area. The applicant is of the view that it would become a destination in its own right, and has referred to a similar example at Market Hall West End, off Oxford Street which operates a food hall. The market hall would have full height windows facing Walworth Road which could incorporate signage, and signage could be incorporated at the entrance and within the remainder of the shopping centre. A condition has nonetheless been included in the draft recommendation requiring details of a strategy for marketing and signposting this space in the local area.
126.	Overall, the additional retail floorspace now proposed is considered to be a positive addition to the scheme. It would help to reinvigorate Elephant and Castle which is probably the most accessible of the Borough's town centres, at a time when there are many challenges facing high street shopping.
127.	With regard to <u>leisure</u> , in addition the town centre policies outlined above, policy 4 of the Core Strategy expects a wide range of well used community facilities that

	provide spaces for many different communities and activities in accessible areas; community facilities include medical and health centres, sports, leisure and recreation facilities and facilities for the provision of education. Saved policies 2.1 and 2.2 seek to protect existing community use floorspace and ensure that community uses are accessible to all members of the community, with a similar approach adopted by policy P45 of the draft NSP 'Leisure, art and culture'.
128.	The proposed amendments seek to reduce the amount of leisure floorspace in plot E3, and to provide additional leisure space in plot E4 at basement levels B1 and B2. This would result in an overall increase of 411sqm of leisure floorspace which is welcomed. The consented leisure space in plot E3 was anticipated as being used as a cinema, with up to 8 screens and circa 1,000 seats. As a result of the amendments it would now be capable of accommodating approximately 6 screens and 500 seats, which the applicant has advised has been driven by market demand for a smaller facility. The reduction in cinema space is noted, although changes in response to the market position may improve the likelihood of securing an operator and ensuring delivery. Overall it is considered that the amendments would enhance the leisure offer on the east site which would complement the retail and employment uses.
129.	<u>Bingo hall</u> - The shopping centre formerly contained a bingo hall and an equalities analysis undertaken identified that a high proportion of elderly people and people from Black, Asian and Minority Ethnic (BAME) backgrounds used the facility, and its loss could result in adverse equality impacts. The existing s106 agreement therefore requires marketing of the leisure space to be prioritised towards bingo operators for a period of 6 months, and requires the developer to give a first right of refusal to a bingo operator to lease approximately 1,850sqm of the leisure floorspace within the development in the event that a bingo operator elects to take the space.
130.	The proposed amendments include additional leisure floorspace through the provision of a new leisure unit spanning basement levels B1 and B2 in plot E3, accessed from Walworth Road. The applicant proposes that this space would be marketed to a bingo operator as a priority in line with the s106 requirements. Meeting this obligation on the east site rather than the west would be preferable because it would come forward sooner if an operator is found. However, it would only be 1,453sqm, 397sqm smaller than the s106 requirement. The applicant has advised that this could accommodate up to 784 people compared to the 1,000 people capable of being accommodated within the 1,850sqm of floorspace secured under the existing s106 agreement. Although the maximum capacity is lower than previously agreed, the earlier delivery would be a benefit, reducing the time gap between the previous bingo hall closing and any new venue becoming available.
131.	<u>Provision of additional education floorspace</u> - The existing permissions provide for a new education building which has been designed in conjunction with and is intended for the London College of Communications. The college serves over 5,800 full and part-time students and 454 (full-time equivalent) staff at its current home on the west site, and specialises in creative courses in fields such as journalism, publishing, film, television and sound, graphic communication and

	photography. It is an important asset to the opportunity area, attracting large numbers of visitors to the area in addition to the students, and forms part of a hub for the creative clustering which is apparent in the Elephant and Castle area. The college, together with London South Bank University which is located on London Road approximately 170m from the west site, form Southwark's university quarter, providing excellent opportunities for learning and innovation.
132.	UAL has identified a need for additional floorspace, which is to be dedicated to the field of emerging studies. Additional education floorspace would be provided at first and second floor levels in lieu of retail space, although the retail provision across the whole development would increase in any event. The provision of this additional floorspace to meet the needs of the college would help to secure its long term future in the heart of Elephant and Castle, and is considered to be a very positive aspect of the proposal. It meets the requirements of development plan policies to enhance educational facilities, including policy S3 of the new London Plan which seeks to ensure that there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.
133.	<u>Provision of additional office floorspace</u> –The east site includes Hannibal House which contained 10,606sqm of office space prior to the site being vacated. The existing permissions allow for up to 2,860 sqm of employment floorspace in the flexible space on the west site. The amendments now sought propose to introduce 7,019sqm of office floorspace on the east site within plot E2 and this means that the loss of office space arising from the development would be significantly reduced compared to the existing permissions.
	The site forms part of the Central Activities Zone (CAZ). Policy SD4 of the London Plan recognises the unique international, national and London-wide roles of the CAZ which should be promoted and enhanced, and policies SD5 and E1 support the provision of additional office space in CAZ locations. The site is also located in Elephant and Castle Opportunity Area and table 2.1 of the London Plan gives an indicative capacity of 10,000 new jobs in the opportunity area over the plan period. At borough level this is reinforced through the Core Strategy, the saved Southwark Plan and the Elephant and Castle SPD. Strategic Policy 10 of the Core Strategy supports the provision of employment space, specifically on sites within the CAZ, opportunity areas and town centres, and paragraph 4.27 of the Core Strategy states that a key objective for the redevelopment of the Elephant and Castle Opportunity Area is the encouragement of more office space. Policy P29 of the draft NSP requires employment space to be retained or increased in town centres, the CAZ, opportunity areas and where specified through site allocations. The supporting text to this policy states that to meet growing demand, Southwark needs to deliver significant growth of around 460,000 sqm of new office space between 2014-2036 which will be concentrated in the CAZ and town centres.
134.	The above policies provide strong support for the inclusion of a more significant quantum of office space within the development, and this change is therefore positive in reinforcing the role of the Elephant and Castle as an employment destination, and its status within the CAZ.

135.	The provision of office floorspace in the development is considered to be a very positive aspect of the proposal which would be consistent with the policies outlined above, and also means that the proposal would align more closely with the emerging policy and site designation in the draft NSP. Given the limited scope of the amendments being sought and the fact that there are two extant permissions on the site, it is considered that it would not be reasonable to require further, significant changes to the scheme in order to further increase the employment floorspace
136.	The proposed office space could accommodate up to 148 employees and is predicted to generate up to 124 net full-time equivalent (FTE) jobs. It would also add to the mix of uses in the area and would help to support the retail function of the town centre by introducing a working population which would use the local shops and services. The new office space would be of a high quality, with floor-to-ceiling heights of 2.65m-3m and would be flexibly designed to provide small or larger units depending on end user requirements. It would also deliver 10% affordable workspace which is considered further below.
137.	<u>Provision of affordable workspace</u> – The proposal would deliver 10% affordable workspace which would equate to 702 sqm, to be secured at a 25% discount to market rent. The submitted Financial Viability Appraisal includes market rents for offices at £50 per sqft – on that basis an affordable rate would equate to £37.50 per sqft. This percentage discount would be secured through a Deed of Variation (DOV) to the existing s106 agreement for a period of 30 years. It would be prioritised for small and medium-sized independent businesses and charities which were displaced from Hannibal House.
138.	Policy E2 (C) of the London Plan requires proposals for new B class floorspace greater than 2,500 sqm (GEA) to consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium-sized enterprises. Policy E3 of the London Plan relates to affordable workspace and the use of planning obligations to secure affordable workspace at below market rates. Policy E8 of the London Plan is also relevant, which states that employment opportunities for Londoners across a diverse range of sectors should be promoted and supported, along with support for the development of business growth and sector-specific opportunities. It requires the delivery of suitable workspaces to support the evolution of London's diverse sectors including start-up space and affordable workspace.
139.	At borough level policy P30 of the draft NSP states that developments proposing 500sqm GIA or more of employment floorspace (B class use) must: <ul style="list-style-type: none"> - Deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents; and - Secure the affordable workspace for at least 30 years; and - Provide affordable workspace of a type and specification that meets current local demand; and - Prioritise affordable workspace for existing small and independent businesses occupying the site that are at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses

	from the local area with an identified need; and - Collaborate with the Council, local businesses, business associations and workspace providers to identify the businesses that will be nominated for occupying affordable workspace.
140.	In order to meet the requirements of the draft policy, the following heads of terms have been agreed which would be secured through a DOV to the existing s106 agreement:
	<ul style="list-style-type: none"> • 10% affordable workspace (702 sqm) to be provided; • The affordable workspace to be secured for a 30 year term and the same occupier could remain for the entire period; • No more than 50% of the market rate floorspace to be occupied until the affordable workspace has been fitted-out ready for occupation; • Rent on the affordable workspace to be a 25% discount on market rent inclusive of service charge for the 30 year term (this equates to £37.50 per square foot based on a market rent of £50 per square foot); • Flexible leases; • Applicants for the affordable workspace must have an existing business or charity in Southwark or be a resident of Southwark and the proposed use must be from a specific sector which has a social, cultural or economic development purpose; • During the construction period, a database of interested parties must be compiled and maintained; • Prior to first occupation the affordable workspace must be marketed using a website, newspapers, agencies, managing agent, database, and external signage. It must be actively marketed for six months to Southwark businesses and residents. Only if the space remains unoccupied after this period of marketing can it be made available to the same types of businesses outside of Southwark which would be permitted to remain in the affordable space, paying affordable rent, for up to five years. After those five years, the process would start again. During this time the existing tenant(s) could remain until a suitable Southwark tenant is found; • The day-to-day management of the space to be carried out by a suitably competent management company. <p>It is considered that this provision meets the requirements of the London Plan and emerging NSP, and is a positive aspect of the revisions to the development, since the extant permission makes no detailed provision for affordable workspace.</p>
141.	<u>Provision of additional residential units</u> - Chapter 5 of the NPPF outlines the Government's commitment to delivering a sufficient supply of homes. Policy H1 of the London Plan sets out ten-year targets for net housing completions which each borough must plan for, with a target of 23,550 homes in Southwark between 2019/20 and 2028/29. This equates to 2,355 homes per year which is reflected in policy SP1 of the draft NSP. The London Plan also sets an indicative capacity of 5,000 new homes in the Elephant and Castle Opportunity Area.
142.	The existing permissions include 979 residential units which would make a

	significant contribution to the stock of housing in the borough. The amendments now sought would deliver four additional units which is welcomed, and would be consistent with the policies outlined above.
143.	<u>Land use conclusion</u> – All of the land uses sought by this application already have consent under the existing permissions. The proposal seeks to increase the retail, leisure and education floorspace in the development together with a significant increase in the amount of employment floorspace. These amendments are considered to be very positive and would be consistent with the relevant planning policies, as outlined by the GLA in its stage 1 response. It is therefore concluded that the principle of the proposed development is acceptable in terms of land uses.
	Equalities implications
144.	<p><u>Legal context</u></p> <p>The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. Section 149 of the Equality Act 2010 places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:</p> <ul style="list-style-type: none"> • Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; • Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; • Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
145.	This section of the report considers the impact of the amendments now sought on those with protected characteristics, and with a particular focus on the Council's legal duties under s.149 of the Equality Act 2010. Elephant and Castle is a very diverse area and is well known as a hub for the Latin American community. The equalities impacts of the original permission were informed by various documents including an Equalities Statement and addendum submitted by the applicant and various equality analyses undertaken by the Council. For the demolition of the buildings on the east site including the shopping centre, the analysis identified adverse impacts in relation to age and race, and a range of mitigation measures were secured through the s106 agreement including a Local Business Support and Relocation Strategy, a business relocation fund, temporary retail space during construction, affordable retail space within the development, and space for a potential new bingo hall. The shopping centre has now closed and the east site is hoarded, and a number of these mitigation measures have already been

	provided including a temporary retail facility on the nearby Castle Square which is almost fully occupied. As stated there is a clause in the existing s106 agreement which binds any future s73 permissions to the terms of the agreement, therefore all mitigation secured in the original s106 agreement would continue to be delivered if this application is granted permission. A number of positive equality impacts were also identified including new employment and training opportunities and the provision of new housing including affordable housing. Positive equality impacts were identified in relation to the first s73 permission for the enlarged station box, owing to the increased capacity and accessibility it would allow for in the new ticket hall.
146.	This application is accompanied by an Equality Statement Addendum which considers the potential equality impacts arising from the proposed amendments. It concludes that the amendments would not have a material impact beyond those already identified for the existing permissions, and that the additional retail, leisure, office and education space and public realm would adhere to inclusive design principles; 10% wheelchair accessible housing would also be provided. The Equality Statement Addendum also concludes that the pre-application consultation and engagement undertaken by the applicant has been inclusive and has taken potential equality impacts into consideration.
147.	Having reviewed the application it is considered that the changes to the land use quantum, distribution of uses across the site and the layout and design changes would raise no equality issues of a greater scale or significance than those arising from the consented schemes. The additional affordable retail, leisure, education, employment floorspace and residential units are all considered to have positive equality impacts. It is noted that the potential bingo hall is smaller than secured under the existing permission; the current proposal does have a smaller overall capacity, but has the potential to be brought forward earlier in the development programme, thereby reducing the period that the facility would not be available. On balance, this is considered to be acceptable in terms of the impact on the groups with protected characteristics who were identified as the main users of the former bingo hall.
	Environmental impact assessment (EIA)
148.	The original planning permission was accompanied by an Environmental Statement (ES) which considered the environmental effects of the development based on the range of topics. Impacts were considered during the demolition and construction and operational phases of the development, together with cumulative effects. The overall conclusion of the 2016 ES was that for the majority of environmental impacts, the residual effects of the proposed development following mitigation would be insignificant. It did however, identify some minor adverse effects including noise and disturbance during construction, and adverse effects upon daylight, sunlight and overshadowing. The EIA section of the officer report for permission 16/AP/4458 is attached as Appendix 2.
149.	The first s73 application to enlarge the station box was accompanied by an Environmental Impact Assessment Statement of Conformity letter, which

	confirmed that the environmental effects arising from the inclusion of the enlarged station box would remain consistent with those identified in the 2016 ES. This current application is accompanied by the 2016 ES, an ES addendum and a non-technical summary. The ES addendum reviews and considers any changes in planning policy and the baseline data (i.e. existing conditions at and surrounding the site) for the various topics considered in the 2016 ES, and considers whether the amendments now sought would result in any significant or different environmental effects beyond those which have been previously identified. Although the site east site is now vacant and demolition is underway, for the purposes of the ES Addendum it is considered as occupied as per the 2016 ES, given that its vacant condition would not be representative of the pre-development conditions and extant planning permissions exist for the site. Due to delays in commencing the development, the ES Addendum also considers a delay to its overall completion.
150.	The original permission was determined under the 2011 EIA Regulations, and these have since been updated and the 2017 EIA regulations are now in force. The 2017 regulations include a requirement for the ES to be carried out by competent experts and for the ES to be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts; this has been included in the ES addendum and is considered to meet this requirement. The 2017 EIA regulations also introduced three new topic areas which must be considered: Human Health, Greenhouse Gases and Climate Change, and Risk of Major Accidents. Whilst these have been introduced as distinct topics, the issues relevant to them were already considered in the 2016 ES including impacts upon air quality, flood risk and ground conditions. In relation to the Risk of Major Accidents topic, the ES Addendum advises that the development would not be likely to be prone to the risk of major accidents as there are no Control of Major Accidents Hazards registered to the site. These topics have therefore been scoped out of the ES Addendum and officers have no objections to this approach.
151.	<u>Topics considered in the 2016 ES:</u> Socio Economics Transportation Noise and Vibration Air Quality Ground Conditions and Contamination Water Resources and Flood Risk Archaeology Wind Daylight, Sunlight and Overshadowing Townscape, Visual and Built Heritage Assessment Cumulative Effects
152.	The amendments sought under this application can be summarised as follows: - Amendments to the office, leisure, retail, and educational floorspace areas; - Amendments to the residential unit mix and quantum; - Alterations to the residential communal and private amenity space;

	<ul style="list-style-type: none"> - Minor alterations to the building heights, elevations and positioning; and - Alterations to pedestrian routes and walkways and associated ancillary works; - Amendments to and deletion of a number of conditions.
153.	The chapters of the 2016 ES which needed reviewing to confirm whether the previously reported impacts would remain valid in light of the amendments now sought are socio-economics, air quality, wind, daylight, sunlight, overshadowing and solar glare, townscape, conservation and visual impact assessment, and cumulative effects and these are considered later in the report. For the remaining topics the ES Addendum confirms that the previously reported environmental effects remain valid and these are also considered later in the report in relation to the individual topic areas.
154.	<u>Cumulative developments</u> – Chapter 16 of the 2016 ES considered the likely cumulative effects of the development. Two types of impacts were considered; type 1 is the combination of individual effects from the proposed development on a particular receptor such as noise, dust and visual impact, and type 2 is the combination of effects from the proposed development and other developments in the surrounding area which when considered in isolation could be insignificant, but when considered together could result in a significant cumulative effect.
155.	The ES Addendum updates the baseline data to reflect that a number of developments which were previously considered under cumulative effects have since been completed and now form part of the existing conditions near the site. A number of planning applications which have subsequently been submitted on nearby sites have also been considered in the ES addendum.
156.	In relation to type 1 effects the ES addendum concludes that they would remain as previously identified. In relation to type two effects it concludes that impacts upon air quality, noise and vibration, archaeology, ground conditions, water resources and flood risk and townscape, heritage and visual impact assessment would remain as previously identified. For the remaining topics the ES Addendum advises the cumulative effects with the other planned developments taken into account would result in additional construction jobs, increased demand for social infrastructure and additional transport movements, but that the effects of these would remain as previously identified with no significant additional environmental effects arising. Additional wind mitigation measures would be required around three building entrances to plots E1, E2 and E3, and there would be no additional cumulative impacts in relation to daylight, sunlight, overshadowing and solar glare.
157.	On the basis of the above considerations the ES Addendum concludes that the minor material amendments now being sought would give rise to the need for additional wind mitigation measures around three building entrances on the east site, and a condition to secure this has been included in the draft recommendation. Subject to this and with mitigation in place it is concluded that there would be no significant residual effects beyond those previously identified. Having taken into account the nature and minor scope of the changes now being sought and the consultation responses received, officers concur with the findings of the ES addendum.

	Design, heritage assets and tall buildings, including views
158.	Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities. Chapter 3 of the London Plan deals with design related matters. In particular, policy D4 focuses on delivering and maintaining good design and policy D9 sets out the requirements for the development of tall buildings. The heritage policies of the London Plan, set out in Chapter 7, assert that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
159.	Strategic policy 12 of the Core Strategy states that all development in the borough will be expected to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. Saved policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. Saved policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. Saved policy 3.18 of the Southwark Plan requires to the setting of conservation areas, listed buildings and world heritage sites to be preserved and saved policy 3.20 sets out the criteria for determining application for tall buildings. In the draft NSP policies P12 and P13 seek to ensure a high standard of architectural and urban design, P16 relates to the design and location of tall buildings; P18 and P19 seek to preserve or enhance conservation areas and listed buildings.
160.	In the main the proposed amendments to the education building in <u>plot E1</u> would be minimal, including a 0.2m height increase, alterations to some of the windows, and alterations to replace retail space and an external walkway with education space. These amendments would not detract from the appearance of the consented building, which would remain of high quality.
161.	<u>Plot E1 (education building)</u>



162. The most significant changes are proposed to plot E2, although they would not be significant in the overall context of the wider development. New office space would be provided in this building, and the first floor walkways would be widened and partially open to the sky which would make for a more attractive retail environment with opportunities for outdoor seating. When viewed from Elephant and Castle and Walworth Road plot E2 would remain similar in character to the consented design, but would now include generous commercial windows on the upper floors of the podium where previously the elevations were largely blank. The amendments would retain a lattice-like feature façade at the northern end of the building where it would present an engaging and elegant frontage onto the recently completed peninsula. The design changes are considered to be broadly beneficial and an elegant refinement of the consented schemes. The GLA in its stage 1 report has noted the need to strike an appropriate balance between

providing a corporate appearance for the office space whilst also creating a vibrant frontage for the town centre, and officers consider that an appropriate balance has been struck.

Plot E2 from within the site




163. The elevational amendments to plot E3 are considered to be similarly positive, with a largely blank façade at first floor level being replaced with full height windows along much of the Walworth Road frontage which would help to provide animation to this part of the street. Overall the design changes to the Elephant and Castle and Walworth Road elevations are considered to be significant improvements.

164. It is also proposed to amend the first floor retail walkway to this block, which would allow for improved light penetration to the Park Route and the Court which would be a positive change. This amendment would reduce the size of the residential communal gardens above, but the applicant has demonstrated that they would continue to exceed the requirements set out in the Residential Design Standards SPD and this is considered later in the report in relation to quality of accommodation.

165. The changes to plot E4 include a minor increase to its height, repositioning of the lifts, the provision of toilets and amendments to the footprint. These amendments are considered to be acceptable in design terms and would be broadly positive. The amendments to the footprint would increase the visibility of the station and improve permeability, and the removal of a footbridge at first floor level would not adversely affect the functioning of the shopping centre.

166. More broadly, the dimensions of the two routes through the site and the Court at the centre would be largely unchanged by the proposed amendments, save for the widening of the Station Route when approaching from the peninsula by

	<p>pushing the escalators and stairs back into the site. This would be positive in design terms as it would create a more generous entrance to the site which would help to draw people in. The amendments to open up the first floor walkways would enhance the character and feel of the routes and spaces within the site.</p>
167.	<p><u>Plot E2 viewed from the Peninsula</u></p> 
168.	<p><u>Minor alterations to the building heights and positioning</u> - The proposal includes minor reductions to the heights of the towers on the east site which would have a very limited impact in design terms. In addition tower 1 within plot E2 would be repositioned 0.7m westwards. These minor amendments would not have significant impacts compared to the existing permissions and would be acceptable in design terms. The impact of repositioning tower 1 upon strategic and local views is set out below.</p>
169.	<p><u>Impact upon views and heritage assets</u> - The application is accompanied by a Townscape and Visual Impact Assessment (TVIA) which assesses the impact of</p>

	the proposed amendments upon the strategic, wider and local views. Each has been prepared in accordance with the published London View Management Framework (LVMF) methodology which requires Accurate Visual Representations (AVRs) to be prepared showing the development in its setting. In the strategic views the TVIA demonstrates that the substantial height of the consented towers would consolidate the cluster of towers in the core of the opportunity area and would avoid harm to any strategic landmarks.
170.	The most sensitive strategic view is view 23A.1 of the Palace of Westminster from the Serpentine Bridge. The protected backdrop of this view extends across the core of the opportunity area and extends east along New Kent Road at around 65m AOD. Whilst the consented towers would be substantially taller than this, the views submitted with the application demonstrate that the relocated tower would not be visible from the protected viewing point which is at the centre of the Serpentine Bridge. From the central viewing point the views demonstrate that it would be hidden by the substantial form of the Victoria Tower and therefore would not affect the viewer's ability to recognise and appreciate the strategic landmark of the World Heritage Site or affect its outstanding universal value.
171.	The dynamic view across the Serpentine Bridge has also been tested and, whilst some visibility may occur in the northern approach to the viewing point, any visibility would be negligible. The development would largely disappear from view soon after the northern bridgehead, and would be completely hidden behind the profile of the Palace of Westminster World Heritage Site at the designated Viewing Point and for some distance either side of it. As such no harm would be caused to the World heritage Site or its outstanding universal value.
172.	With regard to local views, the existing permissions recognised the beneficial and neutral impact of the group of towers on the neighbouring conservation areas and sensitive heritage receptors; these included the West Square and Elliot's Row Conservation Areas. The minor repositioning of tower 1 would have an impact which would be consistent with the existing permissions, where less than substantial harm was recognised to the Elliott's Row Conservation Area due to the visibility of the towers over the rooftops on Brook Drive and the Hayles Street Allotment Gardens within the conservation area. In this respect the limited harm was considered to be substantially outweighed by the public benefits arising from the proposal including a new shopping centre, a new education building, new leisure floorspace, a station box to provide a new Northern Line ticket hall and a significant quantum of new housing including affordable housing.
173.	Overall the minor amendments now sought are generally considered to be positive in design terms, and would have an acceptable impact in relation to heritage assets and protected views; officers concur with the ES Addendum that the amendments would not materially impact the conclusions of 2016 ES.
	Density
174.	The 2021 London Plan does not contain any density ranges. Instead, policy D3 requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations; regard

	must be had to the form and layout, experience, quality and character of the site. In terms of Southwark policy, strategic policy 5 of the Core Strategy expects residential developments in the central activities zone to fall within the range of 650- 1,100 habitable rooms per hectare. The draft NSP adopts a similar approach to the 2021 London Plan, with density ranges no longer included and a requirement for all residential accommodation to be of exemplary design.
175.	Based on the Southwark Plan methodology for mixed-use developments, the density of the consented developments equates to 1,512 habitable rooms per hectare; this comprises 1,602 hrh on the east site and 1,221 hrh on the west site. This significantly exceeds the range set out in the Core Strategy, and in these instances the Council's Residential Design Standards SPD requires residential accommodation to be of an exemplary standard. In determining the consented schemes, the residential accommodation was considered to be good rather than exemplary, noting the need to optimise the use of land, and planning permission was ultimately granted.
176.	The amendments now sought would increase the overall density of the development across the two parts of the site from 1,512hrh to 1,546hrh which would not be a significant increase. On the east site the density would increase from 1,602hrh to 1,743hrh; density on the west site remains unchanged. Whilst the proposed residential units could not be described as exemplary, they are considered to be of a good standard and given the highly urbanised town centre, transport hub location the density of the proposed development is also considered to be acceptable. In reaching this view regard is had to the two extant permissions on the site for high density development. The only changes proposed on the west site relate to the use of some of the consented floorspace and this would not affect the density calculations.
	Affordable housing
177.	The s73 application provides an additional 77 habitable rooms, of which 27, equating to 35%, would be provided as affordable housing. This additional affordable housing would have a tenure split compliant with the latest version of NSP policy P4; the split of the remaining affordable housing, approved under the existing permissions, would remain unchanged.
178.	<u>Consented affordable housing</u> - The existing permissions are primarily for built to rent residential development within the private rented sector (PRS). However, the permissions also included an element of traditional social rented units (116 flats) which were approved in plot W3 on the west site, and in addition a fall-back to give the developer the option to deliver conventional build for sale units on the west site. Across both parts of the site the consented schemes contain 3,357 habitable rooms (with rooms larger than 27.5sqm counting as two for the purposes of the affordable housing calculations). Of these 3,357 habitable rooms, 1,175 were secured as affordable housing which equates to 35%. This is distributed as 34.50% on the east site and 35.46% on the west site, with all of the social rented units being delivered on the west site.

179.	The 2016 London Plan which was in force at the time the original permission was determined did not contain a PRS policy, although the Mayor's Affordable Housing and Viability SPG (2017) provided specific guidance on build to rent developments, recognising that they differ from the traditional build for sale model. The SPG, which is still in force, supports Discount Market Rent as the affordable housing offer for built to rent schemes, with a preference for such homes to be let at London Living Rent levels which are set annually by the GLA and are intended to be affordable to households with incomes of up to £60,000. It requires the affordable housing to remain affordable in perpetuity and these provisions were reflected in the draft London Plan which was being prepared at the time.			
180.	Neither the Core Strategy nor the saved Southwark Plan contain a policy on PRS, therefore the affordable housing tenure split for the original permission was determined with regard to policy P4 'Private rented homes' of the New Southwark Plan (Proposed Submission Version, December 2017). This policy required PRS schemes of over 100 residential units to provide a minimum of 35% affordable housing, comprising social rent equivalent units (SRE), affordable rent units capped at London Living Rent equivalent (LLR), and Discount Market Rent (DMR) units for households with incomes of between £60k and £90k per year. It was recognised that this was a draft policy which could only be given limited weight, and that the consented tenure split did not fully comply with the draft policy because it provided too many DMR units and not enough LLR units owing to the viability of the development. It also did not comply with the Core Strategy or the Elephant and Castle SPD which require a 50/50 split between social rented and intermediate affordable housing in the opportunity area. The consented tenure split for the existing permissions is set out below, although as stated traditional social rented units were secured rather than social rent equivalent.			
181.	<u>Consented affordable housing east and west sites combined</u>			
		Units	Hab rooms	% of total hab rooms
	Market	649	2,182	65%
	Social rent	116	450	13% (or 38% of the affordable hab rooms)
	London Living Rent	53	171	5% (or 15% of the affordable hab rooms)
				Policy P4 requirement (December 2017 version)
				65%
				12% (or 34% of the affordable hab rooms)
				18% (or 52% of the affordable hab rooms)

	DMR	161	554	17% (or 47% of the affordable hab rooms)	5% (or 14% of the affordable hab rooms)
	TOTAL	979 (330 affordable)	3,357 35% affordable	100% (35% affordable)	100%
182.	Within the existing s106 agreement, rents for the LLR units are calculated based on the Borough's ward level caps and on one third median gross household income for households with incomes up to £60k. The s106 agreement requires the DMR units to be let at a discount of at least 20% below the market rent to households with incomes of up to £90k. As the tenure split for the LLR and DMR units did not comply with the version of policy P4 which was in use at the time, the s106 agreement requires any surplus identified through viability reviews to be put towards reducing the rent levels so that the tenure split would better align with policy P4 as it was then drafted.				
183.	<u>Current policy position</u> - A new London Plan was adopted in March 2021 and policy H4 'Delivering affordable housing' states that the strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Policy H5 'Threshold approach to applications' sets out minimum affordable housing requirements which is 35% for this application, and sets out the circumstances in which viability assessments will be required to ascertain the maximum level of affordable housing deliverable on a scheme. Policy H11 of the London Plan relates specifically to build to rent developments. It sets out criteria which built to rent proposals must meet, and states that the affordable housing offer for these developments can be solely DMR at a genuinely affordable rents, preferably London Living Rent level. Paragraph 4.6.8 of the London Plan states that currently all intermediate rented products such as LLR and DMR should be affordable to households on incomes of up to £60,000. At borough level, the adopted development plan documents do not specifically refer to PRS housing: policy SP6 of the Core Strategy requires a minimum of 35% affordable housing on all residential developments of 10 or more units which must be in the form of social rented and intermediate housing. Developments should provide as much affordable housing as is financially viable, and within the Elephant and Castle Opportunity Area the affordable housing provision should comprise 50% intermediate and 50% social rented housing.				
184.	Since the original permission was granted policy P4 of the draft NSP has been amended, and the new version of the policy is set out in the Proposed Changes to the submitted New Southwark Plan (August 2020) which was considered at the recent EIP. The policy has gained additional weight as a material consideration due to the EiP having been held and the initial response letter from the Inspectors having been received. The main change from the 2017 version is the omission of				

	the requirement for a proportion of the affordable units to be DMR for households on incomes of up to £90k. This category was omitted because it did not conform with the London Plan 2021 which now requires intermediate rented products to be affordable for households with incomes of up to only £60k. The way in which the affordable housing requirements are expressed has also been simplified. The old version of the policy expressed the requirements both as a percentage of the affordable habitable rooms and as a percentage of the total number of habitable rooms. The new version of the policy now only expresses the requirement as a percentage of the total number of habitable rooms; it requires 35% of the total habitable rooms to be affordable, with a minimum of 15% of these being social rent equivalent units and a minimum of 20% as affordable rent units capped at London Living Rent equivalent. These proportions are slightly different to those in the 2017 version.						
185.	<u>Amended affordable housing proposal</u> – A combination of the new units being created at second floor level in plot E3 and amendments to a number of other units in the development means that the overall scheme would now provide a total of 983 units. This equates to 3,434 habitable rooms, which is an uplift of 77 additional habitable rooms. As explained earlier in the report, the limitations in considering a s73 application mean that the new policy requirements under the amended NSP policy P4 can only be applied to the additional 77 habitable rooms created through the proposed changes. The affordable housing secured in the original permission remains unchanged.						
186.	<p>The Council can therefore require (subject to viability) 35% of the 77 additional habitable rooms as affordable housing, in a split which complies with the amended tenure split set out in policy P4. The applicant has agreed to this, providing 27 of the additional rooms as affordable housing (35%) in a split of 12 rooms (3 x 2 bed units) as Social Rent equivalent (SRE) and 15 rooms (1 x 1 bed and 3 x 2 bed units) as LLR. This would equate to 15.6% social rent equivalent units and 19.5% LLR units.</p> <p>The additional social rent equivalent units cannot be delivered as traditional social rent since they are isolated from the other 116 social rent units (all of which are on the west site) and it would be impractical for a Registered Social Landlord to manage this small number of units within the larger block. It is noted that policy P4 does expect social rent units within PRS development to be secured as SRE, so the proposal is compliant in that respect in any event.</p>						
187.	Across the entire development, the proportion of affordable housing would be consistent with the existing permissions at 35.00%. Under the existing permissions, all of the traditional social rented units would be on the west site, with the east site providing affordable housing in the form of DMR and LLR. The amendments now sought would introduce 3 SRE and 4 LLR units onto the east site.						
188.	<u>Existing and Proposed Unit Mix and Habitable Room Mix:</u>						
189.		Consente	Propose	Consente	Proposed	Consented	Proposed %

		d units	d units	d hab rooms	hab rooms	% affordable hab rooms (of total HR)	affordable hab rooms (of total HR)	
	Market	649	646	2,182	2,232	65%	65%	
	Social rent/ SRE	116	119	450	462	13%	13.5%	
	LLR	53	57	171	186	5%	5.5%	
	DMR	161	161	554	554	17%	16%	
	Total	979 (330 affordable)	983 (337 affordable)	3,357	3,434	100%	100%	
	Viability							
190.	The application is accompanied by a Financial Viability Assessment (FVA) prepared by consultants DS2. An executive summary of the FVA was published on the Council's website alongside the other application documents when the application was validated, in line with the requirements of the Development Viability SPD.							
191.	The FVA has been reviewed on behalf of the Council by expert valuers Avison Young (AY) who were appointed to carry out an independent assessment of the viability case put forward by the applicant. AY (then trading as GVA) also carried out the review of the appraisal submitted with the original application, so are very familiar with the history of the development. Their review, alongside the full FVA from DS2, will be published on the Council's website prior to the Committee meeting, again in line with the Viability SPD. The application was amended during the course of its consideration, and AY provided an updated review to reflect this.							
192.	The submitted FVA is a residual valuation of the development, looking at all costs and values associated with delivering the scheme. The FVA, and the AY review, are required to determine whether the scheme is providing the maximum reasonable level and type of affordable housing in the context of development plan policy							
193.	In considering the financial viability of the current application, it is important to understand the implications of the current planning permissions, and the status of the site today.							
194.	The FVA is essentially assessing the value of the current proposal against the benchmark value created by the original permission (as previously varied). AY agree that this is the appropriate approach.							
195.	In all financial appraisals, one of the key inputs is the value of the existing site – the Benchmark Land Value (BLV). Under the Government's National Planning Practice Guidance, the BLV should normally be based on the Existing Use Value (EUV) of the site plus a premium to incentivise the land owner to release the site for development. This is known as EUV+. The Existing Use Value derives from the existing buildings on the site, taking into account their condition, any ongoing							

	tenancies, and the uses allowable. When the original application for the site was determined (under 16/AP/4458) the parties agreed a BLV of £142 million (indexed). This was based on the EUV+ of the operational shopping centre and university buildings.
196.	In setting a BLV for the site today, AY have agreed with the applicant that a value based on the EUV+ would no longer be appropriate. The shopping centre tenancies have been terminated, and the building is currently being demolished. AY considered whether a mix of AUV and EUV+ (recognising that the LCC is still operational) would be appropriate. However, they concluded that because the single planning permission tied the East and West sites together it would be more appropriate to consider the whole site together under an Alternative Use Value (AUV) approach.
197.	AUVs are recognised under the Government's Guidance and development plan policy and guidance as being appropriate as Benchmark Land Values in certain circumstances, most notably when there is an extant and implementable planning permission on the site. The FVA, and AY's review, has therefore been carried out against the AUV created by the varied 2019 permission. In effect, this compares the value of the current proposal with that of the existing consent, taking into account all of the costs and values inherent within each scenario. Those costs and values for both scenarios are tested at today's date, not historic to 2018. The existing permission already provided the level of social rented housing required under the 2017 version of policy NSP P4, so any benefits from a more viable scheme would be directed to increasing the level of LLR housing and reducing the amount of DMR housing.
198.	The similarities between the extant consent and the current application, in terms of housing layout and quality, design and building heights means that many of the costs and values are the same across both scenarios. The differences arise primarily where there are changes in the floor areas of certain uses.
199.	The housing elements of both schemes are being valued as 'Build to Rent', under policy P4 of the submission New Southwark Plan (NSP). As set out earlier in this report, the draft policy has been amended since the existing permissions were granted, to change the required tenure mix. However, following legal advice it is recommended that the current application, being a minor material amendment to permission 20/AP/3675, should be determined in line with the version of policy P4 which was live in 2018, when the extant scheme was considered. The only exception to this relates to the additional 77 habitable rooms added in the new application.
200.	In total, the application provides 983 homes, with 35% of the habitable rooms as affordable housing (a total of 1202 habitable rooms) in a mix of 462 social rent/social rent equivalent, 186 London Living Rent and 554 DMR.
	<u>Consideration of values in the FVA</u>
201.	<u>Housing:</u> In terms of the housing units, there are a number of comparable examples local to the application site which can be used to evidence the assumed

	rental values. The most significant of these are UNCLE, (which has 278 PRS units) and Elephant Central (which has 373 PRS units). Both are modern, large scale rented developments with a similar level of resident services to those being provided in the current application. AY agreed with the applicants that a 'blended' market rent of £47.50 per sqft is optimistic but reasonable. This figure has therefore been used in the FVA for both the existing permission and this s73 application. Values for the affordable units were also agreed, and applied across both scenarios.
202.	Operational costs (that is, the cost of management, repairs and services etc) of 23% of the rental stream was agreed as reasonable based on previous research suggesting an industry average of 26.6%.
203.	<u>Non-residential uses:</u> . Noting the instability and uncertainty in the retail sector due to the pandemic, as well as the broader changes in purchasing habits such as on line shopping, AY agreed a rent of £44 per sq ft capitalised at a yield of 6.25%. This figure was then also used as the basis to calculate the affordable retail rents, using the 'staircasing' approach set out in the existing s106 agreement. For the offices, an average rent of £50 per sq ft was agreed by AY based on Elephant and Castle not being an established office location. Although the same rent level was applied to the consented and proposed schemes, the greater quantum of offices in the s73 scheme means that this element does have some impact on the overall value of the new scheme. The leisure sector has been particularly hard hit by the pandemic and although AY considered some of the values to be optimistic, the parties agreed rental values for the various leisure elements.
204.	<u>Other capital contributions:</u> The development will also receive financial contributions in relation to the cost of transport infrastructure being delivered by the developer, and, most significantly, a payment of £190 million from London College of Communications for their new college buildings.
205.	<u>Costs associated with construction and delivery</u>
206.	The submitted FVA, and AY's review, looked at the build costs for both the extant permission and the new application. The costs have been looked at in terms of current prices, and there is a small difference between the build costs assumed by the applicant, and those put forward by the cost consultant working within AY's team.
207.	The applicant has put forward a total construction cost of £704.5 million for the new application, a rate of £333 per sqft. AY consider the figure should be slightly lower, at £698.7 million. Although the difference is less than 1% of the total cost, and within the scope of sensitivity, it does make some difference to the out turn value of the scheme as reviewed by AY.
208.	Other costs associated with delivery, such as contingencies, professional fees, marketing and legal costs were agreed between the parties. Since they are applied consistently across both scenarios, they are in effect 'neutral'.

209.	<u>Developer's profit</u>
210.	The extant permission was agreed on the basis of a target developers profit expressed as an internal rate of return (IRR) of 11%. This remains the case, and has been applied across both scenarios.
211.	<u>Conclusion on viability</u>
212.	The viability appraisal submitted with the current application is not a review under the terms of the s106, but a fresh appraisal of the new proposals against a benchmark value set by the existing permissions. On this basis, AY have concluded that the current affordable housing offer, which includes a policy compliant position for the additional units, is the maximum reasonable that the scheme could provide, and the affordable housing offer exceeds that which is viable when measured against the agreed target profit level of 11% IRR. The changes to floorspace included in the new application have not enabled the development to reach or exceed the agreed target profit level.
213.	<u>GLA Grant funding</u>
214.	The applicant is in negotiation with the GLA to secure grant funding to deliver the consented affordable housing units. The GLA has confirmed that a sum of £9,198,750 has been provisionally allocated within the 2016/2023 programme, subject to final agreement and a start on site within the programme period. The additional affordable habitable rooms could potentially also be eligible for grant totalling £433,000, although this has not yet been confirmed.
215.	As part of the grant funding negotiations to deliver the consented affordable units, the GLA has requested that if any surplus is identified through review mechanisms after the affordable housing caps in the existing s106 agreement have been met, it must be used towards reducing the number of DMR units in favour of LLR, and reducing the rent levels of the DMR units to be affordable to Households earning up to £60K. This would be secured through a Deed of Variation to the existing s106 agreement.
216.	<u>Affordable Housing reviews</u>
217.	The s106 agreement relating to the existing permissions provides for 3 points of review. The first would occur if the permission had not been substantially commenced within three years of the date of the permission. The second would occur at the point that 75% of the housing on the east site is occupied. Review 3 would occur when 75% the housing on the west site has been occupied. Alternatively, if the housing on the west site is delivered as housing for sale rather than PRS a review would also take place; in this event the housing requirement for the west site would be for 35% traditional social rent and intermediate housing at a tenure split of 50:50.
218.	The terms of the existing reviews would be carried forward to any new permission issued pursuant to the current s73 application. This would be achieved through a

	Deed of Variation to the existing s106 agreement. Under the terms of the existing s106, 50% of any surplus beyond the agreed profit level would be used to improve the affordability of the housing by increasing the number of LLR units and reducing the number of DMR units until the split set out in the 2017 version of policy P4 is met; the GLA has now requested that this is amended so that all of the DMR units have their rent levels reduced to be affordable to households with incomes of up to £60k. A policy compliant level of social rented housing was already secured under the existing permissions. In relation to the additional affordable housing (the additional 27 habitable rooms), these already meet the requirement for 35% affordable housing in a policy compliant tenure split.					
219.	In accordance with the existing permissions, all of the residential units would be retained as PRS for a minimum covenant period of 30 years, with minimum 3 year tenancies, and the affordable housing would be secured in perpetuity.					
220.	Overall, the proposed amendments are considered to be positive in relation to affordable housing, as they would deliver seven additional affordable units and would maintain the consented 35% affordable housing provision, with a tenure split which would comply with current version of policy P4. Of the 77 additional habitable rooms now proposed, a Deed of Variation should require any surplus identified through review mechanisms to target 50% affordable housing in line with the 2021 London Plan.					
	Mix of dwellings					
221.	Policy H10 of the London Plan 'Housing size mix' states that schemes should generally consist of a range of unit sizes. It goes on to advise that regard should be had to a number of factors including robust local evidence of need where available, the requirement to deliver mixed and inclusive neighbourhoods, and the nature and location of the site. Strategic policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% of the units with two or more bedrooms, at least 10% of the units with three or more bedrooms within the opportunity area, and no more than 5% studio units which can only be for private housing. Policy P2 of the draft NSP 'Family homes' increases the 3+ bed requirement from 10% to 20%.					
222.	On the east site the application seeks to create new units at second floor level and to reconfigure a number of other units within the development, and the resultant unit mix is set out below. No changes are proposed to the consented residential units on the west site.					
223.	<u>As existing and as now proposed unit mix (east and west sites)</u>					
	Unit type	No. of units (as consented)	% of units (as consented)	No. of units (as now proposed)	% of units (as now proposed)	Difference (units)
	Studio	16	1.6%	15	1.5%	-1
	1-bed	316	32.3%	293	29.8%	-23
	2-bed	528	53.9%	551	56%	+23
	3-bed	117	12%	122	12.4%	+5

	4-bed	2	0.2%	2	0.2%	-
	Total	979	100%	983	100%	+4
224.	Following the amendments, the overall unit mix across both parts of the site would remain compliant with the adopted development plan by providing 68.6% 2+ bed units and 12.6% 3+ bedroom units. The small increase in family size (2 and 3 bed) units in the revised scheme is welcomed. The unit mix would also remain policy compliant on the east and west sites individually, with 66.4% 2+bed units and 13.9% 3+ bed units on the east site and 70.6% 2+ bed units and 11.2% 3+ bed units on the west site (which would remain as consented).					
225.	It is noted that the unit mix would not comply with the new 3+ bed requirement in the draft NSP, but given the extent of the changes being sought it is considered that it would not be reasonable to require the applicant to make further changes to the development in order to meet the emerging policy requirement.					
	Wheelchair accessible housing					
226.	Policy D7 of the London Plan 'Accessible housing' requires residential developments to provide at least 10 per cent of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and for the remaining dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. This is repeated in policy P7 of the draft NSP, although this policy requires the 10% to be based on habitable rooms rather than unit numbers. The draft NSP also requires affordable wheelchair user homes to meet Building Regulation M4(3b) standard (Wheelchair accessible dwellings), sets larger minimum floor areas which wheelchair accessible dwellings must meet, and requires a mix of dwelling sizes and tenures that meet the above standards, including family homes. It states that two bedroom three person affordable wheelchair homes will not be acceptable.					
227.	The existing permission secures 98 wheelchair accessible units across the entire development, with 10% on each part of the site. On the east site the amended proposal would include 48 WC units or 199 habitable rooms, and this would equate to 11.8% of the habitable rooms. They would comprise 14 x 2-bed Discount Market Rent units and 34 private units (27 x 2-beds and 7 x 3-beds). All of the wheelchair units would be constructed to M4(3B) standard and the remaining 90% of the habitable rooms would meet M4(2) standard. All of the wheelchair units would exceed the larger floorspace requirements set out in the draft NSP.					
	Quality of accommodation					
228.	Policy D6 of the London Plan 'Housing quality and standards' requires housing developments to be of high quality design and to provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Policy D13 of the London Plan 'Agent of change' places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the					

	proposed new noise-sensitive development. Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.																				
229.	At borough level, saved policy 4.2 of the Southwark Plan 'Quality of accommodation' requires developments to achieve good quality living conditions. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes dependant on occupancy levels, and layouts should maximise dual aspect to allow for good levels of light, outlook and cross-ventilation. Policy P14 of the draft NSP requires developments to achieve an exemplary standard of residential design, and sets out a number of criteria which must be met.																				
230.	<p><u>Unit sizes</u> - All of the new and reconfigured units would comply with the minimum floor area requirements in the Council's Residential Design Standards SPD as set out below.</p> <p><u>New and reconfigured units</u></p> <table><tr><th>Units</th><th>SPD minimum</th><th>Proposed unit sizes</th><th>SPD amenity space (minimum)</th><th>Amenity space sqm</th></tr><tr><td>1-bed</td><td>50</td><td>51-52</td><td>10</td><td>3.9</td></tr><tr><td>2-bed</td><td>61-70</td><td>70-89</td><td>10</td><td>3.9-22</td></tr><tr><td>3-bed</td><td>74-95</td><td>101-118</td><td>10</td><td>3.9-9.6</td></tr></table>	Units	SPD minimum	Proposed unit sizes	SPD amenity space (minimum)	Amenity space sqm	1-bed	50	51-52	10	3.9	2-bed	61-70	70-89	10	3.9-22	3-bed	74-95	101-118	10	3.9-9.6
Units	SPD minimum	Proposed unit sizes	SPD amenity space (minimum)	Amenity space sqm																	
1-bed	50	51-52	10	3.9																	
2-bed	61-70	70-89	10	3.9-22																	
3-bed	74-95	101-118	10	3.9-9.6																	
231.	All of the units would meet the minimum storage requirements set out in the SPD, and most of the room sizes would meet the requirements. Those which would not meet the minimum requirements are three open plan living spaces with shortfalls of 0.2sqm, 0.4sqm and 1sqm and five bedrooms with shortfalls in double bedrooms ranging from 0.1sqm to 0.5sqm. Whilst noted, these shortfalls would not be significant. The new and amended units would comply with new requirements introduced by the 2021 London Plan for bedroom widths to be at least 2.15m for single bedrooms, 2.75m for a first double bedroom and 2.55m for a second double bedroom, and for single bedrooms to be at least 7.5sqm.																				
232.	<u>Aspect</u> - Three of the five new units which would be created at second floor level would be dual aspect (60%); of the single aspect units one would be south facing and one would be east facing. The reconfigured units would remain as consented with regard to aspect.																				
233.	It is noted that two of the new units at second floor level would be located next to the railway viaduct, one of which would be single aspect facing towards the viaduct. However, the minimum separation distance would be 9.7m and the units would sit 5.2m above the platform level therefore they would have a good level of outlook; the passenger shelters on the platform are set further back, broadly in line with plot E4. High specification glazing and a condition limiting noise levels within the units would ensure that they would be of an acceptable standard.																				

234.	<u>Internal light levels</u> - A daylight and sunlight addendum report has been submitted which assesses daylight and sunlight levels to the five new dwellings which would be created at second floor level in plot E3, based on the Building Research Establishment (BRE) Guidance.
235.	Daylight is assessed using the Average Daylight Factor (ADF). ADF determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. Sunlight is tested using Annual Probable Sunlight Hours (APSH). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months.
236.	For ADF, of the 14 rooms tested, 9 would comply with the BRE guidance (64%). The open plan living spaces would not comply with the guidance, with ADFs ranging from 0.45% to 1.12% against a target of 2%. The open plan living spaces would also not comply with the guidance in relation to sunlight, with APSH ranging from 0% to 9.84% against a target of 25%, and winter sun ranging from 0% to 1.86% against a target of 5%. The BRE guidance recognises that sunlight is less important in bedrooms therefore they have not been tested.
237.	The unit with the lowest ADF for its living space and which would not receive any sunlight is T2AP2 highlighted below which would be affected by its position between the two towers. It would be dual aspect, but the bedrooms would face south over Walworth Road and the living space would face onto the communal gardens and tower 3. The additional units are positive in terms of meeting housing targets and would be of a good size, although it has to be noted that the natural light to these units would be low. This is a less positive aspect of the amendments, to be balanced against the positive outcomes of many of the proposed amendments including additional retail, leisure and employment space and affordable housing.
238.	New residential units in plot E3



239. There would be no material changes to internal daylight levels to the reconfigured units which would be higher up in the towers.

240. Privacy - The Council's Residential Design Standards SPD recommends a minimum of 21m between the rear elevation of properties and 12m distance between properties that face one another, including across a highway.

241. The five new residential units at second floor level in plot E3 would have views towards Walworth Road, over the railway viaduct and across the wider development. The separation distances with the nearest neighbouring buildings would be in excess of 51m and there would be 19.5m between apartment T3Apt1 identified above and retail building plot E4, with the bedroom windows to this unit screened by a fence to its external terrace in any event. Views into the flats from the station platform would be oblique and obscured by the station canopies, with a minimum separation distance of 9.7m, and this relationship is unlikely to cause any significant loss of amenity to the future occupiers. Privacy for the reconfigured units would be unchanged and overall the level of privacy to the new residential units is considered to be acceptable.

242. Amenity space –Section 3 of the Residential Design Standards SPD sets out the Council's amenity space requirements for residential developments. The standards for flats are set out in the table below together with details of the proposed provision within the development. Policy D6 of the London Plan requires private outdoor amenity space to have a minimum depth and width of 1.5m, and this requirement would be met. Policy P2 of NSP requires family homes in apartment blocks to have direct access to outdoor amenity space and allow for oversight of children outside.

243.	Type of	Policy	Provisio	Differenc	Policy	Provision	Differenc
------	---------	--------	----------	-----------	--------	-----------	-----------

	space	requirement (sqm) consented scheme	n (sqm) consented scheme	e (sqm)	requirement as now proposed scheme	as now proposed scheme	e (sqm)	
	Child play space	10sqm/bedspace 519.80sqm	519.80sqm	0sqm	10sqm/bedspace 960.50sqm	960.50sqm	0sqm Policy compliant	
	Private amenity space	10 sqm per unit – any shortfall to be added to the communal provision. <u>Tower 1</u> 2,100sqm <u>Tower 2</u> 1,250sqm <u>Tower 3</u> 1,460sqm TOTAL: 4,810sq.m	<u>Tower 1</u> 875.6sqm <u>Tower 2</u> 528sqm <u>Tower 3</u> 633.6sqm TOTAL: 2,037sq.m	<u>Tower 1</u> - 1,224sqm <u>Tower 2</u> -722sqm <u>Tower 3</u> - 826.4sqm TOTAL:- 2,773sqm	<u>Tower 1</u> 2,100sqm <u>Tower 2</u> 1,270sqm <u>Tower 3</u> 1,480sqm TOTAL: 4,850sq.m	<u>Tower 1</u> 836sqm <u>Tower 2</u> 516.5sqm <u>Tower 3</u> 611sq.m TOTAL: 1,963.5sq.m	<u>Tower 1</u> - 1,264sq.m <u>Tower 2</u> - 743.5sq.m <u>Tower 3</u> -869sq.m TOTAL: -2,886.5sqm	
	Communal amenity space	50 per development + any shortfall of private amenity space (50sqm communal provision generally						

		applied per block rather than per development	<u>Tower 1</u> <u>2,912sqm</u>	+1,638	<u>Tower 1</u> 1314.5sqm (50 sqm + 1,264sqm shortfall in private amenity space)	<u>Tower 1</u> <u>2,503sqm</u>	+1,288.5sqm
		<u>Tower 1</u> 1,274sqm (50 sqm + 1,224sqm shortfall in private amenity space) <u>Tower 2</u> 772 sqm (50 sqm + 722sqm shortfall in private amenity space) <u>Tower 3</u> 876 sqm (50 sqm + 826 sqm shortfall in private amenity space) 50sqm	<u>Towers 2 and 3</u> <u>1,682sqm</u>	+34 (for towers 2 and 3 combined)	<u>Tower 2</u> 793.5sqm (50 sqm + 743.5sqm shortfall in private amenity space) <u>Tower 3</u> 919 sqm (50 sqm + 869sqm shortfall in private amenity space)	<u>Towers 2 and 3</u> <u>1,407sqm</u>	-305sqm
		TOTAL: 2,923sq.m (50+50+50sq.m +2,773sq.m shortfall in private amenity space)	TOTAL: 4,594sq.m	TOTAL: +1,672sq.m	TOTAL: 3,037sq.m (50+50+50sq.m +2,887sq.m shortfall in private amenity space)	TOTAL: 3,910sqm	TOTAL: +873sqm
244.	The amended proposal would provide the required amount of playspace for the east site based on the GLA's Play and informal recreation SPG dated October 2019. All of the new and reconfigured units would have access to private amenity space and although they would not have the 10sqm recommended in the						

	Residential Design Standards SPD, this would be made up for in the communal provision. The private amenity space shortfall includes a 74sqm reduction arising from amendments to a number of balconies and this has been factored into the calculations in the table above. The private amenity space shortfall would be made up for in the plot E2 communal provision and residents would be able to access the amenity space and communal facilities in both plots; a condition to secure this has been included in the draft recommendation in any event. Whilst there would be less communal amenity space than under the existing permissions, it would still exceed the minimum requirements and the reduction should be balanced against the opening up of the first floor walkways which would allow for an improved shopping environment. The residential units would also have access to internal communal space for which there is no requirement in the SPD; there would be approximately 402 sqm of such space in plot E2 comprising a kitchen / diner / events space, craft room, residents' lounge and exercise studio, and 365sqm in plot E3 comprising a communal kitchen / diner, an exercise studio and a residents' lounge.
	Trees and landscaping
245.	Policy G7 of the London Plan 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees being removed. Policy P60 of the draft NSP 'Trees' states that development must retain and protect significant existing trees. It states that development must retain and enhance the borough's trees and canopy cover. An objection has been received raising concerns about the quality of the landscaping within the development and the extent of hard landscaping.
246.	The existing permissions allow for the removal of 3 category B, 2 category C and 4 category U trees from the east site and no further trees would need to be removed as a result of the proposed amendments. The existing permissions include the planting of 27 new trees in the east site public realm, and no changes are proposed to this provision. The only amendments proposed on the west site relate to the use of the consented floorspace.
247.	Policy G1 of the London Plan 'Green infrastructure' states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Green infrastructure is defined in the plan as comprising the network of parks, rivers, water spaces and green spaces, plus the green elements of the built environment such as street trees, green roofs and sustainable drainage systems. Policy G4 of the London Plan 'open space' states that development proposals should, where possible, create areas of publicly accessible open space, particularly in areas of deficiency.
248.	On the east site the consented schemes would deliver two new streets converging on a central court and on the west site, Pastor Street would be extended northwards to meet St George's Road. Soft landscaping is proposed to the residential communal gardens together with elements of green roofs, although at ground floor level both sites would be predominantly hard landscaped. This

	would be reflective of the highly urbanised town centre location, with the east site in particular likely to experience high levels of footfall given its location at a transport hub providing access to the Northern Line and the railway station. Given the limited extent of the amendments now sought, it is considered that it would not be reasonable to require substantial modifications to the consented development in order to accommodate additional green infrastructure, although the planting of new trees in the public realm is noted, and the east site would provide a new link to Elephant Road and the new Elephant Park beyond.
249.	<u>Urban greening factor</u> - Policy G5 of the London Plan 'Urban greening' requires boroughs to develop their own urban greening factor (UGF) policies, and sets an interim target score of 0.4 for developments which are predominantly residential and 0.3 for developments which are predominantly commercial; this is a new requirement which was introduced through the 2021 London Plan. On the east site the scheme would be predominantly commercial, albeit with the education floorspace counted as commercial space, therefore an urban greening factor score of 0.3 would be required.
250.	The east site would achieve a UGF score of 0.11 through the provision of green roofs, new trees and planting in the communal gardens. The applicant was asked to assess whether this could be increased and has advised that it is not possible; for the reasons outlined above the site would be predominantly hard landscaped which limits opportunities for significant greening. Moveable planters have however, been added to the new streets within the development which is an improvement compared to the existing permissions, and details of these would be required through a planning obligation.. Given the extent of the amendments sought and the two extant permissions on the site, it is not considered reasonable to require further amendments to the design to increase the UGH score. No urban greening factor calculation has been provided for the west site but given that the amendments proposed on this part of the site relate solely to the use of some of the approved floorspace, it is not considered necessary or reasonable to require this.
251.	Overall the proposal is considered to be acceptable in relation to trees and landscaping, in the context of the need to provide a town centre environment accommodating very high levels of footfall and usage.
	Impact of proposed development on amenity of adjoining occupiers and surrounding area
252.	A number of policies in the London Plan seek to protect amenity, and at a local level Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for development where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight and policy P55 of the draft NSP states that development should not be permitted when

	it causes an unacceptable loss of amenity to present or future occupiers or users.
253.	<u>Impact of the proposed land use amendments</u> – The existing permissions were predicted to result in 8,660 people per day visiting the entire site, and amendments to the land use quantum and the four additional residential units are predicted to result in an additional 334 people per day. Given the busy, town centre location it is not considered that this would result in any discernible impact beyond those arising from the existing permissions. The proposal would introduce a large quantum of office space onto the east site, but office uses generally sit comfortably alongside residential uses and the site previously contained office space in Hannibal House in any event.
254.	Two of the new residential units proposed at second floor level in plot E3 would be located next to the railway viaduct, with a minimum separation distance of 9.7m. Arches 4 and 5 in the railway viaduct are occupied by a nightclub (Corsica Studios) and in accordance with the agent of change principle whereby new noise sensitive uses should not adversely impact upon existing noise generating uses, high specification glazing would be provided to all of the flats and a s106 contribution would be provided to Corsica Studios towards sound proofing. The consented scheme already includes flats in this location, albeit one floor higher, and a condition would ensure that noise levels within the flats would fall within acceptable limits.
255.	<u>Impact of the physical changes</u> – The physical amendments to the consented schemes would all occur on the east site and would not be significant, including elevational alterations and reductions in the heights of the three residential towers. Tower 1 in plot E2 would be repositioned 0.7m eastwards, but the ES Addendum confirms that this would not have a noticeable effect on daylight and sunlight levels to neighbouring properties, nor would the 0.2m increase in the height of plot E1 which is considered to be a non-material amendment. There are no residential occupiers near to plot E3 where the height of the building would be increased by a modest 0.67m.
256.	Overall it is concluded that the proposed development would not result in any new or additional material amenity impacts compared to those arising from the existing permissions.
	Noise and vibration
257.	Strategic policy 13 of the Core Strategy supports measures for reducing noise pollution; saved policy 3.2 of the Southwark plan seeks to protect amenity and policy P65 of the draft NSP 'Reducing noise pollution and enhancing soundscapes' requires developments to mitigate any adverse impacts caused by noise on health and quality of life.
258.	Noise and vibration was considered in chapter 9 of the 2016 ES which identified potential adverse effects during demolition and construction. The existing s106 agreement secures demolition and construction management plans to reduce these impacts and these would continue to be required. It is not considered that

	the amendments now being sought would result in any significant additional noise and vibration effects during construction.
259.	No significant noise or vibration impacts were identified as a result of the operation of the development subject to mitigation, including high specification glazing for the residential units and limits on plant noise. This was secured through planning conditions which should be re-imposed on any forthcoming permission pursuant to this application. The ES Addendum confirms that the amendments now sought not result in any significant noise and vibration effects beyond those identified for the existing permissions and EPT have not raised any concerns in this respect.
	Transport
260.	Policy T1 of the London Plan requires development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes. Policy T2 states that development proposals should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling; policy T3 relates to transport capacity and T4 requires transport impacts to be mitigated. Cycle and car parking requirements are set out in policies T5, T6, T6.1 and T6.5 and T7 relates to deliveries, servicing and construction. At borough level, strategic policy 2 of the Core Strategy 'Sustainable transport' advises that the Council will encourage walking, cycling and the use of public transport rather than travel by car. Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, and saved policy 5.2 seeks to ensure that developments do not result in adverse highway conditions; saved policy 5.3 requires that the needs of pedestrians and cyclists to be considered and saved policy 5.6 establishes maximum parking standards. A Transport Assessment Addendum (TAA) has been submitted with the application which assesses the impact of the amendments now sought compared to the existing permissions, together with a Delivery and Servicing Management Plan Addendum.
261.	Elephant and Castle is a major transport node which accommodates a wide range of travel options. The site has a public transport accessibility level (PTAL) of 6B ("excellent"), with easy access to the Northern and Bakerloo lines. Elephant and Castle Railway Station adjoins the east site which provides Thameslink services to north and south London and beyond, and is also used by South Eastern services. There are numerous bus routes with stops outside the site.
262.	<u>Bakerloo Line extension</u> – Planning permission 20/AP/3675 which this application seeks to amend incorporates an enlarged station box to allow for a future connection with the BLE and the potential for a single entrance to both the Northern and Bakerloo lines from within the east site. It would safeguard a protected route for a potential new tunnel alignment, and the amendments now sought would not impact upon any of these provisions. TfL's BLE Safeguarding Team has confirmed that the proposal would not impact upon the delivery of the BLE.

263. Healthy streets assessment – Policy T2 of the London Plan requires development proposals to demonstrate how they would deliver improvements that support ten Healthy Streets Indicators in line with Transport for London guidance. The TAA considers how the amendments now sought would contribute to the criteria as set out below.

Healthy streets criteria

Indicator	Applicant's response to indicator
Pedestrians from all walks of life	Due to the enhanced public realm and the increase of mix of land uses associated with the proposed S73 amendments, the streets as amended will be welcoming for everyone to walk, spend more time around the area, and engage in community life.
Easy to cross	No changes proposed through this s73 application.
People choose to walk, cycle and use public transport	Due to the enhanced public realm, the increase in visibility and the improved permeability, future users will be more encouraged to travel to and from the site by walking, cycling and by using public transport, and to walk around the development. This will generate a vibrant community which will make people feel safe. By increasing cycle parking provision to align with requirements for the amended area schedule cycling is being encouraged. Masterplan changes keep the principle of the January 2019 consent where walking is made attractive across the development.
Places to stop and rest	The changes to the ground and first floors will increase shade and shelter, as well as providing more places to stop and rest.
Clean air	The changes in schedule will maintain the vehicular traffic reduction compared to the previous land use of the site. This will improve air quality in the local area. By increasing cycle parking provision to align with requirements for the amended area schedule, cycling is being encouraged which will reduce the need to use vehicles to travel from and to the Site. This will improve the air quality around the development.
Shade and shelter	The changes to the ground and first floors will increase shade and shelter, as well as providing more places to stop and rest.

	People feel safe	Due to the enhanced public realm and frontages, along with the increase of mixed land uses, future users will be more encouraged to spend time here and the vibrant community will produce a relaxed environment. By increasing cycle parking provision to align with requirements for the amended area schedule, cycling is being encouraged which will reduce the need to use vehicles to travel from and to the Site. This will improve the feeling of safety around the development.
	People feel relaxed	As above.
	Not too noisy	No changes from the January 2019 permission. By increasing cycle parking provision to align with requirements for the amended area schedule, cycling is being encouraged which will reduce the need of using vehicles to travel from and to the Site.
	Things to see and do	Due to the enhanced public realm and frontages, along with the increase of mixed land uses, future users will be more encouraged to spend time here
264.	A number of the amendments now sought are considered to be positive in relation to the principle of delivering healthy streets. This includes creating a wider, more open entrance to the site from the peninsula by setting the stairs and escalator back into the site, the provision of an additional escalator to the first floor level, and increasing the width of the first floor walkways which would provide opportunities for outdoor seating and canopies to the retail units. More widely, the development would open up the east site by providing two new routes into the site converging on a new public space, and would provide a new link to Elephant Road and Elephant Park beyond.	
265.	<u>Access and servicing</u> – In the consented development, servicing for the east site would predominantly take place from a basement servicing yard accessed via a new, two-way ramp from New Kent Road to the west of the railway viaduct. No changes are proposed to this arrangement and the basement would also service the office space now proposed. Servicing arrangements on the west site comprising a ground level servicing yard and three new loading bays on Oswin Street would be unchanged by the proposals.	
266.	<u>Trip generation</u> <u>East site servicing and private vehicle trips</u> – The TA for the consented	

	development estimated that there would be up to 198 x 2-way servicing vehicles requiring daily access to the east site. Of this, 92 trips were associated with the retail and leisure uses, 36 with the residential units, and 70 with UAL and this includes waste collection trips. Servicing would be managed through a booking system overseen by a facilities management company, and restrictions on arrival times and vehicle sizes are contained in the existing s106 agreement.
267.	The amendments now sought are predicted to decrease the number of servicing trips on the east site to 192 x 2-way trips, with four less Heavy Goods Vehicles (HGV), one less Light Goods Vehicles (LGV) and one less car trip. There would be an increase of 10 x 2-way private vehicle trips (from 25 under the consented schemes) but overall with the reduction in servicing trips taken into account it is considered that this would not have a significant impact upon the surrounding highway network beyond those arising from the consented schemes.
268.	<u>West site servicing and private vehicle trips</u> – On the west site the consented development was predicted to generate 40 x 2-way daily servicing trips. Of this, 6 were associated with the leisure space, 2 with the flexible space and 32 with the residential units and this includes waste collection. It would be managed through a booking system overseen by a facilities management company.
269.	The amendments now sought are predicted to increase the number of servicing trips to 59 x 2-way tips on the west site (an increase of 19 x 2-way trips) comprising 8 additional HGVs, 9 additional LGVs and one more car trip. There would be no changes to the number of private vehicle trips on this part of the site which would remain at 67.
270.	These additional trips would not have a significant impact upon the surrounding highway network, and TfL which is the Highway Authority in this location has not raised any concerns in this regard. It is also noted that the existing LCC building on the west site generates 62 x 2-way servicing trips per day which is slightly more than those which would arise from the proposed amendments, and servicing and delivery management plans are secured through the existing s106 agreement. Across the whole development, taking into account both parts of the sites, there would be less vehicle trips than previously generated because the shopping centre contained a 140 space car park which would not be re-provided.
271.	With regard to other modes of transport, for the east and west sites combined the TA predicts that there would be 4 and 5 additional two-way cycle trips during the AM and PM peak hours respectively, 7 additional pedestrian trips in the AM peak and a reduction of 24 pedestrian trips in the PM peak. For public transport it is estimated that there would be 65 and 61 additional public transport trips during the AM and PM peak hours respectively. It is considered that these trip rates would not adversely impact upon the safe functioning of the highway network or pedestrian comfort levels, and would not adversely impact upon public transport capacity.
272.	<u>Cycle parking</u> – Cycle parking for the consented development complied with the 2016 London Plan which was in force at the time, with the exception of the east

	site leisure space which had 50% of the required provision. This was on the basis that the leisure space would most often be used at evenings and weekends, and so visitors could also make use of the short stay spaces allocated to retail and educational uses.												
273.	The same approach to leisure cycle parking is now proposed, and where a land use would increase the 2021 London Plan cycle parking standards have been applied. The cycle parking provision on the east site would increase as set out in the table below, with long stay cycle parking provided in various stores at basement level accessed via lifts; it would remain with a minimum of 15% Sheffield stands as per the existing permissions. Short-stay cycle parking would be provided in the public realm and would be secured through the s106 agreement and a condition for details of shower and changing facilities for the office space has been included in the draft recommendation.												
274.	<u>East site cycle parking</u> <table><tr><td>Type</td><td>Consented</td><td>Proposed</td><td>Change</td></tr><tr><td>Long stay</td><td>1,091</td><td>1,218</td><td>+127</td></tr><tr><td>Short stay</td><td>247</td><td>264</td><td>+17</td></tr></table>	Type	Consented	Proposed	Change	Long stay	1,091	1,218	+127	Short stay	247	264	+17
Type	Consented	Proposed	Change										
Long stay	1,091	1,218	+127										
Short stay	247	264	+17										
275.	On the west site the replacement of flexible space (which was considered as office space for the purpose of the TA) with retail space reduces the long-stay cycle parking requirement by 28 spaces. However, the applicant proposes to keep the west site cycle parking provision as consented which is welcomed.												
276.	<u>Cycle hire scheme</u> – The consented schemes secure the delivery of 60 additional cycle hire docking points, split between two new locations: one primarily serving the east site and one the west. They also secure 3 years free cycle hire membership for the residential units within the development and these obligations would continue to apply, including cycle hire membership for the four additional residential units now proposed.												
277.	<u>Car parking</u> – The consented development is car-free development, with the exception of 3 accessible spaces in the east site basement for the education building, and 34 accessible spaces at basement level on the west site for the residential units. This was consistent with the sustainable transport policies in the London Plan and Southwark Plan, both of which stress that private parking should be minimised in areas of high public transport accessibility and establish only 'maximum' car parking levels. This approach is also advocated in the Elephant and Castle SPD.												
278.	This level of provision in the consented developments equates to 35% of the wheelchair accessible units having an accessible parking space, or 3.47% of the total residential units. Earlier iterations of the plans included 13 accessible parking spaces on the east site, but owing to the complex demands placed on the basement servicing yard which would need to function safely and efficiently to serve a broad range of town centre uses these were omitted.												

279.	Policy T6.1 'Residential parking' of the 2021 London Plan requires 10% accessible car parking spaces, with 3% to be provided from the outset and details of how the remaining 7% could be provided to be set out in a Parking Design and Management Plan. Policy P54 of the draft NSP requires accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible unit.
280.	The amendments now sought do not include any additional car parking. With the four additional residential units taken into account the accessible parking provision would reduce from 3.47% of the total units to 3.45% which would be a very modest reduction. This would just exceed the 3% initial requirement under the London Plan, but they would all be provided on the west site and as such would not be available from the outset. There is not considered to be scope to provide a further 7% without a significant modification to the plans. Given what has been consented under the existing permissions, the very modest increase in residential units which equates to 0.4% and the high PTAL of the site, the accessible parking provision is considered to be acceptable in this instance.
281.	<u>Car club</u> - No car club membership or spaces were required under the consented scheme, although cycle hire membership has been secured for each residential unit. Policy P53 of the draft NSP requires developments to provide a minimum of three years free membership, per eligible adult who is the primary occupier of the development, to a car club if a car club bay is located within 850m of the development. Since permission 16/AP/4458 was granted there are now five car club spaces in the area, all of which are within 850m of the site, the closest being outside the Strata Tower approximately 160m from the site. Whilst this is noted, given the very small uplift in units now proposed it is considered that it would not be realistic to only offer car club membership to those four households.
282.	The existing s106 agreement prevents occupiers of the residential units from being able to obtain parking permits in the controlled parking zone (CPZ) and this would apply to the new residential units being created. Policy P53 of the draft NSP states that developments in existing or planned CPZs will not be eligible for on street resident and business car-parking permits. Whilst the new office space can be prevented from obtaining business parking permits, it would not be practical to apply this to the additional retail and leisure floorspace now proposed.
283.	<u>Waste management</u> – An updated Waste Management Strategy has been submitted with the application which updates the waste and recycling storage requirements, although no changes are proposed to the overall waste management strategy. The Council's Waste Management Team has advised that when purchasing refuse storage / compaction equipment the applicant would need to ensure it would be capable of being serviced by the Council's refuse trucks, and an informative to this effect is recommended.
284.	Overall it is concluded that the amendments now sought would have very limited transport impacts beyond those of the consented schemes. Additional cycle parking would be provided, and the physical changes to the master plan including a more generous entrance into the site, wider walkways at first floor level and better visibility of the railway station would all be positive. The ES Addendum

	confirms that there would be no significant environmental effects in relation to transport beyond those previously identified, and given the very minor impacts identified above officers concur with this view.
	Air quality
285.	The site is located in an Air Quality Management Area, and impacts upon air quality arising from the existing permissions was considered in chapter 10 of the 2016 ES. The main impacts would occur during demolition and construction and the potential for dust, and the s106 agreement secured detailed demolition and construction management plans in order to reduce this. These would continue to be required if planning permission is granted for the amendments now sought.
286.	The air quality chapter of the 2016 ES has been reviewed and updated through the ES Addendum and no significant impacts beyond those arising from the consented schemes have been identified, and this takes into account the minor increase in servicing trips and an additional 10 two-way private vehicle trips. Changes to the energy strategy to omit some CHP plant and boilers on the east site and to connect to a neighbouring energy centre instead would reduce plant emissions from the development compared to the consented schemes, and the development would continue to be air quality neutral.
	Ground conditions and contamination
287.	Ground conditions and contamination were considered in chapter 11 of the 2016 ES which identified the potential for contaminated land on the site and unexploded ordnance (UXO). Conditions were therefore attached to the planning permissions requiring further contamination testing and remediation, together with an informative relating to UXO. Positive impacts were also identified arising from the removal of contaminated material from the site.
288.	The majority of the amendments now being sought relate to the use of internal floorspace and alterations to the building heights, and the ES Addendum concludes that they are not anticipated to give rise to any additional or different ground conditions and contamination effects than those reported in the 2016 ES. The Environment Agency and EPT have been consulted on this application and have not raised any concerns in relation to ground conditions or contamination. The contamination conditions and unexploded ordnance informative attached to the existing permissions should be re-imposed on any forthcoming permission pursuant to this application, and have been included in the draft recommendation.
	Water resources and flood risk
289.	Policy SI 12 of the London Plan 'Flood risk management' states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 'Sustainable drainage' states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Strategic policy 13 of the Core Strategy sets a target that major development should reduce

	surface water run-off by more than 50% and policy P67 of the draft NSP states that development must not increase flood risk on or off site.
290.	Chapter 12 of the 2016 ES considered water resources and flood risk issues for the existing permissions. In relation to water resources it identified insignificant impacts during demolition and construction, and increased demand for water during the operation of the completed development. A number of conditions and informatives were attached to the permissions at the request of Thames Water.
291.	With regard to flood risk, the site is located in flood zone 3 which is identified as having a high risk of flooding, but has the benefit of protection from the Thames flood defences. The acceptability of the site for development in relation to the sequential and exceptions tests set out in the NPPF has already been accepted through the granting of the extant permissions. The 2016 ES identified potential flood risk issues during construction and a number of conditions were attached to the existing permissions following consultation with the Council's Flood Risk and Drainage Team and the Environment Agency.
292.	The ES Addendum confirms that the amendments now sought would not result in any additional or different flood risk effects beyond those previously identified. Neither the Environment Agency nor the Council's Flood Risk and Drainage Team have any objections to the application on flood risk grounds, with the Environment Agency noting that no sleeping accommodation is proposed below first floor level. It is recommended that the conditions relevant to flood risk which were attached to the existing permissions be re-imposed upon any forthcoming permission.
293.	The consented developments would reduce surface water run-off by 50% through the provision of underground storage tanks and green roofs. Policy SI 1 of the London Plan requires greenfield rates to be met and Thames Water has commented on the application to this effect. However, given the nature and limited extent of the amendments sought, it is considered that it would not be reasonable to require further changes to the development beyond the scope of what is being sought in order to meet this requirement.
Energy and sustainability	
294.	The London Plan 2021 Policy SI 2 'Minimising greenhouse gas emissions' sets out that development proposals should be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the Mayor's energy hierarchy. The energy hierarchy is as follows:
295.	<ul style="list-style-type: none"> • Be lean: use less energy; • Be clean: supply energy efficiently; • Be green: use renewable energy. • Be seen: monitor, verify and report on energy performance.
296.	This policy requires major development to be zero carbon and to achieve an on-site reduction in carbon dioxide emissions of 35% beyond Building Regulations

	Part L 2013, including a 10% reduction through energy efficiency measures (including specifications of building fabric) under the 'be lean' stage for residential uses and 15% for non-residential uses.
297.	Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided either through a payment in lieu contribution to the borough's carbon offset fund, or off-site provided an alternative proposal is identified and delivery is certain. The zero carbon requirement is repeated through policy P69 'Energy' of the draft NSP, although with the requirement for a minimum on-site saving of 40%. The NSP policy includes the option for the zero carbon shortfall to be offset with a financial contribution or off-site provision to be secured where it has been demonstrated that achieving zero carbon on-site is not possible.
298.	Strategic Policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.
299.	The consented development included energy centres at basement level in both the east and west sites. The applicant has submitted an Energy and Sustainability Addendum report, supplemented by additional documentation and information, which sets out a revised energy strategy which follows the London Plan energy hierarchy.
300.	It should be noted that the changes to the energy strategy relate to the east site only; the energy strategy for the west site is unaffected, including the on-site carbon emissions savings and the required payment in lieu which was secured through the existing S106 agreement.
	<u><i>Be Lean</i></u>
301.	As with the existing permissions the development would incorporate a range of passive and active design measures that would reduce carbon emissions through energy efficient design and construction.
302.	The requirements under the 2021 London Plan for specified savings to be achieved at this stage of the hierarchy will not be met, but only limited changes to the building designs are being sought under this s73 application. The scope for applying new policy to aspects of a s73 application which remains largely as consented means that full compliance could not reasonably be required. However, the applicant has been able to incorporate some energy efficiency measures under the 'Be Lean' stage which have improved the performance relative to the existing permission, which is welcomed.
303.	The failure to fully comply with the new London Plan policy requirement is considered justified given the circumstances described above and the increased carbon emissions savings through energy efficiency measures which have been incorporated into the design.

	<i>Be Clean: Revised approach to the energy strategy</i>
304.	To the immediate east of the site is the completed 'Elephant One' development which is owned by the developer for this s73 application and also has its own energy centre. This comprises an oversized CHP-led system which, when fully operational, would run significantly under-capacity. This means in emissions terms it would be less efficient than it otherwise could be were it to operate at an increased capacity as a result of an increased energy demand.
305.	The London Plan energy hierarchy prioritises connection to an existing heat network where feasible. The opportunity to connect to this existing heat network therefore conforms with the London Plan hierarchy, and would make more efficient use of existing capacity. The energy centre would be able to serve the needs of the east site.
306.	This approach would result in a lower amount of on-site carbon emissions savings for the east site relative to the savings envisaged under the existing permissions which saw the east site provided with its own energy centre. Comparing the existing permissions' savings achieved on the east site only against those achieved under this S73 application, the saving of 27% under the existing permission is reduced to 14% in the s73 application.
307.	However, connecting the east site to the Elephant One energy centre will see the existing network subject to greater efficiencies. Whilst this is not strictly taken into account in assessing the east site in isolation, the efficiencies inherent in the networked system will result in increased carbon emissions savings for the adjacent site due to operating closer to its capacity.
308.	It should also be noted that the methodology for calculating the percentage operational on-site carbon emissions savings set out above does not take account of the embodied carbon emissions savings achieved through connection to an existing heat network compared to those incurred by creating a new on-site energy centre.
309.	The London Plan energy hierarchy is clear that connecting to an existing heat network should be prioritised over the creation of a new one, where feasible. Due to the lack of established heat networks in the borough, it is usual for schemes to be approved on the basis of future-proofing for the opportunity to connect, rather than being able to immediately connect to an established existing network. That this s73 application is able to comply with this policy requirement is therefore, considered to be a benefit of the scheme.
310.	On balance, while the connection to the existing network on the adjacent site results in a lower on-site operational carbon emissions saving for the east site (and by extension the development as a whole), in practice these anticipated savings noted above should improve in the future as a direct result of the connection. On this basis, in conjunction with following the Mayor's energy hierarchy as required by the London Plan, the proposed approach is considered to be policy compliant.

	<u>Be Green</u>
311.	The proposed development would achieve a limited proportion of its energy supply and carbon emissions savings through renewable energy measures, as per the existing permissions. These measures include the provision of solar PV panels on the available roof space. This aspect of the proposal has not been amended from the existing permissions.
	<u>Be Seen</u>
312.	The new London Plan policy requires monitoring of energy performance in completed developments to understand delivered carbon emissions savings against the anticipated savings at the planning application stage. The GLA has established the first steps of the process for applicants to comply with this requirement, with some of the further technical details still to be finalised. It is recommended, in line with the GLA's recommendation, that commitment to complying with the 'Be seen' monitoring requirements for the east site are set out in the S106 as a planning obligation, including the submission of the relevant information to the GLA's monitoring platform within 8 weeks of planning permission being granted.
	<u>Carbon offset payments in light of the revised energy strategy</u>
313.	The original permission was subject to the 2016 London Plan policy in force at the time, namely, achieving minimum 35% on-site carbon emissions savings against 2013 Part L Building Regulations. Zero carbon policy requirements, generally achieved through off-set payments where on-site achievement is not technically feasible, was introduced on residential elements of applications submitted after 1 st October 2016. Zero carbon policy requirements for non-residential elements of proposals were introduced on adoption of the new London Plan in March 2021. The existing permission was therefore required to achieve zero carbon on the residential elements, with a minimum 35% on site saving, and a minimum 35% on-site saving on the non-residential elements only.
314.	The total in lieu off-set payment for this S73 application has been affected by two factors: firstly, the reduction in the on-site carbon emissions savings noted above when compared to the savings achieved on the east site under the existing permissions, and secondly, the updated tariff which was previously established at £60 per tonne of carbon over 30 years, and has now increased to £95 per tonne of carbon over 30 years.
315.	As a S73 application, the majority of the development remains the same as approved, determined against the previous policy regime.
316.	On this basis, for the amount of floor space which is the equivalent to that approved under the existing permission, it is appropriate for the applicant to pay the offset payment charge previously established (i.e. £60 per tonne of carbon over 30 years). This aspect of offset payment has however been revised to reflect

	the reduced on-site carbon emissions savings set out above, which results in the requirement for a greater offset payment than that secured under the existing permissions. By contrast, for the elements of the S73 application which create an uplift in floorspace relative to the existing permissions, it is justified to subject the development to the new London Plan policy regime's increased charge of £95 per tonne of carbon over 30 years.
317.	Due to the nature of the proposed amendments and how interlinked the various aspects of the proposal are (across both floor space and land uses) in practice it is not possible to precisely quantify the amounts that the elements of uplifted floorspace achieved in terms of on-site carbon emissions savings. As an alternative, and achieving the required end result, the savings applicable under each policy regime across the residential and non-residential land uses proportionally across the application site has been calculated. This is considered to be a reasonable approach under the circumstances.
318.	The payment in lieu secured for the east site under the existing permissions amounted to approximately £1.2m. Under the approach outlined above this would increase to over £1.9m, comprising of £1.47m for the equivalent floorspace approved under the parent application (taking into account the lower on-site carbon emissions savings proposed through the S73 application) and approximately £0.47m as the increased charge of £95 per tonne of CO ₂ as per the new London Plan policy for the uplift in floorspace. The following provides the breakdown of how these figures have been arrived at:
319.	<p>Revised carbon offset payment of £1,946,550</p> <p>Payable as a result of:</p> <p>A total 187 tonnes of carbon shortfall against 2016 London Plan policy requirements (comprising 'zero carbon' for residential and 35% minimum for non-residential) across the proportion of floorspace approved under the existing permissions – x £60 per tonne over 30 years = £1,470,600</p> <p>and</p> <p>A total of 167 tonnes of carbon shortfall against the new London Plan policy requirements (comprising zero carbon across both residential and non-residential) across the proportion of additional floorspace proposed under this S73 application – x £95 per tonne over 30 years = £475,950</p> <p>$£1,470,600 + £475,950 = £1,946,550$</p>
	<u>Overheating</u>
320.	An overheating assessment was provided with the parent application that demonstrated compliance with London Plan policy regarding mitigating risk to overheating. Given the limited scope of the changes proposed through the S73 minor material amendments, the revised proposal would not have a material

	impact on overheating risk.
	<u><i>BREEAM</i></u>
321.	The existing permission was approved on the basis of achieving a BREEAM level of 'Excellent' for the majority of non-residential elements, with the community uses having the potential to achieve this with 'Very Good' being secured, in compliance with policy requirements. Conditions were appended to the existing permission to achieve 'Excellent' across all non-residential elements of the proposals, including community uses. It is recommended that these conditions be appended to any grant of planning permission pursuant to this S73 application.
	<u><i>Whole life-cycle carbon emissions</i></u>
322.	Part F of London Plan 2021 policy SI 2 states that development proposals referable to the Mayor should calculate whole life-cycle carbon (WLC) emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Whole life-cycle carbon emissions are the carbon emissions resulting from the construction and the use of a building over its entire life, including its demolition and disposal. For the purposes of the WLC assessments, the emissions are expressed in kg of CO ₂ per sqm GIA of the development.
323.	This is a new requirement since the existing permissions were granted, and the applicant has submitted a Whole Life Carbon Cycle assessment to support the application demonstrating that, under the methodology set out in draft GLA guidance, the development would incur 185,087kg of carbon emissions per sqm of GIA over its lifecycle. The assessment provides recommendations as to how this can be reduced further, including through maximising use of recycled materials and identifying product specification in fit-out.
324.	A condition requiring the submission of further information on and commitment to implementing these measures is recommended to be appended to any grant of permission. This would include the requirement for submission of a post-construction assessment to report on the development's actual WLC emissions following fit-out compared to those anticipated in the WLC assessment.
	<u><i>Circular economy</i></u>
325.	Policy SI7 Reducing Waste and Supporting the Circular Economy of the London Plan requires referable applications to promote circular economy outcomes and aim to be net zero-waste. These applications are required to submit a Circular Economy Statement to demonstrate:
326.	1. How all materials arising from demolition and remediation works will be re-used and/or recycled. 2. How the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life.

	<p>3. Opportunities for managing as much waste as possible on site.</p> <p>4. Adequate and easily accessible storage space and collection systems to support recycling and re-use.</p> <p>5. How much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy.</p> <p>6. How performance will be monitored and reported</p>
327.	A Circular Economy Statement for the east site has been submitted in support of the application. As part of this a pre-demolition audit of the existing building, structure and hard surfaces on the site assessed the potential options for maximising the re-use and recovery of the materials in accordance with the waste hierarchy. On the basis of the existing buildings on the east site having already been demolished under the existing permissions, there is limited scope for enforcing the commitments set out in this part of the strategy.
328.	The statement does set out a commitment to further developing the implementation of circular economy principles in both the building and wider development's operational phase, including extending the lifespan of the development, in addition to implementation of an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction. It is recommended that further information on these aspects of the circular economy commitments be secured by condition.
329.	Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment. The applicant has submitted a number of documents which consider these impacts including the 2016 ES and ES addendum, the Equality Statement addendum and the Energy and Sustainability addendum report.
330.	The proposed development would generate a significant number of construction jobs and the construction process would give rise to expenditure in the local and regional economies. Businesses have been displaced from the east site and a number of measures were secured through the existing s106 agreement in order to support them. The provision of additional retail, leisure, employment and education floorspace would have positive social impacts, and 7 additional affordable units would be provided. Borough CIL contributions would be secured to contribute towards the infrastructure required to support growth. Measures relating to environmental sustainability have been set out above, including the use of photovoltaic panels, connecting to a neighbouring energy centre, and a contribution towards the council's carbon off-set fund.
	Fire safety
331.	Policy D12 'Fire Safety' of the London Plan 2021 requires developments to achieve the highest standards of fire safety, and to ensure that they identify suitably positioned unobstructed outside space for appliances, incorporate features to reduce risk to life and injury in the event of a fire; are designed and

	constructed in order to minimise the spread of a fire, and provide suitable and convenient means of escape for all building users.
332.	Although this application only seeks permission for a number of minor amendments, the applicant has submitted Fire Statements for the whole of the east and west sites. The statements have been prepared by Hoare Lea and advise that this company has experience of a wide range of fire safety consultancy projects and that all work they produce is reviewed and approved by a senior chartered fire engineer.
333.	On the east site, with the exception of plot E4 which would be steel framed, all of the buildings would have concrete frames and concrete cores. The fire statement advises that generally there is considered to be very little risk of fire spreading between the buildings or to neighbouring sites, but that additional fire protection would be required to some limited areas of the facades overlooking the railway arches. Each residential tower would have a fire fighting shaft including a fire fighting lift, and the whole of the development would be fitted out with smoke alarms and sprinklers. A compartmentalised design is proposed to reduce the risk of fire spreading between dwellings, and other measures proposed would include smoke ventilated corridors and protected escape cores. Owing to the potentially heavily populated pedestrianised areas within the site fire engine access would be to the perimeter of the site only, although fire engines would be able to enter the basement.
334.	The same measures are proposed on the west site, and fire engines would be able to enter this part of the site onto Pastor Street. The London Fire and Emergency Authority has been consulted on the application and has advised that it is acceptable in relation to fire safety. Conditions requiring the measures in the fire statements to be implemented have been included in the draft recommendation.
	Archaeology
335.	Part of both the east and west sites sit within the Kennington Road and Elephant and Castle Archaeological Priority Zone (APZ). Policy HC 1 of the London Plan 'Heritage conservation and growth' states that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Saved policy 3.19 of the Southwark Plan and policy P22 of the draft NSP set out the Council's approach to protecting and preserving archaeology within the borough.
336.	Archaeological impacts arising from the existing permissions was considered in detail in chapter 13 of the 2016 ES. Following a review by the Council's Archaeologist, a number of conditions were imposed including for building recording of the Coronet Theatre and the shopping centre on the east site.
337.	Given the nature of the amendments now sought, the Council's Archaeologist has advised that they would not have any additional archaeological impacts beyond those of the existing permissions and that the previous archaeology conditions

	should be re-imposed on any forthcoming permission pursuant to this application. The review of the 2016 ES confirms that there would be no significant archaeological effects arising from the proposed amendments.
	Wind microclimate
338.	Policy D8 of the London Plan 'Public realm' requires climatic conditions including wind microclimate to be taken into account in the design of new public realm. Both policies D9 of the London Plan and P16 of the draft NSP seek to ensure that tall buildings do not result in adverse wind conditions. Wind microclimate was considered in chapter 14 of the 2016 ES and has been reviewed through the ES Addendum submitted with this application.
339.	For the existing permissions the 2016 ES identified some insignificant impacts during demolition and construction, and concluded that wind conditions arising from the completed development would generally be acceptable with mitigation measures in place. Conditions were attached to the existing permissions securing this mitigation, and requiring them to be robust enough to ensure that acceptable wind speeds would be achieved based on the Lawson Comfort Criteria.
340.	For the amendments now sought the ES Addendum advises that with landscaping and mitigation measures in place, the majority of the proposed development would have suitable and safe wind conditions for the intended use, and it is recommended that the mitigation measures outlined in the ES Addendum be secured by way of a condition. The only exception to this is three indicative retail entrance locations, one to plot E1, one to plot E2 and one to plot E3 which would require further mitigation which should also be secured by way of condition. In comparison with the consented scheme, the amendments now sought would create a calmer wind environment.
341.	<p>The applicant has also applied to amend the existing wind mitigation condition on permission 20/AP/3675 as follows:</p> <p><u>Amendment to condition 54</u> (Wind Microclimate – east site) All wind microclimate mitigation measures detailed in section 7.2 (configuration 5) of the Environmental Statement (<u>or subsequent amendment</u>) shall be provided prior to the occupation of the development. These measures must be robust enough to limit the wind conditions to meet the activity criteria for that area/location as set out in the Lawson criteria, and wind speeds for cyclists must be 15m/s for no more than 4 <u>2.2</u> hours per year (0.01% frequency) in the vicinity of the site.</p> <p>Reason: In the interests of amenity and safety, in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan and strategic policies 2 'Sustainable Transport' and 13 'High environmental standards' of the Core Strategy (2011).</p>
342.	The Council appointed an independent consultant to advise on the wind

	microclimate conditions arising from the original permission and the condition was drafted on the consultant's advice. The Council has sought advice from the same consultant who has no objection to the proposed amendment, on the basis that it would comply with the limit for cyclists set out in the Lawson comfort criteria and the City of London Microclimate Guidelines (July 2020). It is therefore recommended that this amendment be accepted, although the condition would need to be updated to secure the mitigation outlined in the ES Addendum and additional mitigation to the three building entrances on the east site and this has been included in the draft recommendation.
	Socio-economic impacts
343.	The 2016 ES identified a number of adverse socio economic impacts during demolition and construction including on businesses operating from the site and people using the shopping centre; positive impacts identified included construction jobs and increased spending in the local area. A number of measures were secured through the existing s106 agreement including temporary accommodation for displaced traders and employment during construction provisions. For the completed development positive impacts were identified including contributing towards meeting local and regional housing targets and generating between 1,813 and 1,990 gross new jobs which was an increase of between 395 and 572 including jobs on the east site when it was occupied..
344.	The amended proposal is predicted to generate up to 2,085 gross new jobs, an increase of 70 FTE jobs compared to the consented schemes which is a positive aspect of the proposal. Overall the ES Addendum concludes that the socio-economic impacts of the amendments now sought would not result in any significant or different impacts beyond those of the existing permissions.
345.	<u>Employment provisions</u> – On the east site the existing s106 agreement secures 293 jobs and short courses and 73 apprenticeships for unemployed borough residents, and this would reduce to 282 jobs and courses and 70 apprenticeships as a result of the proposed amendments. Jobs in the completed development would increase however, from 142 to 212. On the west site construction targets would reduce from 147 jobs and short courses and 37 apprenticeships to 132 jobs and short courses and 33 apprenticeships and jobs in the completed development would increase from 33 to 45 and all of this would be secured through a Deed of Variation to the s106 agreement.
	Implications for the conditions attached to permission 20/AP/3675
346.	Approval of a s73 application results in a new permission, requiring a new decision notice. All of the conditions attached to the existing permissions should be carried forward onto any new permission granted pursuant to this application, although a number of them would need to be updated to reflect the proposed amendments and other matters identified in this report. The applicant also wishes to vary a number of the conditions attached to permission 20/AP/3675 as set out below and these all relate to the east site.

347.	<p><u>Amendment to condition 1 (approved plans)</u></p> <p>This condition needs to be updated to incorporate the new drawing numbers which show the various amendments being sought and to delete those which have been superseded, and this is considered to be acceptable based on the assessment contained in this report.</p>
348.	<p><u>Amendment to condition 19</u> : Detailed construction drawings: East Site</p> <p>Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, <u>within 6 months of</u> commencement of above grade works-(including cores) typical section detailed drawings at a scale of 1:5 or 1:10 through the following elements of the approved buildings:</p> <ul style="list-style-type: none"> _ the facades; _ the shop fronts; _ heads, cills and jambs of openings; _ parapets; _ roof edges <p>For</p> <ul style="list-style-type: none"> i. Plot E1 LUL Station and Shopping Centre; ii. E2 residential tower and Shopping Centre; iii. E3 residential towers and Shopping Centre; iv. E4 Shopping Centre (including measures to improve the appearance of the first floor of the shopping centre facing Elephant and Castle and Walworth Road) and showing the re-use of the Elephant sculpture which is displayed at the front of the existing shopping centre, shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given. <p>Reason:</p> <p>In order that the Local Planning Authority may be satisfied as to the design and details of the development in accordance with the NPPF (2019), Strategic policy SP12 – Design and Conservation -of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).</p>
349.	<p><u>Officer response</u> – Given the size and complexity of the development, the amendment to the trigger for when detailed drawings have to be submitted is considered to be acceptable. The amendments sought under this application introduce significant new glazing along the Elephant and Castle and Walworth Road frontages, therefore that element of part iv of the condition is no longer required.</p>
350.	<p><u>Amendment to condition 20</u>: Detailed Construction Drawings: Education Building</p> <p>Unless previously discharged under permission 16/AP/4458 or carried forward</p>

	<p>under a subsequent amendment prior to the commencement of works above grade (excluding cores) <u>within 6 months of above grade works commencing (including cores)</u> typical section detail drawings at a scale of 1:5/10 through the following elements of the approved education building:</p> <ul style="list-style-type: none"> _ the facades; _ the shop fronts; _ heads, cills and jambs of all openings; _ parapets; _ roof edges; <p>shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the design and details of the development building in accordance with the NPPF (2019), Strategic policy SP12 – Design and Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).</p>
351.	<p><u>Officer response</u> – As per the above, given the size and complexity of the development, the amendment to the trigger for when detailed drawings have to be submitted is considered to be acceptable and will not undermine the council's ability to properly control the quality of the buildings.</p>
352.	<p><u>Deletion of condition 25</u> (green roof to plot E1)</p> <p>Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins to plot E1, details of the green roof to plot E1 shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be:</p> <ul style="list-style-type: none"> • biodiversity based with extensive substrate base (depth 80-150mm); • laid out in accordance with agreed plans; and • planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage). <p>The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. It shall be provided in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, saved policy 3.28 of the Southwark Plan and</p>

	<p>Strategic Policy 11 of the Southwark Core strategy.</p> <p><u>Officer response</u> – The applicant wishes to delete this condition on the basis that it was never the intention to provide a green roof on this building, and there is no scope to do so owing to the plant space requirements. Whilst this is noted, there would be a roof terrace on this building which could be capable of incorporating elements of green roof. This condition has not therefore been deleted and remains in the draft recommendation.</p>
353.	<p><u>Amendment to condition 26</u> (Basement access – detailed design)</p> <p>Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, <u>within 6 months of above grade works commencing (including cores)</u> detailed plans at an appropriate scale (and relevant supporting documentation) of the New Kent Road access to the basement servicing yard will be submitted and approved in writing by the local planning authority (in consultation with Transport for London).</p> <p>Submitted details should clearly set out how the immediate public realm and entrance to the basement servicing area can be designed to accommodate the efficient arrival/exit of vehicles, how the access will be monitored managed and made secure and how the risk of pedestrian and vehicular conflicts will be minimised such that the basement access point will operate safely, securely and efficiently. The development shall be carried out in accordance with the approved details.</p> <p>Reason In order that the applicant can demonstrate that physical design measures and management controls have been implemented to ensure the safe operation of the servicing yard and forecourt, whilst also ensuring a high quality of public realm, to minimise conflict between pedestrians and vehicular traffic in accordance with Saved Policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and the National Planning Policy Framework 2019.</p>
354.	<p><u>Officer response</u> - Given the size and complexity of the development, the amendment to the trigger for when details have to be submitted is considered to be acceptable.</p>
355.	<p><u>Deletion of condition 27</u> Western viaduct boundary</p> <p>Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work thereby affected begins to the western viaduct (southern section), details of the means of the boundary treatment along the west-facing railway viaduct 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,</p>

	<p>and the approved means of enclosure shall be provided prior to the occupation of the development and retained as such thereafter.</p> <p>Reason In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.</p>
356.	<p><u>Officer response</u> – The applicant wishes to delete this condition on the basis that no boundary treatment is proposed along the western viaduct boundary. The proposed plans do not show any boundary treatment with the viaduct and none is considered necessary, therefore the deletion of this condition is considered to be acceptable. The removal of the existing buildings on the east site would reveal the western elevation of the viaduct and the s106 agreement contains an obligation preventing occupation of the east site until the developer has used reasonable endeavours to agree with Network Rail environmental improvements to the western façade of the railway station.</p>
357.	<p><u>Amendment to condition 29 (public toilet)</u> Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of above grade works, details of The public toilet provision on the east site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out provided in accordance with the details thereby approved plans prior to the first retail use of plot E4, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that there would be adequate public toilet provision within the development, in accordance with saved policy 1.7 'Development within town and local centres' of the Southwark Plan (2007).</p>
358.	<p><u>Officer response</u> – The consented plans do not show any public toilet provision, hence the imposition of the condition. The amendments now sought include the provision of four public toilets at ground floor level of plot E4 including an accessible toilet and baby change facility. The amendment to the condition would secure the provision of the WCs before the first retail use of plot E4 and is considered to be acceptable.</p>
359.	<p><u>Amendment to condition 31 (landscaping)</u> Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, <u>two years prior to the first occupation of the development</u> detailed drawings of a hard and soft landscaping scheme for the communal amenity areas (including cross sections, surfacing materials, 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</p>

	<p>of the use.</p> <p>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. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).</p> <p>Reason</p> <p>So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2019 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.</p>
360.	<p><u>Officer response -</u> Given the size and complexity of the development, the amendment to the trigger for when details have to be submitted is considered to be acceptable and will not undermine the Council's ability to secure an acceptable landscaping scheme.</p>
361.	<p><u>Amendment to condition 45</u> (Sound Insulation: Education);</p> <p>The educational use <u>building</u> shall <u>be constructed taking into account good acoustic design guidance and appropriate industry standards such as, but not limited to BS8233:2014 and in particular tables 3 and 6 and section 7.7.10 of that guidance</u>. meet the standards as described in the Department for Education Building Bulletin 93 'BB93: Acoustic design of schools - performance standards'.</p> <p>Reason:</p> <p>To ensure a good standard of amenity for future occupiers in accordance with strategic policy 13 'High environmental Standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity', 3.11 'Efficient use of land' and 3.12 'Quality in design' of the Southwark Plan (2007).</p>
362.	<p><u>Officer response</u> – This condition relates to plot E1 which is the education building designed for UAL. The applicant has advised that the acoustic requirements of this building have been developed and agreed with UAL following surveys and design development, and that BB93 referred to in the condition is a prescriptive document which is intended to be used in schools and is not therefore directly applicable to university buildings. The revised condition wording has been agreed with EPT and is considered to be acceptable.</p>
363.	<p><u>Deletion of condition 48 (External Noise Levels in Private Amenity Areas)</u></p> <p>Private gardens and communal external amenity areas shall be designed to attain 50dB(A) LAeq,16hr † . Where this is not possible to achieve despite implementing</p>

	<p>all reasonable mitigation measures, the standard can be reduced by 5dB so that the sound level does not exceed 55dB LAeq, 16hr.</p> <p>†Daytime - 16 hours between 07:00-23:00hrs.</p> <p>Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise 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 2019.</p>
364.	<p><u>Officer response</u> – Owing to practical difficulties in meeting the requirements of this condition, in general it is no longer used. Given the busy town centre location, with high background noise levels, meeting the requirements on this site would be particularly challenging. Officers therefore have no objections to it being deleted. EPT questioned whether additional measures could be imposed, but the applicant has advised that the balconies would have to be enclosed to meet the condition requirements. Arguably this would make them less attractive than outside spaces, in spite of the higher background noise levels.</p>
365.	<p><u>Amendment to condition 51 (A3/A4 Opening Hours)</u> Any class A3 (café / restaurant) and class A4 (drinking establishment) uses shall only be permitted to open between the hours of 0700 to 2300 Sunday to Thursday and 0700 to 0100 Fridays and <u>Mondays to</u> Saturdays. The class D2 leisure use shall only be permitted to open between the hours of 0700 and 0100 daily.</p> <p>Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.</p>
366.	<p><u>Officer response</u> – The amendments to the condition would enable the A3 and A4 uses on the east site to open from 7am to 11pm on Sundays and 7am to 1am Mondays to Saturdays. Given the town centre location of the site this is considered to be acceptable, and the longer hours may help to support the businesses in the new development. The residential units within the development would be suitably sound-proofed and there would be further protection from noise and disturbance through the licensing regime.</p>
367.	<p>The other conditions would remain broadly the same as those attached to permission 20/AP/3675, save for where updates are required in order to meet the new London Plan requirements.</p>
	<p>Implications for the section 106 agreement attached to permission 16/AP/4458</p>
368.	<p>The original permission is subject to a s106 agreement which contains a clause</p>

	<p>binding any subsequent s73 permissions to the terms of the legal agreement. As such the existing s106 agreement would continue to apply to any permission granted pursuant to this application; the existing s106 agreement should be endorsed to note any new permission.</p> <p>The amendments now sought mean that the following would need to be secured through a Deed of Variation to the existing s106 agreement:</p>
369.	<ul style="list-style-type: none"> - Affordable workspace provisions as outlined earlier in the report; - Amendments to the employment during construction and employment in the completed development provisions; - Securing the additional affordable housing units; - Securing an affordable housing cap of 50% on the additional 77 habitable rooms; - <u>A contribution of £926.45 towards monitoring the 7 additional affordable units;</u> - Appending the updated FVA to the s106 agreement; - GLA grant funding requirements; - A contribution of £1,946,550 towards the Council's Carbon off-set green fund; - The inclusion of 'be seen' provisions for the monitoring of the carbon reduction measures on the east site; - Revised monitoring contribution of £56,693.21 to reflect the increased carbon off-set contribution. - Parking permit exemption for the office space.
	Community Infrastructure Levy implications
370.	Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker.
371.	The officer report for the original permission advises that the consented development resulted in a requirement for a Mayoral CIL payment (pre- affordable housing relief) of £3,762,975 and a Southwark CIL payment of £15,804,382. The proposed amendments to the office, leisure, retail, and educational floorspace areas would result in additional CIL chargeable floorspace, resulting in an increase in CIL charge if this s73 application is granted and subsequently implemented.
	Community involvement and engagement
372.	A Statement of Community Involvement (SCI) and completed engagement summary template have been submitted which detail consultation undertaken by the applicant prior to the submission of this s73 application. Owing to the Covid-19 pandemic the applicant undertook the public consultation online, supplemented by virtual meetings. The consultation period ran from 8th -26 th

	<p>February 2021 and comprised:</p> <ul style="list-style-type: none"> - A comprehensive public consultation website providing details of the proposed amendments; - A feedback function on a dedicated website for the project; - Three virtual community exhibitions which were held on Thursday 11th, Friday 12th and Saturday 13th February 2021 using the Common Place public consultation platform which allow proposals to be viewed and feedback to be provided. These events were hosted by the project team and there was a question and answer session at the end of each one. A recording of one of the events was posted online for people who could not attend.
373.	<p>The public consultation was advertised by way of 15,000 flyers which were distributed to homes and businesses in the Elephant and Castle Opportunity Area, and flyers were sent to various stakeholders including Latin Elephant and a number of local Tenants and Residents' Associations. The flyers contained a contact number so that people could obtain paper plans if required. An electronic version of the flyer was sent to those who had signed up to receive updates about the project through a website for the town centre redevelopment, and details of the public exhibitions were communicated during the monthly Elephant and Castle Town Centre neighbourhood forum meeting on Tuesday 2nd February 2021. Details were posted on the Elephant and Castle Residents Facebook group, and the Walworth Society shared details of the exhibitions.</p>
374.	<p>Overall there were six attendees at the virtual exhibitions, including the Chair of the West Square Resident's Association, and 429 people visited the dedicated website. A total of 34 responses were provided, 70% of which were positive, 23% were neutral and 7% were negative. Positive comments included getting the development completed, there is a need for additional places to eat and spend time, and the amendments to the Elephant and Castle and Walworth Road frontages are positive. Concerns raised included the reduction in the size of the cinema, more than 35% affordable housing should be provided, lack of greenery, questioning whether there is demand for the retail space, and whether there would be space for existing traders. The SCI also details meetings held with elected Members including Ward Councillors, Council officers and the GLA.</p>
	Other matters
375.	<p>The assessment of the original permission considered impacts in relation to ecology and biodiversity, health impact assessment, aviation, and television and radio signals. The limited extent of the changes now sought are not considered to impact upon these issues.</p>
	Human rights implications
376.	<p>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.</p>

377.	This application has the legitimate aim of seeking to secure amendments to an existing permission. 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.	
	Positive and proactive statement	
378.	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.	
379.	The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.	
380.	Positive and proactive engagement: summary table	
	Was the pre-application service used for this application?	YES
	If the pre-application service was used for this application, was the advice given followed?	YES
	Was the application validated promptly?	YES
	If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
	To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	YES
	CONCLUSION	
381.	The heart of the Elephant and Castle Opportunity Area is undergoing a period of significant transformation, with many key sites having already been completed or are under construction. The application site is the last piece in the puzzle, with the east site particularly pivotal given its location at a transport hub.	
382.	There are two extant planning permissions for a comprehensive redevelopment of the site, and this application seeks to make a number of minor material amendments to the more recent permission which was granted in March this year. The application has been assessed against the relevant policies in development plan, taking into account other material considerations, however the Council must be mindful of the fall-back created by the existing permissions, which remain capable of being built out. The terms of new or emerging policy can be applied to elements of the development which have changed from the existing permissions, but it is not reasonable to seek to revisit the principles of the overall development where it remains unchanged.	
383.	The amendments sought would increase the quantum of retail and leisure use	

	within the development, and would provide a significant quantum of employment use on the east site which is considered to be a very positive aspect of the proposal. It would provide additional education floorspace to meet the requirements of the LCC. The LCC plays an important role in the opportunity area and town centre, and the additional floorspace would help to secure its long term future in Elephant and Castle and thereby strengthen Southwark’s university quarter. The proposal would also deliver additional housing, including 35% affordable housing with a tenure split which would comply with policy P4 of the draft NSP. A number of design alterations are proposed, which are all considered to be positive.												
384.	The proposal would not result in any significant environmental effects beyond those which would arise from the extant permissions, and the equality impacts of the proposed amendments have been taken into account and are overall considered to be positive. Officers consider that the application is in general compliance with the development plan, and it is recommended that planning permission be granted, subject to conditions and the existing s106 agreement being varied and endorsed.												
	BACKGROUND DOCUMENTS												
	<table><tr><th>Background Papers</th><th>Held At</th><th>Contact</th></tr><tr><td>Southwark Local Development Framework and Development Plan Documents</td><td>Chief Executive’s Department 160 Tooley Street London SE1 2QH</td><td>Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5410 Council website: www.southwark.gov.uk</td></tr></table>	Background Papers	Held At	Contact	Southwark Local Development Framework and Development Plan Documents	Chief Executive’s Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5410 Council website: www.southwark.gov.uk						
Background Papers	Held At	Contact											
Southwark Local Development Framework and Development Plan Documents	Chief Executive’s Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5410 Council website: www.southwark.gov.uk											
	APPENDICES												
	<table><tr><th>No.</th><th>Title</th></tr><tr><td>Appendix 1</td><td>Consultation undertaken</td></tr><tr><td>Appendix 2</td><td>Consultation responses received</td></tr><tr><td>Appendix 3</td><td>Relevant planning history</td></tr><tr><td>Appendix 4</td><td>Recommendation</td></tr></table>	No.	Title	Appendix 1	Consultation undertaken	Appendix 2	Consultation responses received	Appendix 3	Relevant planning history	Appendix 4	Recommendation		
No.	Title												
Appendix 1	Consultation undertaken												
Appendix 2	Consultation responses received												
Appendix 3	Relevant planning history												
Appendix 4	Recommendation												
	AUDIT TRAIL												
	<table><tr><td>Lead Officer</td><td>Stephen Platts, Director of Planning and Growth</td></tr><tr><td>Report Authors</td><td>Victoria Lewis, Yvonne Lewis, Tom Weaver</td></tr><tr><td>Version</td><td>Final</td></tr><tr><td>Dated</td><td>25th June 2021</td></tr><tr><td>Key Decision</td><td>No</td></tr></table>	Lead Officer	Stephen Platts, Director of Planning and Growth	Report Authors	Victoria Lewis, Yvonne Lewis, Tom Weaver	Version	Final	Dated	25 th June 2021	Key Decision	No		
Lead Officer	Stephen Platts, Director of Planning and Growth												
Report Authors	Victoria Lewis, Yvonne Lewis, Tom Weaver												
Version	Final												
Dated	25 th June 2021												
Key Decision	No												

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		24 June 2021	

Appendix 1: Consultation undertaken

Site notice date:

Press notice date: 08/04/2021

Case officer site visit date: n/a

Neighbour consultation letters sent: 27/04/2021

Internal services consulted

Design and Conservation Team [Formal]

Archaeology

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Highways Licensing

Housing Regeneration and Delivery

Transport Policy

Flood Risk Management & Urban Drainage

Flood Risk Management & Urban Drainage

Waste Management

Urban Forester

Statutory and non-statutory organisations

Environment Agency

Historic England

London Fire & Emergency Planning Authori

London Underground

Natural England - London & South East Re

Network Rail

London Underground

Transport for London

Thames Water

Metropolitan Police Service (Designing O

Great London Authority

Neighbour and local groups consulted:

Apartment 1201 Tantallon House 130
Elephant Road

Flat 7 Sherston Court Newington Butts

Apartment 705 Tantallon House 130
Elephant Road

Apartment 505 Tantallon House 130
Elephant Road

Apartment 406 Tantallon House 130
Elephant Road

Apartment 404 Tantallon House 130
Elephant Road

Flat 66 Albert Barnes House New Kent Road

Flat 56 Albert Barnes House New Kent Road

Flat 39 Albert Barnes House New Kent Road

Apartment 2304 Raglan House 120 Elephant
Road

Apartment 2003 Raglan House 120 Elephant
Road

Apartment 1904 Raglan House 120 Elephant
Road

Apartment 1701 Raglan House 120 Elephant
Road

8 Copperbox Apartments 35 St Georges
Road London

23 St Georges Buildings St Georges Road
London

Apartment 1106 8 Walworth Road London

Apartment 1004 8 Walworth Road London

Apartment 909 8 Walworth Road London

Apartment 3010 8 Walworth Road London

Apartment 3007 8 Walworth Road London

Apartment 3001 8 Walworth Road London

Apartment 2809 8 Walworth Road London

Apartment 2510 8 Walworth Road London

Apartment 2507 8 Walworth Road London

Apartment 2502 8 Walworth Road London

340A Shopping Centre Elephant And Castle
London

308 Shopping Centre Elephant And Castle
London

Apartment 3904 8 Walworth Road London

Apartment 3704 8 Walworth Road London

Unit 252 Shopping Centre Elephant And
Castle

Apartment 1904 8 Walworth Road London

Apartment 1804 8 Walworth Road London

Apartment 1504 8 Walworth Road London

Flat 10 Wardroper House 62 St Georges
Road

Flat 13 88 Walworth Road London

Flat 12 88 Walworth Road London

Ground Floor Flat 7 Oswin Street London

Railway Arches 111 To 113 Elephant Road
London

Flat 122 Draper House 20 Elephant And
Castle

8 Hampton House Hampton Street London	Flat 27 Albert Barnes House New Kent Road
Flat 68 Draper House 20 Elephant And Castle	Flat 31 Perronet House Gaywood Estate Princess Street
Flat 64 Draper House 20 Elephant And Castle	Flat 27 Perronet House Gaywood Estate Princess Street
Flat 53 Draper House 20 Elephant And Castle	Flat 2 Laurie House Gaywood Estate Gaywood Street
Flat 52 Draper House 20 Elephant And Castle	Flat A 8 Gaywood Street London
Flat 48 Draper House 20 Elephant And Castle	22 St Georges Buildings St Georges Road London
Flat 42 Sherston Court Newington Butts	1703 Mawes House 5 Castle Square London
Flat 19 Sherston Court Newington Butts	1305 Mawes House 5 Castle Square London
55 Hayles Buildings Elliotts Row London	1208 Mawes House 5 Castle Square London
Apartment 2007 1 St Gabriel Walk London	Apartment 1906 Tantallon House 130 Elephant Road
152 Brook Drive London Southwark	Apartment 1904 Tantallon House 130 Elephant Road
18 Metropolis Oswin Street London	Apartment 1802 Tantallon House 130 Elephant Road
2 Metropolis Oswin Street London	Apartment 1701 Tantallon House 130 Elephant Road
Apartment 1801 1 St Gabriel Walk London	Apartment 1501 Tantallon House 130 Elephant Road
Apartment 208 1 St Gabriel Walk London	Unit 35 Artworks House Elephant Road
Apartment 4304 9 Churchyard Row London	503 Mawes House 5 Castle Square London
Apartment 4201 9 Churchyard Row London	Flat 91 Albert Barnes House New Kent Road
Apartment 3003 9 Churchyard Row London	Apartment 1004 Tantallon House 130 Elephant Road
Apartment 3407 1 Churchyard Row London	Apartment 606 Tantallon House 130 Elephant Road
Apartment 3404 1 Churchyard Row London	Flat 43 Sherston Court Newington Butts
Apartment 3301 9 Churchyard Row London	Flat 40 Sherston Court Newington Butts
Apartment 3705 9 Churchyard Row London	Apartment 2502 Raglan House 120 Elephant Road
Apartment 2203 9 Churchyard Row London	Flat 6 Albert Barnes House New Kent Road
Apartment 1803 9 Churchyard Row London	
Apartment 1404 9 Churchyard Row London	
Apartment 905 Raglan House 120 Elephant Road	
Flat 34 Albert Barnes House New Kent Road	

Flat 43 Albert Barnes House New Kent Road	Basement And Part Ground Floor 21 St Georges Road London
Apartment 1803 Raglan House 120 Elephant Road	20 Metropolis Oswin Street London
Flat 22 Sherston Court Newington Butts	Flat 138 Draper House 20 Elephant And Castle
Room 4H Hannibal House Elephant And Castle	Flat 121 Draper House 20 Elephant And Castle
Apartment 1209 8 Walworth Road London	Flat 104 Draper House 20 Elephant And Castle
Apartment 3104 8 Walworth Road London	Flat 41 Sherston Court Newington Butts
Apartment 906 8 Walworth Road London	Flat 25 Sherston Court Newington Butts
Apartment 903 8 Walworth Road London	Flat 21 Sherston Court Newington Butts
Apartment 810 8 Walworth Road London	Flat 2 Sherston Court Newington Butts
Apartment 2909 8 Walworth Road London	67 Hayles Buildings Elliotts Row London
Apartment 2711 8 Walworth Road London	56 Hayles Buildings Elliotts Row London
Apartment 2708 8 Walworth Road London	8 Hayles Buildings Elliotts Row London
Apartment 2611 8 Walworth Road London	5 Hayles Buildings Elliotts Row London
Apartment 4105 8 Walworth Road London	Flat 33 St Georges Road London
Apartment 2306 8 Walworth Road London	80-82 Walworth Road London Southwark
323-324 Shopping Centre Elephant And Castle London	181 Brook Drive London Southwark
Apartment 3901 8 Walworth Road London	64 Elliotts Row London Southwark
256-257 Shopping Centre Elephant And Castle London	52 Elliotts Row London Southwark
Unit 220 To 223 Shopping Centre Elephant And Castle	37 Elliotts Row London Southwark
Apartment 1907 8 Walworth Road London	78 Hayles Buildings Elliotts Row London
Apartment 1611 8 Walworth Road London	72 Hayles Buildings Elliotts Row London
Apartment 3505 8 Walworth Road London	31 St Georges Buildings St Georges Road London
Apartment 3402 8 Walworth Road London	30 St Georges Buildings St Georges Road London
Apartment 3110 8 Walworth Road London	21 St Georges Buildings St Georges Road London
Apartment 1501 8 Walworth Road London	Flat 86 Perronet House Gaywood Estate Princess Street
Elephant Kiosk 3 Oustide Elephant And Castle Shopping Centre Elephant And Castle London	Flat 77 Albert Barnes House New Kent Road

Flat 72 Albert Barnes House New Kent Road	Apartment 1601 Tantallon House 130
Flat 40 Albert Barnes House New Kent Road	Elephant Road
Flat 32 Albert Barnes House New Kent Road	Apartment 1502 Tantallon House 130
Flat 29 Albert Barnes House New Kent Road	Elephant Road
Flat 14 Albert Barnes House New Kent Road	Apartment 904 Tantallon House 130
Flat 12 Albert Barnes House New Kent Road	Elephant Road
Flat 11 Albert Barnes House New Kent Road	Apartment 704 Tantallon House 130
Flat 56 Sherston Court Newington Butts	Elephant Road
7 Metropolis Oswin Street London	Apartment 504 Tantallon House 130
1 Metropolis Oswin Street London	Elephant Road
165B Brook Drive London Southwark	Apartment 402 Tantallon House 130
Flat 1 65-66 Elliotts Row London	Elephant Road
Flat 1 Perronet House Gaywood Estate	Unit 15 Artworks House Elephant Road
Princess Street	Unit 6 Artworks House Elephant Road
Flat 17 Laurie House Gaywood Estate	Room 4Q Hannibal House Elephant And
Gaywood Street	Castle
Flat B 13 Princess Street London	Room 4E Hannibal House Elephant And
99 Newington Butts London Southwark	Castle
2 Princess Street London Southwark	Apartment 67 5 Churchyard Row London
Flat 54 Perronet House Gaywood Estate	Apartment 50 3 Churchyard Row London
Princess Street	Apartment 47 3 Churchyard Row London
Flat 44 Perronet House Gaywood Estate	Apartment 24 3 Churchyard Row London
Princess Street	Apartment 20 1 Churchyard Row London
Flat 42 Perronet House Gaywood Estate	Apartment 16 1 Churchyard Row London
Princess Street	Apartment 2 1 Churchyard Row London
Flat 23 Perronet House Gaywood Estate	Apartment 310 6 St Gabriel Walk London
Princess Street	Apartment 301 6 St Gabriel Walk London
Apartment 2504 Tantallon House 130	Apartment 3405 1 St Gabriel Walk London
Elephant Road	Apartment 3303 1 St Gabriel Walk London
Apartment 2403 Tantallon House 130	Apartment 3201 1 St Gabriel Walk London
Elephant Road	Apartment 3004 1 St Gabriel Walk London
Apartment 2303 Tantallon House 130	Apartment 4405 9 Churchyard Row London
Elephant Road	Apartment 4305 9 Churchyard Row London
Apartment 2003 Tantallon House 130	Apartment 4202 9 Churchyard Row London
Elephant Road	

Apartment 4007 9 Churchyard Row London	Apartment 111 7 Churchyard Row London
Apartment 3902 9 Churchyard Row London	Apartment 100 7 Churchyard Row London
Apartment 3703 9 Churchyard Row London	Apartment 96 7 Churchyard Row London
Apartment 3608 9 Churchyard Row London	Apartment 93 7 Churchyard Row London
Apartment 2207 1 St Gabriel Walk London	1407 Mawes House 5 Castle Square London
Apartment 2104 1 St Gabriel Walk London	1003 Mawes House 5 Castle Square London
Apartment 2008 1 St Gabriel Walk London	806 Mawes House 5 Castle Square London
Apartment 1905 1 St Gabriel Walk London	802 Mawes House 5 Castle Square London
Apartment 1503 1 St Gabriel Walk London	4 Castle Square London Southwark
Apartment 1402 1 St Gabriel Walk London	Apartment 403 Raglan House 120 Elephant Road
Apartment 908 1 St Gabriel Walk London	Apartment 301 Tantallon House 130 Elephant Road
Apartment 3602 9 Churchyard Row London	Apartment 2405 Raglan House 120 Elephant Road
Apartment 3507 9 Churchyard Row London	Apartment 2301 Raglan House 120 Elephant Road
Apartment 3306 9 Churchyard Row London	Apartment 2101 Raglan House 120 Elephant Road
Apartment 3305 9 Churchyard Row London	Unit Z Seventh Floor Hannibal House Elephant And Castle
Apartment 3302 9 Churchyard Row London	Unit M Seventh Floor Hannibal House Elephant And Castle
Apartment 808 1 St Gabriel Walk London	Unit H Seventh Floor Hannibal House Elephant And Castle
Apartment 307 1 St Gabriel Walk London	Studio 8 86 Walworth Road London
Apartment 2801 9 Churchyard Row London	Apartment 3301 8 Walworth Road London
Apartment 1902 9 Churchyard Row London	Apartment 3210 8 Walworth Road London
Apartment 1804 9 Churchyard Row London	Apartment 3207 8 Walworth Road London
Apartment 1402 9 Churchyard Row London	Apartment 3106 8 Walworth Road London
Apartment 1006 9 Churchyard Row London	Apartment 2905 8 Walworth Road London
Apartment 1003 9 Churchyard Row London	Flat C 23 Oswin Street London
Apartment 903 9 Churchyard Row London	Apartment 1607 8 Walworth Road London
Apartment 901 9 Churchyard Row London	Apartment 2710 8 Walworth Road London
Apartment 602 9 Churchyard Row London	
Apartment 506 9 Churchyard Row London	
Apartment 304 9 Churchyard Row London	
Apartment 206 9 Churchyard Row London	
Apartment 203 9 Churchyard Row London	

Apartment 2704 8 Walworth Road London
 Apartment 2701 8 Walworth Road London
 Apartment 2505 8 Walworth Road London
 Apartment 2204 8 Walworth Road London
 Apartment 1402 8 Walworth Road London
 Apartment 1311 8 Walworth Road London
 Apartment 1101 8 Walworth Road London
 Apartment 4104 8 Walworth Road London
 Apartment 3903 8 Walworth Road London
 Apartment 3902 8 Walworth Road London
 Apartment 3807 8 Walworth Road London
 Apartment 3709 8 Walworth Road London
 Apartment 705 8 Walworth Road London
 Apartment 704 8 Walworth Road London
 Apartment 501 8 Walworth Road London
 Apartment 310 8 Walworth Road London
 Apartment 309 8 Walworth Road London
 Apartment 202 8 Walworth Road London
 Apartment 303 2 Walworth Road London
 Apartment 102 2 Walworth Road London
 Unit B 28 Arch Street London
 Flat 9 28 Arch Street London
 Flat 1 West Combe Apartments 123
 Newington Causeway
 325 Shopping Centre Elephant And Castle
 London
 313 Shopping Centre Elephant And Castle
 London
 219 Shopping Centre Elephant And Castle
 London
 Workshops 1 And 6 Shopping Centre
 Elephant And Castle

Unit 340B Shopping Centre Elephant And
 Castle
 Apartment 1102 Maurice House 4 Ash
 Avenue
 Apartment 1003 Maurice House 4 Ash
 Avenue
 Apartment 1001 Maurice House 4 Ash
 Avenue
 Apartment 806 Maurice House 4 Ash
 Avenue
 Apartment 802 Maurice House 4 Ash
 Avenue
 Apartment 703 Maurice House 4 Ash
 Avenue
 Apartment 501 Maurice House 4 Ash
 Avenue
 Apartment 305 Maurice House 4 Ash
 Avenue
 Apartment 304 Maurice House 4 Ash
 Avenue
 Apartment 302 Maurice House 4 Ash
 Avenue
 Apartment 103 Maurice House 4 Ash
 Avenue
 Apartment 102 Maurice House 4 Ash
 Avenue
 Apartment 804 Vowler House 10 Ash
 Avenue
 Apartment 705 Vowler House 10 Ash
 Avenue
 Apartment 602 Vowler House 10 Ash
 Avenue
 Apartment 503 Vowler House 10 Ash
 Avenue
 Apartment 406 Vowler House 10 Ash
 Avenue
 Apartment 302 Vowler House 10 Ash
 Avenue

Apartment 206 Vowler House 10 Ash Avenue

Apartment 103 Vowler House 10 Ash Avenue

Apartment 102 Vowler House 10 Ash Avenue

Apartment 101 Vowler House 10 Ash Avenue

Flat 27 26 Arch Street London

Flat 21 26 Arch Street London

Flat 20 26 Arch Street London

Flat 3 26 Arch Street London

Unit 5 40 Elephant Road London

Apartment 2502 Hurlock Heights 4 Deacon Street

Apartment 2404 Hurlock Heights 4 Deacon Street

Apartment 2204 Hurlock Heights 4 Deacon Street

Apartment 2201 Hurlock Heights 4 Deacon Street

Apartment 2102 Hurlock Heights 4 Deacon Street

Apartment 2006 Hurlock Heights 4 Deacon Street

Apartment 2001 Hurlock Heights 4 Deacon Street

Apartment 1706 Hurlock Heights 4 Deacon Street

Apartment 1502 Hurlock Heights 4 Deacon Street

Apartment 1407 Hurlock Heights 4 Deacon Street

Apartment 1404 Hurlock Heights 4 Deacon Street

Apartment 1302 Hurlock Heights 4 Deacon Street

Apartment 1204 Hurlock Heights 4 Deacon Street

Apartment 1201 Hurlock Heights 4 Deacon Street

Apartment 1003 Hurlock Heights 4 Deacon Street

Apartment 1001 Hurlock Heights 4 Deacon Street

Apartment 907 Hurlock Heights 4 Deacon Street

Apartment 902 Hurlock Heights 4 Deacon Street

Apartment 608 Hurlock Heights 4 Deacon Street

Apartment 602 Hurlock Heights 4 Deacon Street

Apartment 508 Hurlock Heights 4 Deacon Street

Apartment 101 Hurlock Heights 4 Deacon Street

Apartment 304 Hurlock Heights 4 Deacon Street

Apartment 207 Hurlock Heights 4 Deacon Street

Apartment 104 Hurlock Heights 4 Deacon Street

Apartment 208 9 Churchyard Row London

Apartment 601 Tantallon House 130 Elephant Road

Apartment 1503 Raglan House 120 Elephant Road

Apartment 3603 9 Churchyard Row London

Apartment 808 9 Churchyard Row London

Flat 2 Albert Barnes House New Kent Road

79 Hayles Buildings Elliotts Row London

Apartment 3301 1 St Gabriel Walk London

606 Mawes House 5 Castle Square London	Flat 22 Draper House 20 Elephant And Castle
Flat 76 Albert Barnes House New Kent Road	82 Walworth Road London Southwark
Flat 5 43 Oswin Street London	Ground Floor Flat 191 Brook Drive London
Flat 6 Draper House 20 Elephant And Castle	Flat 38 Perronet House Gaywood Estate Princess Street
Railway Arch 6 Elephant Mews Elephant Road	Apartment 1203 8 Walworth Road London
Apartment 3706 8 Walworth Road London	Apartment 1405 Tantallon House 130 Elephant Road
205 Shopping Centre Elephant And Castle London	Apartment 1604 1 St Gabriel Walk London
Unit 234 To 235 Shopping Centre Elephant And Castle	Apartment 3604 8 Walworth Road London
Flat 4 Sherston Court Newington Butts	Flat 60 Draper House 20 Elephant And Castle
Flat B 46 Elliotts Row London	Flat C Top Floor 19 Oswin Street London
9 Metropolis Oswin Street London	Apartment 4207 9 Churchyard Row London
Flat 2 187 Brook Drive London	Apartment 3205 8 Walworth Road London
Flat 10 43 Oswin Street London	Apartment 1603 8 Walworth Road London
Flat 2 Draper House 20 Elephant And Castle	28 Princess Street London Southwark
Flat 8 Draper House 20 Elephant And Castle	6 Hampton House Hampton Street London
Flat 7 88 Walworth Road London	Flat 15 Draper House 20 Elephant And Castle
6 Walworth Road London Southwark	31 Elliotts Row London Southwark
Flat 4 88 Walworth Road London	Apartment 3107 8 Walworth Road London
Flat 3 187 Brook Drive London	32C Elliotts Row London Southwark
Unit 4 91-95 Newington Butts London	Apartment 1410 8 Walworth Road London
Flat 67 Draper House 20 Elephant And Castle	Apartment 1407 8 Walworth Road London
Flat C 37 Oswin Street London	Apartment 1404 8 Walworth Road London
Apartment 3402 9 Churchyard Row London	Flat 1 187 Brook Drive London
Apartment 1306 9 Churchyard Row London	First Floor Flat 177 Brook Drive London
Apartment 1303 9 Churchyard Row London	First Floor 21 St Georges Road London
Kiosk Outside 21 St Georges Road London	Flat 2 5 Oswin Street London
Flat 2 50 Elliotts Row London	Flat 45 Draper House 20 Elephant And Castle
Flat D 37 Oswin Street London	

92A Walworth Road London Southwark	Flat 75 Draper House 20 Elephant And Castle
Apartment 3505 9 Churchyard Row London	Flat 74 Draper House 20 Elephant And Castle
59 Hayles Buildings Elliotts Row London	Flat 1 17 Oswin Street London
41 Hayles Buildings Elliotts Row London	Unit 8 91-95 Newington Butts London
9 Hayles Buildings Elliotts Row London	First Floor Flat 84 Walworth Road London
Flat 11 Perronet House Gaywood Estate Princess Street	Third Floor Flat 84 Walworth Road London
Flat B 7 Princess Street London	91-95 Newington Butts London Southwark
Apartment 501 Raglan House 120 Elephant Road	Flat 2 183 Brook Drive London
Apartment 1301 Raglan House 120 Elephant Road	Flat 1 183 Brook Drive London
Apartment 903 Raglan House 120 Elephant Road	Flat A 46 Elliotts Row London
Apartment 1401 9 Churchyard Row London	Flat 113 Draper House 20 Elephant And Castle
Apartment 1708 9 Churchyard Row London	Flat 129 Draper House 20 Elephant And Castle
31 Gaywood Street London Southwark	Flat 78 Perronet House Gaywood Estate Princess Street
Apartment 1511 8 Walworth Road London	Flat 59 Perronet House Gaywood Estate Princess Street
170 Brook Drive London Southwark	Flat 21 Perronet House Gaywood Estate Princess Street
156 Brook Drive London Southwark	Flat 62 Draper House 20 Elephant And Castle
Apartment 207 8 Walworth Road London	Flat 3 88 Walworth Road London
Flat 95 Draper House 20 Elephant And Castle	Flat 8 West Combe Apartments 123 Newington Causeway
Flat 91 Draper House 20 Elephant And Castle	Flat 6 West Combe Apartments 123 Newington Causeway
Flat 93 Draper House 20 Elephant And Castle	Flat 3 West Combe Apartments 123 Newington Causeway
Flat 92 Draper House 20 Elephant And Castle	Community Action Southwark Eighth Floor Hannibal House Elephant And Castle
Flat 100 Draper House 20 Elephant And Castle	Third Floor Flat 6 Hampton Street London
Flat 18 Draper House 20 Elephant And Castle	Ground Floor Flat 25 Oswin Street London
Flat 71 Draper House 20 Elephant And Castle	

141 Walworth Road London Southwark
Flat 83 Perronet House Gaywood Estate
Princess Street

6 Hayles Buildings Elliotts Row London

52 Hayles Buildings Elliotts Row London

34 Hayles Buildings Elliotts Row London

Flat 39 Sherston Court Newington Butts

Flat 90 Draper House 20 Elephant And
Castle

Flat 89 Draper House 20 Elephant And
Castle

Flat 40 Draper House 20 Elephant And
Castle

Flat 76 Draper House 20 Elephant And
Castle

Flat 83 Draper House 20 Elephant And
Castle

Flat 79 Draper House 20 Elephant And
Castle

5 Hampton House Hampton Street London

4 Hampton House Hampton Street London

Apartment 1406 9 Churchyard Row London

Apartment 1703 9 Churchyard Row London

Apartment 1602 9 Churchyard Row London

Apartment 1501 9 Churchyard Row London

Apartment 1608 9 Churchyard Row London

Apartment 1504 9 Churchyard Row London

Apartment 1605 9 Churchyard Row London

Apartment 1508 9 Churchyard Row London

Unit 16 Draper House 20 Elephant And
Castle

1A Hayles Street London Southwark

Unit 5 91-95 Newington Butts London

Unit 2 91-95 Newington Butts London

Unit 6 91-95 Newington Butts London

Unit 3 91-95 Newington Butts London

Unit 9 91-95 Newington Butts London

Unit 7 91-95 Newington Butts London

Unit 1 91-95 Newington Butts London

Railway Arch 143 Eagle Yard 88 Walworth
Road

Flat 1 Draper House 20 Elephant And Castle

Flat 2 54 Elliotts Row London

Flat 4 5 Oswin Street London

Apartment 708 8 Walworth Road London

236 Shopping Centre Elephant And Castle
London

Apartment 301 2 Walworth Road London

Flat 136 Draper House 20 Elephant And
Castle

Apartment 70 5 Churchyard Row London

Flat 9 Perronet House Gaywood Estate
Princess Street

Library Artworks House Elephant Road

Unit 8 Artworks House Elephant Road

30 Elliotts Row London Southwark

Studio 6 86 Walworth Road London

Apartment 803 8 Walworth Road London

Apartment 405 8 Walworth Road London

Flat 15 28 Arch Street London

Apartment 204 1 St Gabriel Walk London

Apartment 1207 9 Churchyard Row London

1301 Mawes House 5 Castle Square London

Apartment 3001 1 St Gabriel Walk London

Apartment 704 9 Churchyard Row London

Apartment 4308 9 Churchyard Row London

Apartment 4104 9 Churchyard Row London	Apartment 204 9 Churchyard Row London
Apartment 2302 1 St Gabriel Walk London	Apartment 115 7 Churchyard Row London
Apartment 2006 1 St Gabriel Walk London	Apartment 109 7 Churchyard Row London
Apartment 1703 1 St Gabriel Walk London	173 Brook Drive London Southwark
Flat 46 Perronet House Gaywood Estate Princess Street	Apartment 89 7 Churchyard Row London
Apartment 1301 9 Churchyard Row London	46 Hayles Buildings Elliotts Row London
43 Oswin Street London Southwark	29 Hayles Buildings Elliotts Row London
Apartment 1507 1 St Gabriel Walk London	Apartment 46 3 Churchyard Row London
Apartment 1204 Tantallon House 130 Elephant Road	Apartment 32 3 Churchyard Row London
Apartment 503 Tantallon House 130 Elephant Road	Apartment 15 1 Churchyard Row London
Apartment 305 8 Walworth Road London	Apartment 1 1 Churchyard Row London
Apartment 2605 1 St Gabriel Walk London	Apartment 2205 1 St Gabriel Walk London
Apartment 2404 1 St Gabriel Walk London	Apartment 1707 1 St Gabriel Walk London
Apartment 2201 1 St Gabriel Walk London	Apartment 1607 1 St Gabriel Walk London
Apartment 1307 1 St Gabriel Walk London	Apartment 1601 1 St Gabriel Walk London
Apartment 1104 1 St Gabriel Walk London	Apartment 1501 1 St Gabriel Walk London
Apartment 3102 9 Churchyard Row London	Apartment 4106 9 Churchyard Row London
Apartment 2701 9 Churchyard Row London	Apartment 4101 9 Churchyard Row London
Unit 12 91-95 Newington Butts London	Apartment 3203 9 Churchyard Row London
Flat 108 Draper House 20 Elephant And Castle	Apartment 3106 9 Churchyard Row London
Flat 101 Draper House 20 Elephant And Castle	Apartment 3206 9 Churchyard Row London
Flat 23 Draper House 20 Elephant And Castle	Apartment 2504 9 Churchyard Row London
Apartment 1206 1 St Gabriel Walk London	Apartment 2702 9 Churchyard Row London
Apartment 901 1 St Gabriel Walk London	Apartment 3805 9 Churchyard Row London
Apartment 705 1 St Gabriel Walk London	Apartment 3802 9 Churchyard Row London
Apartment 703 1 St Gabriel Walk London	Apartment 2406 9 Churchyard Row London
Apartment 406 9 Churchyard Row London	Apartment 2303 9 Churchyard Row London
	Apartment 2208 9 Churchyard Row London
	Apartment 2105 9 Churchyard Row London
	Apartment 2004 9 Churchyard Row London
	Apartment 1906 9 Churchyard Row London

Apartment 1006 Raglan House 120 Elephant Road

Apartment 405 Raglan House 120 Elephant Road

Flat 48 Perronet House Gaywood Estate Princess Street

Flat 5 Perronet House Gaywood Estate Princess Street

Flat 17 Perronet House Gaywood Estate Princess Street

Flat B 9 Princess Street London

1 St Georges Buildings St Georges Road London

Apartment 2405 Tantallon House 130 Elephant Road

Apartment 1706 Tantallon House 130 Elephant Road

704 Mawes House 5 Castle Square London

Unit 32 Artworks House Elephant Road

Flat A 58 St Georges Road London

Flat 97 Albert Barnes House New Kent Road

13 Freemantle Street London SE17 2JP

603 Blackwood Apartments London SE17 1AQ

40 Grosvenor Terrace London SE5 0NP

25 Fielding Street London SE17 3HE

70 Aylesbury Road London SE17 2EH

3 Portland Street London SE17 2PF

4 St John's Court Devizes SN10 1BU

47 Aylesbury Road London SE17 2EQ

68 Swan Mead London SE1 4SX

Great Dover Street London SE1 4LB

Flat 1 Restormel House Kennington SE11 4UU

160 Crampton St London SE17 3AE

29 Ravensdon St London SE11 4AQ

16A Charleston Street London SE17 1NF

16 Addington SQ London SE5 7JZ

Flat 40 Douglas Buildings London SE1 1EJ

165 John Ruskin Street London SE5 0PQ

247A Walworth Road London SE17 1RL

45 Tennyson House, Browning Street London X

52 Arrol House Rockingham Street London SE1 6QL

17 Melbway House. 18 Meadow Row London SE1 6BF

10 Perronet House, Princess Street London SE1 6JR

23 Fielding Street London SE17 3HE

241 Camberwell New Rd, Top Flat London SE5 0TH

38, Perronet House Princess Street London SE1 6JR

Email X

219 Elephant And Castle Shopping Centre London SE1 6TE

50 Sutherland Square London SE17 3EE

116 Camberwell New Road London SE5 0RS

87 Balfour Street London SE17 1PB

40 Acton Lane London X

33 Ivydale Road London SE153DR

76 Shenley Road London SE5 8NQ

34 Pullens Buildings Peacock Street London SE17 3LF

44 Bushey Hill Rd London SE5 8QJ

28 Merryweather Court, 19 Rodney Road New Malden KT3 5TD

6 Sister Mabel's Way London SE15 6UL

16B Eastlake Road London SE5 9QL	167 Camberwell Road London SE5 0HB
91 Rodney Road London SE17 1RF	7 Bazeley House Library Street London
20 Brook Drive London SE11 4TT	37 Charleston St London SE17 1NG
191A Crowborough Road Tooting SW17 9QE	Flat 1, Clevedon Lodge 87 Augustus Road London
44 Beck Road London E8 4RE	37 Weald Close London SE16 3ET
20 Lansdowne Drive London E8 3EG	Church Farm North Stoke Bath
104A Carter Street London SE17 3EW	6 Tyrrell Road London SE22 9NA
116 Thurlow Street, London London SE17 2UE	87 West Alington Bridport DT65BW
18 Falstaff House London N1 6PP	55 Newcourt House Pott Street London
Flat 6, 137 Trafalgar St London SE17 2TP	2 Kipling Court Manor Fields Horsham
39 Calderon Road London E11 4ET	57 Waldram Park Road Forest Hill London
51 Leathermarket Court London SE1 3HS	6A, First Floor Flat 6A Forest Drive West London
Sophia Road London E10 5AX	146 Peckham Rye Londkn SE22 9QH
222 Croxted Road London SE24 9DG	68C Regina Road London
176 Ladywell Road London SE13 7HU	1 Melgund Rd London N5 1PT
3 Tooley Street London SE1 2TA	5 Temple West Mews West Square London
187-205 Pentonville Road London N1 9NF	Apartment 1009 8 Walworth Road London
36 Crewdson Road London SW9 0LJ	Apartment 601 8 Walworth Road London
3 Baillie House, Horsley Road London SE17 2AT	Apartment 1911 8 Walworth Road London
42 St. Johns Vale London SE8 4EN	92A Walworth Road London SE1 6SW
10 Scholes Rise Sheffield S35 9UQ	8 Hampton House Hampton Street London
18 5 Fountayne Rd London N15 4QL	Apartment 3203 8 Walworth Road London
135 Sunnymead Avenue Gillingham ME7 2EB	Apartment 3201 8 Walworth Road London
52 Ossory Road London SE1 5AN	Apartment 1001 8 Walworth Road London
23 Graces Mews London SE5 8JF	Apartment 301 8 Walworth Road London
159 Girdlestone Walk London N195DW	Apartment 808 1 St Gabriel Walk London
99 Astbury Road London SE15 2NP	187 Metro Central Heights 119 Newington Causeway London
28 Avenue Rd Stoke-On-Trent ST4 2DT	300 Metro Central Heights 119 Newington Causeway London

16 Metro Central Heights 119 Newington Causeway London

462 Metro Central Heights 119 Newington Causeway London

463 Metro Central Heights 119 Newington Causeway London

84 Metro Central Heights 119 Newington Causeway London

Flat 22 26 Arch Street London

219 Shopping Centre Elephant And Castle London

Flat 65 Albert Barnes House New Kent Road

Apartment 607 1 St Gabriel Walk London

Apartment 505 1 St Gabriel Walk London

230 Metro Central Heights 119 Newington Causeway London

225 Metro Central Heights 119 Newington Causeway London

6 George Mathers Road London SE11 4RU

Unit 217 Shopping Centre Elephant And Castle

427 Metro Central Heights 119 Newington Causeway London

413 Metro Central Heights 119 Newington Causeway London

53 Rokesly Avenue London N8 8NH

32 Silverburn House Lothian Rd London

188 Courtauld Road London N19 4BA

22 Wroxton Road London

Strada Casa Rondinai 6 Perugia XXXXX

Flat 1 - 167 Camberwell Road London SE5 0HB

Rockaway House Bristol BS395BU

502A Landale House, Ardent Waterside, Lower Road London SE16 2XG

9 Playfield Crescent London SE23 2ET

58 Harpenden Road London SE27 0AF

Flat 2 135 Tredegar Road London

141A Wembley Park Drive London HA9 8HQ

86F Talfourd Road London SE15 5NZ

5 Wisden House, Meadow Road London SW8 1NA

96B Meeting House Lane London SE15 2TT

195 Albion Road London N16 9JU

9 Steedman Street Flat 601 London

422 Lordship Lane London SE22 8NE

7 Oswin Street London SE11 4TF

32A Elliotts Row London SE11 4SZ

4 Hayles Street London SE11 4SS

26 West Square London SE11 4SP

30 West Square London SE11 4SP

20 West Square London SE11 4SN

39 West Square London SE11 4SP

40 West Square London SE11 4SP

17 West Square London SE11 4SN

Flat 4 129 Southampton Way London

27 Oswin Street London SE11 4TF

8 West Square London SE11 4SN

15 West Square London SE11 4SN

By Email XXX XXX

52 Hayles Buildings Elliotts Row London

12 Hayles Street London SE11 4SS

24 Hayles Street London SE11 4SS

24 West Square London SE11 4SN

41 West Square London SE11 4SP

42 West Square London SE11 4SP

3 Hayles Street London SE11 4SU	2 Martyr Close St Albans AL12LL
Flat 4 5 Oswin Street London	118 Rochdale Road, Abbey Wood London SE20XB
Basement Flat 25 West Square London	Mornington Centre, Stanley Street London SE8 4BL
171 Brook Drive London SE11 4TG	70 Osier Crescent London N10 1QX
125B Brook Drive London SE11 4TQ	14 Victoria Road Top Flat London
Apartment 1802 1 St Gabriel Walk London	95 Effingham Road London
Flat 2 21 Oswin Street London	1A Brownswood Road London N4 2HP
20 Princess Street London SE1 6HJ	6 Lliffe Street London SE17 3LJ
30 Princess Street London SE1 6HJ	37 London SE17 2EH
Flat 3 43 Oswin Street London	59 Lyndhurst Grove London SE15 5AW
Flat 88 Joseph House, Amhurst Park London N16 5AH	4 Umbria Street, Roehampton London SW15 5DP
64 Clarence Gate Gardens, Glentworth Street London NW1 6QR	Haberdasher Estate London
38 Blenheim Rise London N15 4TJ	118 Embleton Road, Ladywell, Lewisham Lewisham, London SE13 7DG
3 Reachview Close London NW1 0TY	29 Camberwell Grove London SE5 8JA
Thorney Creek House, Herschel Road Cambridge CB3 9AU	21 Lyndhurst Way Peckham SE15 5AG
13 Black Prince Road SE11 6BZ SE11 6BZ	12 Hind Grove London E14 6HU
8 Dekker House Elmington Estate London	18 Westwick Gardens London W14 0BU
10 Muirfield, Redhouse Swindon SN252DD	Ucl 14 Upper Woburn Place London WC1H 0NN
Ballards Lane London N3 2BU	15 Asylum Rd London SE15 4HZ
18 Elm Park Road London SE25 6UA	Flat 6 Gillray House London SW10 0BT
69A Friary Road London SE15 1QS	26 Waterloo Road Kings Heath Birmingham B14 7SD
Flat 16-18 Wentworth Mansions, Keats Grove London NW3 2RL	43 Wrigglesworth Street London SE14 5EG
173B Leighton Road London NW5 2RD	3 Gladstone St. London. SE1 6EY
49A Brook Drive London SE11 4TU	44 Smeaton Court 50 Rockingham Street London
78 Brownhill Road London SE6 2EW	107A Copleston Road London SE15 4AQ
186A Deptford High Street London SE8 3PR	144 Caroline Gardens, Asylum Road London SE15 2SG
94 Fairfoot Road London E3 4EH	
146C Southwark Bridge Road London SE1 0DG	

24 Leconfield House London SE5 8AY
 18 Dunstons Road London SE22 0HQ
 56 Frankfurt Road Herne Hill London
 33 Consort Road London SE15 2PH
 79 Beauval Road London SE22 8UH
 Flat 410, Strata SE1 8 Walworth Road
 London
 35 Innis House East Street London
 Flat 1, 92 Landcroft Road East Dulwich
 SE22 9JT
 65B Camberwell Road London SE5 0EZ
 Top Flat, 111 Upper Brockley Road London
 SE4 1TF
 10 Bradley Green Aldermoor Southampton
 Flat 14 102 Westminster Bridge Road
 London
 Flat 25 Bridgehouse Court 109-115
 Blackfriars Road London
 Ivydale Rd London SE15 3DZ
 101 Upland Road London SE22 0DB
 57 Holmdene Avenue London SE24 9LD
 97 Coleman Road London SE5 7TF
 26 Homeleigh Road London SE15 3EE
 424 Lordship Lane London SE22 8NE
 42 Kelvington Road London SE15 3EH
 28 Wollaston Close Hampton Street London
 209 Shopping Centre Elephant And Castle
 London
 Flat 19 26 Arch Street London
 10.02 One The Elephant London SE1 6FB
 Melbway House London SE1 6BF
 Email XXX XXX
 Email XXXXX

37D Oswin St. Kennington London
 1C Austral Street London SE114SJ
 25 Crystal Court London SE19 1UZ
 91B Penton Place London SE17 3JR
 Apartment 505 1 St Gabriel's Walk London
 Apartment 3104 1 St Gabriel Walk London
 XXXXX
 704 Chart House 6 Burrells Wharf Square
 London
 Ground Floor 38 Hawarden Road London
 Flat 2 Park House Camberwell Green
 London SE5 7PP
 3 Baillie House Horsley Street London
 11 Hawke Tower London SE14 6HJ
 79 Merritt Road London SE4 1DT
 10B Cotham Street Walworth London
 44 Lucas Street London SE8 4NT
 2A Southcote Road London N19 3BJ
 192B Drakefell Road London SE4 2DS
 24 Citrus House Alverton Street London
 96 Crofton Road London SE5 8NA
 169A Camberwell Grove London SE5 8JS
 25G Bassett Road London W10 6LA
 29 Redman House Lant Street London
 Second Floor 21 St Georges Road London
 Ground Floor And Lower Ground Floor 21
 St Georges Road London
 46 St Georges Road London Southwark
 Flat A Ground Floor 19 Oswin Street
 London
 Southwark Playhouse Theatre Company
 Limited 80 Newington Butts London

Second Floor Flat 84 Walworth Road London	10 Merritt Road London SE4 1DY
Flat 94 Draper House 20 Elephant And Castle	111 Brookdale Road, London SE6 4JP
33 Elliotts Row London Southwark	46 Calthorpe Street London WC1 X0JZ
Flat 37 Draper House 20 Elephant And Castle	48 St Stephens Road London E3 5JF
Metropolitan Tabernacle Church Elephant And Castle London	61 Maxted Road London SE15 4LF
Apartment 1806 1 St Gabriel Walk London	75 Fenham Road Peckham SE15 1AB
63 Ryedale London	2 Thurlow Park Road London SE21 8JB
46 Borough Road London SE1 0AJ	41 Sevenoaks Road Honor Oak Park SE4 1RF
11B Nutcroft Road London SE15 1AG	80 Crystal Palace Park Road London SE26 6UN
12 Empire Square South Empire Square London	11 Southwood Court London EC1V 7HX
Flat 51 6 Shad Thames London	26 Oakden Street London SE11 4UG
19 Keswick House Camberwell SE59NL	60 Tyrrell Road London SE22 9NE
29 Wheler House London E1 6SS	24 Pullens Buildings London SE17 3SJ
14 Cecilia Road London E8 2EP	28 Albert Square London SW8 1DA
79 Pilton Place London SE17 1DP	203 Havil St London SE5 7SB
32 Garibaldi Street London SE18 1DE	E2 6PE London SY1 2NL
Flat 4 32 Arbuthnot Rd London London	227 Ravensbourne Avenue London BR2 0BX
55 Dalberg Road London SW2 1AJ	148 Pilton Place Southwark London
Flat 18, Becket House Tabard Street London	89 Peabody Cottages, Rosendale Road London SE24 9DP
43 Falmouth Road London SE1 4JN	83A Balfour Street London SE17 1PL
15 Stuart Road Thornton Heath CR7 8RA	24 Bridgehouse Court Blackfriars Road London SE1 8HW
11 Bemerton Street London N1 0BS	20 Faunce St London SE17 3TR
49 Shenley Road London SE5 8ND	Wychfield Site, Trinity Hall, Storey's Way Cambridge CB3 0DZ
12 Lind Street London SE8 4JE	3 Runacres Court Pasley Close London
49 Hambledon Close Uxbridge UB8 3UD	Highline Building, 10 Steedman Street London SE17 3AF
38 Peacock Street London SE17 3LF	Flat 7, 136 Coldharbour Lane Lambeth SE5 9QH
60B Culverley Road London SE6 2LA	
1A Peacock Yard London SE17 3LH	

27 Calypso Crescent Peckham SE15 6FP	Apartment 404 Hurlock Heights 4 Deacon Street
29 Benson House Hatfield London SE18DQ	
22 Lansdowne Gardens London SW82EG	Apartment 503 Hurlock Heights 4 Deacon Street
56 Crossmount House London SE5 0XB	
84 Lowth Road London SE5 9EX	Apartment 403 Hurlock Heights 4 Deacon Street
Via Email XXXX	
176 Lowden Road London SE24 0BT	Apartment 308 Hurlock Heights 4 Deacon Street
Flat 12, Kerin House, 252 Milkwood Road London SE24 0HP	Apartment 205 Hurlock Heights 4 Deacon Street
85C Balfour Street London SE17 1PB	Nue Ground Cafe 9 Churchyard Row London
19 Clayhill Crescent London SE9 4JA	Unit 326 To 329 Shopping Centre Elephant And Castle
6 London SE8 4DU	
131 Portland Street London SE17 2NR	Apartment 1404 Tantallon House 130 Elephant Road
64 Henley Drive London SE1 3AR	
22 Langton Road London SW9 6UY	Apartment 3202 1 St Gabriel Walk London
86 Arodene Road London SW2 2BH	Management Office 8 Walworth Road London
18D Breakspears Road London SE4 1UW	Flat 35 Draper House 20 Elephant And Castle
117 Breakspears Rd London SE4 1TY	
Charleston St 17A London	Flat 53 Albert Barnes House New Kent Road
221 Gordon Road London SE15 3RT	Apartment 2102 Raglan House 120 Elephant Road
160B Stockwell Road London SW9 9TQ	
33 Princess Road London NW1 8JS	Apartment 2805 9 Churchyard Row London
28 Cooks Road Kennington London	Elephant Park Sayer Street London
306B East Street London SE17 2SX	Apartment 1208 1 St Gabriel Walk London
18 Freemantle Street London SE17 2JP	Apartment 2701 1 St Gabriel Walk London
Browning St. London XXXX	18 Hayles Buildings Elliotts Row London
Flat 8 61 Peckham High Street London	Flat 6 Laurie House Gaywood Estate Gaywood Street
85 Chadwick Road Peckham SE15 4PU	Flat B 16 Gaywood Street London
8 Wilds Rents London SE1 4QG	
3 Crossleigh Court West Drive London	Apartment 2002 Tantallon House 130 Elephant Road
6 Vaughan Road London SE5 9NZ	1005 Mawes House 5 Castle Square London
	Unit 24 Artworks House Elephant Road

Arches 104 To 105 New Kent Road London	Apartment 2506 1 St Gabriel Walk London
Apartment 610 8 Walworth Road London	9 St Georges Buildings St Georges Road London
Unit 215 And 216 Shopping Centre Elephant And Castle	3 Austral Street London SE11 4SJ
Apartment 1507 8 Walworth Road London	13 St Georges Buildings St Georges Road London
Apartment 1003 Tantallon House 130 Elephant Road	Apartment 2405 1 St Gabriel Walk London
Apartment 603 Tantallon House 130 Elephant Road	Flat 4, 7 John Maurice Close London SE17 1PY
Apartment 4202 8 Walworth Road London	2 Cambridge Terrace Otley LS21 1JS
Apartment 2002 9 Churchyard Row London	Flat 13 117 Lewisham Way London SE14 6QJ
1601 Mawes House 5 Castle Square London	56 Bonnington Square, 1ST Floor Flat London SW8 1TQ
Apartment 203 6 St Gabriel Walk London	Flat K/35, Du Cane Court, Balham High Road London SW17 7JY
Apartment 1201 9 Churchyard Row London	7 Loder Street London SE15 2LF
Apartment 408 9 Churchyard Row London	25 East Surrey Grove London SE15 6EX
Apartment 94 7 Churchyard Row London	185A Friern Road London SE22 0BD
Apartment 2306 Raglan House 120 Elephant Road	Southwark Council SE1 2QH
Apartment 2201 8 Walworth Road London	By E-Mail XXXX
Flat 3 17 Oswin Street London	13 Epping House, Charnwood Street London XXXXX
Flat 10 Albert Barnes House New Kent Road	Flat A 165 Camberwell Road London
13 Hayles Buildings Elliotts Row London	34 Chesterfield Grove London SE22 8RW
Flat 99 Albert Barnes House New Kent Road	128 Benhill Road London SE5 7LZ
Railway Arch 3 Elephant Mews Elephant Road	143A Camberwell New Road London SE5 0SU
Apartment 203 8 Walworth Road London	74 Latimer, Beaconsfield Road London SE17 2EW
Flat 85 Draper House 20 Elephant And Castle	Flat 1, 3 Lennox Rd London SW9 7BF
Flat 6 Perronet House Gaywood Estate Princess Street	54C Granville Park London SE13 7DX
69 Hayles Buildings Elliotts Row London	12 Malpas Road London SE4 1BS
Apartment 2103 Tantallon House 130 Elephant Road	8 Priestley House, Old Street London EC1V 9JN
Apartment 1407 1 St Gabriel Walk London	

2 Bruno Court London E8 1BF	First Floor Flat, 2 Alpha Road London SE14 6TZ
Flat 106 Denmark Hill London SE5 8RX	Flat 8, 53 Honor Oak Road London SE23 3SH
96 Leveson Street London SW16 6DE	Flat 15, Grenier Apartments, 18 Gervase Street London SE15 2RS
Flat 6, 137 Trafalgar St Southwark SE17 2TP	33 Killyon Road London SW8 2XS
8B Hales Street London SE8 4RB	22 Amersham Grove London SE14 6LH
36 Queen's Row London SE17 2PX	16A Rosedene Avenue, Thurmaston Leicester LE4 8HR
57 Greyhound Road London NW10 5QH	34 Oulton Road London N15 5PY
Flat 1, 144 Croxted Road London SE21 8NR	Flat 17, Stephenson House, Bath Terrace London SE1 6PP
35 Buckland Court London N1 5JJ	96 Crampton St London E8 3RL
1 Gorefield House,, Canterbury Road, London NW6 5TA	146 Milligan Street London E14 8AS
112 Camberwell Grove London SE5 8RQ	32B Larcom Street London SE17 1NQ
13 Framlingham Close London E5 9PR	41 Dace Road London
330A Brockley Road London SE4 2BT	63D Overhill Road London SE22 0PQ
52 St Asaph Road London SE4 2EJ	208A Mare Street London E8 3RD
159B Clarence Road London E5 8EE	44, 9 Evan Cook Close London SE15 2HL
25 Howbury Road London SE15 3HH	9 Birley Rise Sheffield S6 1HQ
160 Copleston Road London SE22 0NW	18 Eddystone Road London SE4 2DE
17 Lyndhurst Grove London SE15 5AN	13 Eccleston Street London SW1W 9LX
44B London SE5 0NP	49 Addington Square London SE5 7LB
47A Trafalgar Avenue London SE15 6NP	155 Queen's Road London SE15 2ND
All Hallows Church, 10 Copperfield Street London SE1 0EP	39 Poplar Road London SE24 0BN
384A New Cross Road London SE14 6AG	20 Vantrey House, Marylee Way London SE11 6TY
146C Lordship Lane, East Dulwich London SE22 8HD	18 Casino Avenue London SE24 9PH
8 Colnbrook Street London SE1 6EZ	373B Walworth Road London SE17 2AL
Flat 405 South City Court 52 Peckham Grove London	2 Penshurst Rd London E9 7DX
147 Langham Road London N15 3LP	238 Drakefell Road London SE4 2DR
32 Shaftesbury Court London SE5 8HQ	34B Merton Road London E17 9DE
17 Levehurst House London SE27 0HA	

29 Loddiges House, Loddiges Road London E9 7PJ	169 Upland Rd London SE22 0DF
30 Bisson Road Stratford, London E15 2RD	63A Grosvenor Park London SE5 0NJ
22B Muschamp Road London SE15 4EF	8A Morning Lane London X
Flat 4, Suffolk House, Rushcroft Road London SW2 1LF	10C Overbury Road London N15 6RH
8 Harold Estate London SE1 4HN	211 Norwood Rd London SE24 9AG
131 Kennington Park Rd London SE11 4JJ	65-69, County Street London SE1 4AD
Flat 26 Rokeby House Balham SW12 8PX	182C Lewisham Way London SE4 1UU
Flat 29 Draper House 20 Elephant And Castle	62 Midmoor Road London SW12 0ET
Flat 139 Draper House 20 Elephant And Castle	5 Priory Road Bridgnorth WV15 5EJ
Flat 13 Draper House 20 Elephant And Castle	15 Aylesbury Road London SE17 2EQ
28 Sutherland Square SE17 3EQ	148A Jerningham Road London SE14 5NL
8 Anderton Close London SE5 8BU	32 Lanbury Road London SE15 3DB
62 Battersea Park Road London SW11 4JP	65 Swaton London E3 4ES
Auckland Street London SE11 5AB	9 Crewys Road Peckham SE15 2BJ
78 Barrow Road London SW16 5PG	30 Lewisham Road London SE13 7QR
87B Wyndham Road Camberwell SE5 0UB	Flat 62, Hayles Buildings, Elliotts Row London SE11 4TD
15A New Church Road London SE5 7JH	2 Walsingham Road Mitcham CR4 4LN
Southbank London SE1 4JQ	2 Frederick Charrington House London E1 5QW
88 Sewardstone Road London E2 9JG	12A Upper Hamilton Road Brighton BN1 5DF
21 Huguenot SQ London SE15 3NN	9A Musgrove Road London SE14 5PP
97 Bravington Road London X	12 Leary House London SE11 5LH
41 Sharsted Street London SE17 3TP	26 Chester Court London SE5 7HS
73 Trinity Square Margate CT9 1HS	93 Old Ford Rd London E2 9JR
12 Whitgift House London SE11 6AG	123 Landcroft Road London SE22 9JP
9 Choumert Square London SE15 4RE	32 Wareham House London SW8 1AZ
82 Balls Pond Road, Flat 1 London N1 4AJ	Flat 1, 309 Camberwell Road London SE5 0H1
57 Mornington Street London NW1 7QA	22 Burgos Grove London SE10 8LL
70 Rattray Road London SW2 1BE	15 Alberta Street London SE17 3SF

49 Jerrard Court, Pages Close, Sutton
Coldfield Birmingham B757SZ

94 New Cross Road London SE14 5BA

8-16 Pocock Street London SE1 0BW

2 Hill Farm Cottage Sudbury CO10 0QH

31 Briarhill Suffolk IP30 9SD

78 Glazebrook Close London SE21 8RR

20 Fielding St London SE17 3HD

22 Hatchard Road London N22 4NH

28 Saltwood Grove London SE17 2HL

XXXXXX

Flat 2, 46D Bird In Bush Rd Peckham SE15
6RW

6 Whitehall Gardens, Chiswick London W4
3LT

36A Larcom St London SE17 1NQ

156 Taplow Thrurlow St. London SE17 2UJ

Flat 23 Wilmot House 5 George Mathers
Road London

36B Amott Road London SE15 4JD

2 Oyster Court 85 Crampton Street London

54 Ruskin Park House London SE58TQ

27 Hogan Court 57 Edmund Street London

20 Paxton House Walworth London

Flat 19 Draper House 20 Elephant And
Castle

165A Brook Drive London Southwark

33 Oswin Street London Southwark

193 Brook Drive London Southwark

First Floor Flat 4 Hampton Street London

105 Newington Butts London Southwark

Unit 11 To 12 40 Elephant Road London

Flat 105 Draper House 20 Elephant And
Castle

Unit 10 91-95 Newington Butts London

Flat 6 5 Oswin Street London

Studio 7 86 Walworth Road London

Unit 5 Perronet House Gaywood Estate
Princess Street

Flat 36 Draper House 20 Elephant And
Castle

Flat 33 Draper House 20 Elephant And
Castle

Flat 46 Draper House 20 Elephant And
Castle

Apartment 62 5 Churchyard Row London

Flat 2 17 Oswin Street London

Flat 2 West Combe Apartments 123
Newington Causeway

7B Hayles Street London Southwark

35A Elliotts Row London Southwark

Studio 13 86 Walworth Road London

Studio 2 86 Walworth Road London

Studio 4 86 Walworth Road London

6 Deacon Street London Southwark

135 Walworth Road London Southwark

5 Quedgeley Court London SE15 6BD

17 Brabourn Grove London SE15 2BS

46 Comber House Comber Grove London

Flat 6 Petworth House East Dulwich Estate,
Pytchley Road London

Flat 303 International House 1-5 Lambeth
Road London

56 Linnell Rd. Camberwell London

165A Camberwell Road London SE5 0HB

Flat 8 Woods Place London SE1 3BS

92 Stanswood Gardens London SE5 7SR	Adys Road London SE15 4DZ
18 Dunnico House East Street London	83 St Marks Road, Hanwell, London London W7 2PN
3 Kemp Court, Hartington Rd. London SW8 2BJ	35 Cloudesley Road London N1 0EL
Flat 3, Collingwood House 3, Cottage Green London	14 St Augustines Court London SE1 5DP
16 Abbey Terrace London SE2 9EY	167 Drakefell Road London SE4 2DT
29 Silwood Road Sunningdale SL5 0PY	133 Walworth Road London Southwark
152 Crampton Street London SE17 3AE	139 Walworth Road London Southwark
Flat 2 Alexandra Court 45A Urlwin Street London	1 Copperbox Apartments 35 St Georges Road London
47C Camden Hill Road London SE19 1NX	6 Copperbox Apartments 35 St Georges Road London
23 Millpond Estate West Lane London	3 Copperbox Apartments 35 St Georges Road London
119 Casino Avenue Herne Hill London	7 Copperbox Apartments 35 St Georges Road London
Flat 104,Rowland Hill House Nelson Square London	Flat 9 West Combe Apartments 123 Newington Causeway
Flat 2, Burwash House Kipling Estate London	Flat 4 Draper House 20 Elephant And Castle Studio 10 86 Walworth Road London
87 Calton Avenue London SE21 7DF	Top Floor Flat 25 Oswin Street London
59 Choumert Road Peckham London	204 Shopping Centre Elephant And Castle London
18 Fernholme Road London SE15 3EF	Apartment 1101 Maurice House 4 Ash Avenue
4 Freemantle Street London SE17 2JP	Apartment 903 Maurice House 4 Ash Avenue
14 Benhill Rd London SE5 7PT	Apartment 801 Maurice House 4 Ash Avenue
11 Culpeper Court Kennington Road London	Apartment 708 Maurice House 4 Ash Avenue
18 Oglander Road Peckham London	Apartment 407 Maurice House 4 Ash Avenue
95 Lynmouth Road London E17 8AG	Apartment 204 Maurice House 4 Ash Avenue
11 Romney Close London SE14 5JH	
27D Fairfield Gardens London N8 9DD	
208 Samuel Lewis Trust Warner Road London	
38 Mary Datchelor House London SE5 8FB	
141B Pepys Road London SE14 5SG	
Blakes Road London SE15 6GY	

Apartment 603 Vowler House 10 Ash Avenue

Apartment 404 Vowler House 10 Ash Avenue

Apartment 304 Vowler House 10 Ash Avenue

Apartment 205 Vowler House 10 Ash Avenue

Flat 18 26 Arch Street London

Flat 17 26 Arch Street London

Flat 15 26 Arch Street London

Flat 6 26 Arch Street London

Unit 20 40 Elephant Road London

Apartment 3002 Hurlock Heights 4 Deacon Street

Apartment 2401 Hurlock Heights 4 Deacon Street

Apartment 2301 Hurlock Heights 4 Deacon Street

Apartment 2207 Hurlock Heights 4 Deacon Street

Apartment 2105 Hurlock Heights 4 Deacon Street

Apartment 2104 Hurlock Heights 4 Deacon Street

Apartment 2004 Hurlock Heights 4 Deacon Street

Apartment 1808 Hurlock Heights 4 Deacon Street

Apartment 1703 Hurlock Heights 4 Deacon Street

Apartment 1507 Hurlock Heights 4 Deacon Street

Apartment 1505 Hurlock Heights 4 Deacon Street

Apartment 1405 Hurlock Heights 4 Deacon Street

Apartment 1402 Hurlock Heights 4 Deacon Street

Apartment 1308 Hurlock Heights 4 Deacon Street

Apartment 1304 Hurlock Heights 4 Deacon Street

Apartment 905 Hurlock Heights 4 Deacon Street

Apartment 904 Hurlock Heights 4 Deacon Street

Apartment 807 Hurlock Heights 4 Deacon Street

Apartment 803 Hurlock Heights 4 Deacon Street

Apartment 604 Hurlock Heights 4 Deacon Street

Apartment 506 Hurlock Heights 4 Deacon Street

25 Elam St London SE5 9HU

5 Hogan Court, 57 Edmund St London SE5 7NF

58 Cleveleys Road London E5 9JN

13A Ackroyd Rd Honor Oak Park London

10 Cotham St London SE17 1LX

35 Barclay Road London E11 3DQ

12 Brunlees House London SE1 6QF

Flat 4, Goschen House, 68 Peckham Road, Camberwell, London SE5 8QE SE5 8QE

53 Monson Road London SE14 5EQ

Flat 3, Block K, Peabody Estate Duchy Street London

Flat 1 Park House London SE5 7PP

80 Hanworth House, John Ruskin St Southwark SE5 0XL

17 King Arthur Close London SE15 2LP

Flat 7 Newall House, Harper Road London
SE1 6QD

268 Neckinger Estate London SE16 3QB

Elephant & Castle London SE1 6SB

3A Parkhouse Street London SE5 7TQ

320 Lexington, Fairfield Road London E3
2UE

Flat 3, 4 Hammelton Road,, 110 Marylebone
High Street Bromley BR1 3PY

19 Adys Rd Peckham London

33 Farm Wynd Glasgow G66 3RJ

10 Searson House London SE17 3AY

Far View Farm Predannack Mullion Helston

18 Rowhill Mansions Rowhill Road London

21B Grove Park London SE5 8LH

8 Perth Road London N22 5RB

272 High Holborn London WC1V 7EY

Harefield Road London SE4 2DT

110 Shenley Road London SE5 8NF

2A Coulgate St London SE4 2RW

21 College Road London SE21 7BG

4B Springall St London SE15 2TY

22 Lockwood House, Kennington Oval
London SE11 5SZ

81B Lytham Street Elephant & Castle
London

45 Hayes Grove London SE22 8DF

45 Raleigh Drive London N20 0UX

10 Steedman Street London SE17 3AF

4 Worth Grove Walworth SE17 2HN

158A Grosvenor Terrace London SE5 0NL

31 Churchmead London SE5 0ET

8D Grove Lane Southwark SE5 8SY

23C Flodden Road London SE5 9LH

45 Dfoe Road London N16 0EH

Flat 19 Camberwell New Road, Hayes Court
London

65B Warner Road London SE5 9NE

Apartment 702 Tantallon House 130
Elephant Road

Unit 3 Artworks House Elephant Road

Apartment 304 6 St Gabriel Walk London

Apartment 4206 9 Churchyard Row London

Apartment 103 1 St Gabriel Walk London

Apartment 107 7 Churchyard Row London

602 Mawes House 5 Castle Square London

Apartment 2402 Raglan House 120 Elephant
Road

Apartment 3003 8 Walworth Road London

Apartment 45 3 Churchyard Row London

Apartment 28 3 Churchyard Row London

Unit X Seventh Floor Hannibal House
Elephant And Castle

Apartment 2208 8 Walworth Road London

Flat 110 Draper House 20 Elephant And
Castle

Flat 99 Draper House 20 Elephant And
Castle

Flat 44 Draper House 20 Elephant And
Castle

Flat 39 Draper House 20 Elephant And
Castle

Flat 117 Draper House 20 Elephant And
Castle

Flat 73 Draper House 20 Elephant And
Castle

Flat 84 Draper House 20 Elephant And
Castle

2 Hampton House Hampton Street London	304 Latimer Road London W106QW
Apartment 602 1 St Gabriel Walk London	Flat 6 12 Steedman St London
Apartment 504 1 St Gabriel Walk London	542 Samuel Lewis Trust Estate Warner Road London
Apartment 1005 9 Churchyard Row London	28 C Springdale Road London N169NX
Apartment 604 9 Churchyard Row London	Flat 34 Gilesmead 79 Camberwell Church Street London
Apartment 507 9 Churchyard Row London	385-401 Holloway Road Flat 33F London
4 St Gabriel Walk London Southwark	40 Saltwood Grove London SE17 2HL
Apartment 109 6 St Gabriel Walk London	127A Gaisford Street London NW5 2EG
71 Hayles Buildings Elliotts Row London	Flat 3 Elmtree Court 56 Valmar Road Camberwell
68 Hayles Buildings Elliotts Row London	42 Prospect Road, Southborough Tunbridge Wells TN40EN
65 Hayles Buildings Elliotts Row London	32 Henshaw Street London SE17 1PD
Apartment 72 5 Churchyard Row London	7 Brockley House Sedan Way London
Apartment 58 5 Churchyard Row London	33, Kemsing Road London SE10 0LL
Apartment 3404 1 St Gabriel Walk London	87 Orange Grove London E11 4LP
Apartment 52 5 Churchyard Row London	51 Edric Road London SE14 5EN
Apartment 43 3 Churchyard Row London	48 Peckham Park London SE15 6TT
Apartment 40 3 Churchyard Row London	10 Copperfeild St London SE1 0EP
Apartment 26 3 Churchyard Row London	40 Phelp Street London SE17 2PL
Apartment 2108 1 St Gabriel Walk London	30 Langdale Close London SE17 3UF
60 Gloucester Drive London N4 2LN	19 Sadler's Court 30A Wilds Rents London
48A Bassein Park Road London W12 9RZ	10 Arrowsmith House London SE11 5HA
158 Rowan Road Streatham London	23 Hamonde Close London HA8 8TG
158 Rowan Road London SW16 5JQ	11 Brackenbury Osborne Road London
2 Wolsey Road Islington London	60 Cadet Drive London SE1 5RU
50 Cooper Close London London	26 Angelina House Londona SE155UB
32 Benbow House 24 New Globe Walk London	23 Alberta Street London SE17 3SF
1 St Gabriel Walk, Apartment 2105 One The Elephant London	54 Norcott Road London N16 7EL
Flat 2 3 - 5 Oswin Street London	86C Hackford Road London SW9 0RG
10 Gaywood Street London SE1 6HG	
B One The Elephant London	

18 Davies Close Croydon	169 Fentiman Road London SW8 1JY
29 Innis House East Street London	169 Fentiman Road, First Floor Flat London SW8 1JY
One The Elephant 1 St Gabriel Walk London	3A Parkhouse St London SE5 7TQ
37 St Georges Avenue London N7 0HB	Haymerle Rd London SE15 6SY
1 St Gabriel Walk London SE1 6FD	59 Kingsfield Road Watford WD19 4TP
3 Waterhouse Square 138 Holborn London	9 Dowlas Street London SE5 7TA
81A Balfour Street London SE17 1PL	54 Larcom Street London SE17 1NQ
39, West Square London SE11 4S	6 Tennyson Road Bath BA1 3BG
42 Camberwell Grove London SE5 8RE	39 Burghill Road Sydenham SE26 4HJ
Cinema Theatre Association X	26 Richard Neale House London E1 2QN
138 The Circle Queen Elizabeth Street London	30 Peacock Street London SE17 3LF
2 Lily Mews London SE11 4FN	30-35 Peckham Road London SE5 8PX
Flat 3, 369 Clapham Road London SW9 9BT	28 Begbie Road London SE38DA
14 Marney Road London SW11 5EP	Flat 8, 115 Brandon Street London SE17 1AL
64 Sandhurst Drive Ilford IG3 9DE	Apartment 3501 1 St Gabriel Walk London
Flat 1 295 Camberwell New Road London	Apartment 3502 1 St Gabriel Walk London
18 Lucerne Street Liverpool L17 8XT	86 Scylla Road London
17 Davenport Road London SE6 2AY	C/O E-Mail XXXX
29 Rodney Place London SE17 1PP	28 Sutherland Square London X
94 Iliffe Street London SE17 3LL	Unit 203 By Email XXXXX
20 Honiton Gardens Gibbon Road London	12B Gaywood Street London SE1 6HG
23 Ashmore Close London SE15 5GY	59 Stephenson House Bath Terrace London
59B Harlescott Rd Nunhead London	15 Rankine House Bath Terrace London
22 Gerard Road Harrow HA1 2NE	Elephant & Castle Traders Association XXXXX
5 Milner Court, 9 Colegrove Road London SE15 6NG	103 Draper House 20 Elephant & Castle London
47B East Dulwich Road SE22 9AN London SE22 9AN	13 Hayles Street Kennington London
73 Crofton Park Road London SE4 1AJ	Conservation Areas Advisory Group For Southwark X
13 Brackenbury Gardens, Brackenbury Gardens London	5 Melford Court London SE1 3DX

7 Alder Close Egham TW20 0LU	66 Northiam Street London E9 7HX
19B Oswin Street London SE11 4TF	11 Artbrand House 7 Leathermarket Street London
1 St Gabriel Walk London SE1 6FB	47 Sunnyhill Road London SW16 2UG
28 Martin House Falmouth Road London	32 Greenhill Park London NW10 9AP
Flat 3 1 Arborfield Close London	8 Culand House Congreve Street London
51 Great Marlborough Street London W1F 7JT	43 Aberavon Road London E3 5AR
The Water Tower London SE1 4RU	56 Evelyn Grove Southall UB1 2BP
5 St Gabriel Walk London SE1 6FS	58 Southwell Road London SE5 9PG
401 Tyler Court London SE17 1AX	9 Sanford Walk London SE14 6NB
Apartment 29.05 1 St Gabriel Walk London	60 Tyrrell Road, East Dulwich London SE22 9NE
Apt 28.07 1 St Gabriel Walk London	7 Woden Avenue CO3 0QY
Apartment 3305 1 St Gabriel Walk London	118 Buchan Road London SE15 3HG
Apt 1405 1 St Gabriel Walk London	32 Marshall House Mintern Street N1 6TX
6 St Peter's House Queens Row London	131A Peckham Rye London SE15 3UL
23 Rankine House Bath Terrace London	37 Chatsworth Estate Elderfield Road London
24 Brantwood House, Wyndham Estate London SE5 0XP	2 Lady Florence Courtyard Reginald Square London
Flat 17, Horton House Richborne Terrace London	52 Graham Road London E7 1PB
63 East Dulwich Grove East Dulwich SE22 8PR	116 Glanville Road London SW2 5DF
27 Henshaw Street London SE17 1PE	21 Overbury Road London N15 6RH
Flat 3 295A Walworth Road SE17 2TG	73A Church Street London N16 0AY
By Email X	36 Mundania Road London SE22 0DZ
Bees Cottage, Ashford Lane Steep GU32 1AB	12 Upland Road London SE22 0DL
71 A First Floor Flat Rye Lane London	168 Walworth Road London SE17 3PS
12 Ada Road, Camberwell London SE5 7RW	47A East Street London SE17 9VE
Flat 65 9 Rossetti Road London	Christmas Cottage Southstoke Bath
55 Cossall Walk London SE15 2TN	The Cutting Room Unit 5 199 Eade Road
4 Innes Lodge Inglemere Road London	199 Eade Road London N4 1DN
	43 Larrence Avenue London NW7 4NL

29 Brownswood Road London N4 2HP	18 Market Place, Blue Anchor Lane London SE16 3UQ
2408 Strata London SE1 6EJ	St Philip's Vicarage, Avondale Square London SE1 5PD
1 Kember STR London N1 1BF	Flat 304 London SE17 3BA
274 Upland Road London SE22 0DN	Priory House 25 St John's Lane London
14 Machell Rd London SE153XQ	Xochitl South Dock Marina Rope Street
68 Downham Road London N1 5BG	Harfield Gardens London SE5 8DB
1 Fielding Street Walworth XXX XXX	30 Berryfield Rd London SE17 3QE
Bryant House London EC2Y 8DE	35 Arrol House, Rockingham Street, London SE1 6QJ
Flat 26 Winch House Stead Street London	Flat 10 Cameron House London SE5 0UJ
Flat 5 Winch House Stead Street	52 Surrey Square London SE17 2JX
12 Winch House Stead Street London	306 Omega Works London E3 2GZ
84A Stondon Park, Flat A London SE231JS	Flat 7, Block J, Peabody Estate, Camberwell Green London SE5 7BW
Flat 2 Winch House Stead Street London	Flat 2 Bushey Hall, Bushey Hill Road London SE5 8QG
Flat 23 Winch House Stead Street London	Email XXXXXX
142 Mercers Road London N19 4PU	5 Glengall Terrace London X
29 Anerley Hill London SE19 2BA	62 Centrepoint London SE1 5NX
3 Stockham Court Rodney Road London	Via Email XXX
Stead Street, Winch House, Flat 9 London SE17 1BP	12 Ringer House London SE22 8AR
Flat 6, 58 Bramcote Arms Bramcote Grove London	10 Trevelyan House, John Ruskin St London SE5 0SY
86 Allison Road 86 Allison Road London	9 Bloom Park Road, SW6 7BG London SW6 7BG
1 Primula Drive Norwich NR4 7LZ	152 Oxley Close London SE1 5HP
1 Primula Drive Norwich NR47LZ	10 Waterside Close London SE16 4QG
27 Oswin Street London XXX XX	Ec Shopping Centre London SE1 6TE
39 Gordonbrock Road London SE4 1JA	181 Wendover London SE17 2UE
68 Walters House Otto Street London SE17 3PG	17 Crofton Park Road London SE4 1AF
7 Tavern Court 95 New Kent Road London	67B Kennington Park Road London SE11 4JQ
31 Angelina House, Goldsmith Road Peckham SE15 5UB	
81 Knoll Crescent HA6 1HH	

Flat 1, 40 Lansdowne Crescent Glasgow G20 6NH

11 Meard Street London W1F 0ER

18 Rothesay Court, Harleyford Road London SE11 5SU

Flat 704 Siddal Apartments Heygate Street London

73 Marlborough Close London SE17 3AW

13 Evesham Walk London SE5 8SJ

67A Larcom Street London SE17 1NJ

9 William Evans Hse London SE8 5AU

403 Stock House 29 Wansey Street London

4 Exon Street London SE17 2JW

92 Northfield House Peckham Park Road London SE15 6TN

London College Of Communication London SE1 6SB

Flat 3, 15 Hayles Street London SE11 4SU

76 Shenley Road, Camberwell Green London SE5 8NQ

7 Fresco House London SE5 7FR

90 Crofton Road London SE5 8NA

138B Roding Road London E5 0DS

8 Blue Lion Place London SE1 4PU

18 Azalea House New Cross SE14 6BA

92A Palace Road London SW2 3JZ

Tytherly, Perrymead Bath BA2 5AX

34 Huberd House Manciple Street London SE1 4DN

Flat 3 Culand House Congreve Street London

78-82 Nightingale Grove London SE13 6DZ

Hanover Park House 14-16 Hanover Park Peckham

80 Arodene Road SW2 2BH

2 Falcon Point, Hopton Street London SE1 9JW

Flat 60 Dawes House, Orb Street London SE17 1RD

81 Arnold Estate London SE1 2DX

28 Dover Flats London SE1 5NJ

6 Sister Mabel's Way London SE15 6UL

36 Columbia Point London SE16 7BE

59B Selby Road Selby Road London

58 Harpenden Road SE27 0AF

By Email XXXXXX

83 Aveling Park Road Walthamstow E17 4NS

28 Wellington House 398-400 Wilmslow Road Manchester

6A Forest Drive West London E11 1LA

Flat 1, Cordwainer House 43 Mare Street London

24 The Hall Foxes Dale London

7 Byron Close London SW16 5PU

141 Portland Street London SE17 2NR

25 Pump Lane London SE14 5DF

25 Mill Lane Norwich NR151DH

152 Turnpike House Goswell Road London

70 Stoneyfields Lane Edgware HA8 9SW

3A Nettleton Road London SE14 5UJ

7 Cressida Road London N19 3JN

42 Norcott Road London N16 7EL

135A Half Moon Lane London SE24 9JY

14 Forestholme Close London SE23 3UQ

15 Ulundi Road London SE3 7UQ

Freemantle St London SE172JP

0/1 6 Florida Street Mount Florida	209 Malpas Road London SE4 1BH
217 Arnold Estate Druid St London	32 Lisford Street London SE15 5GR
3 Rushmore Road 3 Road London	10 Palmer House Lubbock Street London
5 Birdsmouth Court Bathurst SQ London	Flat 58, Witley Court Coram Street London
48 West Cliff Whitstable CT5 1DN	15 Oswin Street London SE11 4TF
51 Lampmead Road London SE12 8QJ	31 Oswin Street London SE11 4TF
50 Chetwynd Road Flat B London	162 Brixton Road London SW90 6AU
6 Exeter Road Ash GU12 6SS	10B Turquand Street SE17 1LT
77-85 Newington Causeway London SE1 6BD	51 Hatcham Park Road New Cross Gate SE14 5QE
Flat 52 London E2 6PG	57 Mistral Sceaux Gardens Estate X
82B Peckham Hill Street, Peckham London SE15 5JT	359 Wendover Thurlow Street X
Flat 14 1 Oswin Street London	Flat 50 Mistral Sceaux Gardens
22-27 The Oval London E2 9DT	17A Charleston Street London SE17 1NG
25 Cobourg Rd London SE5 0HT	By Email XXXX
5 Colnbrook Street London SE1 6EZ	19B Charleston Street London SE17 1NG
C/O Shopping Centre Elephant And Castle London	116 Walworth Road London SE1 5SW
138 Lancaster Road, First Floor Flat London W11 1QU	9 Blannedowne Denmark Hill Camberwell Green
26 Feltham Road London CR4 2JQ	162 Caroline Gardens Asylum Road London
23 Gladstone Street London SE1 6EY	11 Delawyk Crescent London SE24 9JB
39 Brecon Close London CR4 1XB	90 London Road Southbank Technopark SE1 6LN
8 Oakley Place London SE1 5AD	137B Coldharbour Lane London SE5 9NU
160 Tooley Street London SE1 2TZ	9 Ingran Street Huntingdon Cambridgeshire
34 Oleander House 1B Glengall Road London	65 Corrance Road London SW2 5RD
163, Merrow St Walworth London	17 Brunlees House London SE1 6QF
10B Brabourn Grove London SE15 2BS	29B Palamos Road London E10 7JF
71 Oxley Close London SE1 5HF	44 Cleveland Street London W1T 4JT
3 Hurley Crescent London SE16 6AL	37A Charleston Street London SE17 1NG
4 Carrs Terrace Whiston Liverpool	By Email XXXXXX
	52 Dunsmure Road London N16 5PP

39 Hawstead Road London SE6 4JL	Flat 2 97 Warour Street London
84 Kitley Gardens London SE19 2RY	T3601 1 St Gabriel Walk Elephant & Castle
60 Carlton Mansions Holmleigh Road London	1 Oswin Street London SE11 4TF
45 Arrol House Rockingham Street London	130 Draper House 20 Elephant And Castle London
2 Emperor Court London CT1 2HZ	7 Dauncey House Webber Row London
359 Wendover Thurlow Street London	152 Pomeroy Street London SE14 5BT
57 Mistral Sceaux Gardens Estate London	1B St Faiths Road Flat 2 London
10B Turquand Street London SE17 1LT	433 Mile Oak Road BN41 2RD BN4 12RD
51 Hatcham Park Road New Cross Gate London	99B Forest Road London E8 3BH
7 Grafton Mews London W1T 5HY	Equinox Southampton Way London SE5 7HQ
No Address N4 1LZ	Flat 1, 2 Jowett Street London SE15 6JN
102 Lymington Avenue London N22 6JG	30 Cork Tree House London SE27 0QE
16 Brunlees House London SE1 6QF	126A Barry Road London SE22 0HP
Barset Road London SE15 3HE	35 Mary Datchelor House, 2D Camberwell Grove London SE5 8FB
No Address X	17 Holbeck Row London SE15 1QA
3 Hathorne Close London SE15 2BY	54 Fleming Road London SE17 3QR
19 Buller Close London SE15 6UJ	71 Claylands Road London SW8 1PJ
46A Riversdale Road London N5 2JT	13A Parkhouse Street London SE5 7TQ
106C Camberwell Grove London SE5 8JH	63 Cavendish Road London N4 1RR
145 Kennington Park Road London SE11 4JJ	52 Nutcroft Road London SE15 1AF
3401 Styrata London SE1 6EJ	63 Ellerdale St London SE13 7JX
86 Scylla Road London SE15 3PB	119 Newington Causeway London SE1 6DT
Flat 35, Ashton House, 53 Cottington Street, Flat 35 London SE11 4BN	18A Egmont Street London SE14 5QJ
Apartment 10.04 1 St Gabriel Walk London	Flat 1 9 Wyneham Road London
The Theatres Trust 22 Charing Cross Road London	7 McMillan House, Arica Road London SE4 2PU
15 K Southwark Street London SE1 0TN	10C Downs Road London E5 8DD
Flat 81, Dorchester Court London SE24 9QY	Flat 2C Morna Road Camberwell London
Apartment 16.06 1 St Gabriel Walk London	81 Longhurst Lane Stockport SK6 5AH

143A Evelina Road London SE15 3HB	39 Astley House, Rowcross Street London SE1 5HT
43 Francis Road London E106PN	85 Pilton Place, Off King & Queen Street Walworth SE171DP
Alexandra Wharf London E2 9SJ	155 John Ruskin St London SE5 0PQ
245 Cannon Lane Pinner HA5 1JE	53 Bence House London SE8 5RU
2 Lily Mews London SE114FN	35 Ewelme Road London SE233BQ
127 Shelbourne Rd London N17 9YD	25 Finsbury Circus EC2M 7EE
27 Clarendon Walk London W11 1SN	138 The Circle SE1 2JJ
55 Median Road London XXXXX	34 Jacobs Island House Dunlop Place London
1B Cranes Park Avenue London SE15 3PF	50B Elderfield Road Hackney London
No Address XXXXX	31B Rhondda Grove London E3 5AP
12 Freegrove Road London N7 9JN	26 Hamble Street London SW6 2RS
9 Rockley Road London W14 0BT	King's College London London WC2B 4BG
Springfield House London SE5 8JY	60 Holmleigh Road London N16 5PX
15 St Saviours Road London	2ND Floor Flat 50 Stoke Newington Road
97 E Denmark Hill Camberwell SE58AA	53 Graham Road London E8 1PB
31 Cricketfield Road Hackney London	26 Lonsdale Avenue London E6 3JY
13 Manor Place London SE17 3BD	420A Mares Street London
9 Peace Court London SE1 5TR	Flat 13, Vivian House Seven Sisters Road London
Apartment 480, Metro Central Heights 119 Newington Causeway London	6 Farrell Court Elephant Road London
32 Dryden Court London SE114NH	21 Saltwood Grove London SE17 2HL
8 St Edmunds House London SE17 2AR	40 Springdale Road London N16 9NX
3 Sister Mabel's Way, Peckham London SE15 6UL	26 Ritson Rd London
Second Floor, 151 Borough High Street, Southwark London SE1 1HR	Flat 25 26 Arch Street London
12 Copleston Road London SE154AD	Flat 22 26 Arch Street London
Flat 31 Peterchurch House Ledbury Estate SE151NF	Flat 9 26 Arch Street London
Marshalsea Road London SE1 1JW	Flat 7 26 Arch Street London
27 Bourneside Gardens London SE63NT	Flat 4 26 Arch Street London
5 Soane House, Roland Way London SE17 2JF	

Flat 2 26 Arch Street London

Unit 351 Shopping Centre Elephant And
Castle

Unit 22 40 Elephant Road London

Unit 18 40 Elephant Road London

Unit 8 40 Elephant Road London

Apartment 3004 Hurlock Heights 4 Deacon
Street

Apartment 2801 Hurlock Heights 4 Deacon
Street

Apartment 2706 Hurlock Heights 4 Deacon
Street

Apartment 2702 Hurlock Heights 4 Deacon
Street

Apartment 2603 Hurlock Heights 4 Deacon
Street

Apartment 2601 Hurlock Heights 4 Deacon
Street

Apartment 2504 Hurlock Heights 4 Deacon
Street

Apartment 2402 Hurlock Heights 4 Deacon
Street

Apartment 2101 Hurlock Heights 4 Deacon
Street

Apartment 2008 Hurlock Heights 4 Deacon
Street

Apartment 1902 Hurlock Heights 4 Deacon
Street

Apartment 1801 Hurlock Heights 4 Deacon
Street

Apartment 1702 Hurlock Heights 4 Deacon
Street

Apartment 1606 Hurlock Heights 4 Deacon
Street

Apartment 1604 Hurlock Heights 4 Deacon
Street

Apartment 1601 Hurlock Heights 4 Deacon
Street

Apartment 1506 Hurlock Heights 4 Deacon
Street

Apartment 1503 Hurlock Heights 4 Deacon
Street

Apartment 1301 Hurlock Heights 4 Deacon
Street

Apartment 1208 Hurlock Heights 4 Deacon
Street

Apartment 1108 Hurlock Heights 4 Deacon
Street

Apartment 1105 Hurlock Heights 4 Deacon
Street

Apartment 1006 Hurlock Heights 4 Deacon
Street

Apartment 707 Hurlock Heights 4 Deacon
Street

Apartment 204 Hurlock Heights 4 Deacon
Street

Apartment 408 Hurlock Heights 4 Deacon
Street

Apartment 303 Hurlock Heights 4 Deacon
Street

Apartment 202 Hurlock Heights 4 Deacon
Street

Flat 32 Draper House 20 Elephant And
Castle

803 Mawes House 5 Castle Square London

Flat 2 Wardroper House 62 St Georges Road

Flat 124 Draper House 20 Elephant And
Castle

Apartment 1001 Raglan House 120 Elephant
Road

Apartment 106 6 St Gabriel Walk London

Flat 22 Perronet House Gaywood Estate
Princess Street

Apartment 2102 Tantallon House 130
Elephant Road

Apartment 1403 Tantallon House 130
Elephant Road

2 Castle Square London Southwark

Apartment 503 Raglan House 120 Elephant
Road

Apartment 302 Raglan House 120 Elephant
Road

Apartment 2404 Raglan House 120 Elephant
Road

Apartment 2105 Raglan House 120 Elephant
Road

Apartment 2001 Raglan House 120 Elephant
Road

Apartment 1903 Raglan House 120 Elephant
Road

Unit T Seventh Floor Hannibal House
Elephant And Castle

Unit J Seventh Floor Hannibal House
Elephant And Castle

Unit A Seventh Floor Hannibal House
Elephant And Castle

Studio 12 86 Walworth Road London

Studio 5 86 Walworth Road London

Apartment 3203 8 Walworth Road London

Apartment 3201 8 Walworth Road London

Apartment 3111 8 Walworth Road London

Apartment 3005 8 Walworth Road London

Apartment 2910 8 Walworth Road London

Apartment 2811 8 Walworth Road London

Apartment 2011 8 Walworth Road London

Apartment 2009 8 Walworth Road London

Apartment 2006 8 Walworth Road London

Apartment 2003 8 Walworth Road London

Apartment 1811 8 Walworth Road London

Apartment 1802 8 Walworth Road London

Apartment 1704 8 Walworth Road London

Apartment 2706 8 Walworth Road London

Apartment 2408 8 Walworth Road London

Apartment 2207 8 Walworth Road London

Apartment 1509 8 Walworth Road London

Apartment 1502 8 Walworth Road London

Apartment 1409 8 Walworth Road London

Apartment 1305 8 Walworth Road London

Apartment 1109 8 Walworth Road London

Apartment 1003 8 Walworth Road London

Apartment 4201 8 Walworth Road London

Apartment 4103 8 Walworth Road London

Apartment 3705 8 Walworth Road London

Apartment 3407 8 Walworth Road London

Apartment 905 8 Walworth Road London

Apartment 805 8 Walworth Road London

Apartment 408 8 Walworth Road London

Apartment 307 8 Walworth Road London

Apartment 204 8 Walworth Road London

Flat 7 Wardroper House 62 St Georges Road

Flat 12 28 Arch Street London

Flat 11 28 Arch Street London

Ninth Floor Hannibal House Elephant And
Castle

200-201 Shopping Centre Elephant And
Castle London

Flat 8 43 Oswin Street London

Apartment 405 9 Churchyard Row London

Apartment 74 5 Churchyard Row London

Flat 11 Laurie House Gaywood Estate
Gaywood Street

Unit 15 Shopping Centre Elephant And
Castle

Apartment 105 6 St Gabriel Walk London

Apartment 3804 9 Churchyard Row London

Flat 14 28 Arch Street London

Apartment 1607 9 Churchyard Row London

401 Mawes House 5 Castle Square London

Apartment 2703 8 Walworth Road London

Apartment 2509 8 Walworth Road London

Apartment 3507 8 Walworth Road London

Flat 135 Draper House 20 Elephant And
Castle

Apartment 1909 8 Walworth Road London

Flat 16 Perronet House Gaywood Estate
Princess Street

Studio 1 86 Walworth Road London

Flat 106 Draper House 20 Elephant And
Castle

Unit 8 Farrell Court Elephant Road

Unit 3 Farrell Court Elephant Road

Flat 119 Draper House 20 Elephant And
Castle

Flat 114 Draper House 20 Elephant And
Castle

Flat 16 Draper House 20 Elephant And
Castle

Apartment 708 9 Churchyard Row London

185 Brook Drive London Southwark

Apartment 1306 1 St Gabriel Walk London

Apartment 1203 1 St Gabriel Walk London

Apartment 1002 1 St Gabriel Walk London

Apartment 907 1 St Gabriel Walk London

Apartment 608 1 St Gabriel Walk London

Apartment 1002 9 Churchyard Row London

Apartment 905 9 Churchyard Row London

Apartment 805 9 Churchyard Row London

Apartment 302 9 Churchyard Row London

76 Hayles Buildings Elliotts Row London

51 Hayles Buildings Elliotts Row London

Apartment 1102 1 St Gabriel Walk London

84 Hayles Buildings Elliotts Row London

81 Hayles Buildings Elliotts Row London

Apartment 101 7 Churchyard Row London

Apartment 98 7 Churchyard Row London

Apartment 207 6 St Gabriel Walk London

Unit 4 22 Elephant And Castle London

Apartment 3502 1 St Gabriel Walk London

Apartment 3304 1 St Gabriel Walk London

Apartment 3005 1 St Gabriel Walk London

Apartment 18 1 Churchyard Row London

Apartment 2501 1 St Gabriel Walk London

Apartment 2401 1 St Gabriel Walk London

Apartment 21 1 Churchyard Row London

38 Elliotts Row London Southwark

175A Brook Drive London Southwark

Apartment 2801 8 Walworth Road London

Apartment 1601 8 Walworth Road London

Apartment 2903 9 Churchyard Row London

3 St Gabriel Walk London Southwark

406 Mawes House 5 Castle Square London

Apartment 3204 8 Walworth Road London

Apartment 805 Raglan House 120 Elephant
Road

Apartment 3402 1 St Gabriel Walk London	38 Hayles Buildings Elliotts Row London
Flat 38 Sherston Court Newington Butts	42 Elliotts Row London Southwark
Apartment 1505 Raglan House 120 Elephant Road	Apartment 2706 1 St Gabriel Walk London
Apartment 3405 9 Churchyard Row London	Apartment 2601 1 St Gabriel Walk London
Apartment 804 8 Walworth Road London	Apartment 2403 1 St Gabriel Walk London
Metropolitan Tabernacle Church Elephant And Castle London	4 Hayles Buildings Elliotts Row London
Flat 38 Draper House 20 Elephant And Castle	15 Hayles Buildings Elliotts Row London
62 Elliotts Row London Southwark	Apartment 6 1 Churchyard Row London
8 St Georges Buildings St Georges Road London	Apartment 2208 1 St Gabriel Walk London
Unit 10 Artworks House Elephant Road	15 Metropolis Oswin Street London
Apartment 1602 1 St Gabriel Walk London	Apartment 1702 1 St Gabriel Walk London
Apartment 402 1 St Gabriel Walk London	Apartment 4402 9 Churchyard Row London
Apartment 1405 9 Churchyard Row London	Apartment 4307 9 Churchyard Row London
Apartment 2808 8 Walworth Road London	213 Shopping Centre Elephant And Castle London
Apartment 2103 8 Walworth Road London	211 Shopping Centre Elephant And Castle London
Apartment 2403 8 Walworth Road London	Unit 352 Shopping Centre Elephant And Castle
Apartment 1202 8 Walworth Road London	Kiosk Shopping Centre Elephant And Castle
Apartment 403 8 Walworth Road London	Apartment 902 Maurice House 4 Ash Avenue
341-343 Shopping Centre Elephant And Castle London	Apartment 807 Maurice House 4 Ash Avenue
Apartment 1108 9 Churchyard Row London	Apartment 705 Maurice House 4 Ash Avenue
Apartment 802 9 Churchyard Row London	Apartment 702 Maurice House 4 Ash Avenue
Apartment 601 9 Churchyard Row London	Apartment 601 Maurice House 4 Ash Avenue
Apartment 402 9 Churchyard Row London	Apartment 507 Maurice House 4 Ash Avenue
179 Brook Drive London Southwark	Apartment 408 Maurice House 4 Ash Avenue
Apartment 305 9 Churchyard Row London	
Apartment 210 6 St Gabriel Walk London	
Apartment 63 5 Churchyard Row London	
54 Hayles Buildings Elliotts Row London	

Apartment 405 Maurice House 4 Ash Avenue

Apartment 307 Maurice House 4 Ash Avenue

Apartment 107 Maurice House 4 Ash Avenue

Apartment 806 Vowler House 10 Ash Avenue

Apartment 803 Vowler House 10 Ash Avenue

Apartment 506 Vowler House 10 Ash Avenue

Apartment 505 Vowler House 10 Ash Avenue

Apartment 504 Vowler House 10 Ash Avenue

Apartment 502 Vowler House 10 Ash Avenue

Apartment 403 Vowler House 10 Ash Avenue

Apartment 204 Vowler House 10 Ash Avenue

Apartment 203 Vowler House 10 Ash Avenue

Apartment 202 Vowler House 10 Ash Avenue

Apartment 2906 Hurlock Heights 4 Deacon Street

Apartment 2606 Hurlock Heights 4 Deacon Street

Apartment 2604 Hurlock Heights 4 Deacon Street

Apartment 2503 Hurlock Heights 4 Deacon Street

Apartment 2408 Hurlock Heights 4 Deacon Street

Apartment 2307 Hurlock Heights 4 Deacon Street

Apartment 2304 Hurlock Heights 4 Deacon Street

Apartment 2203 Hurlock Heights 4 Deacon Street

Apartment 2107 Hurlock Heights 4 Deacon Street

Apartment 2003 Hurlock Heights 4 Deacon Street

Apartment 1905 Hurlock Heights 4 Deacon Street

Apartment 1904 Hurlock Heights 4 Deacon Street

Apartment 1501 Hurlock Heights 4 Deacon Street

Apartment 1305 Hurlock Heights 4 Deacon Street

Apartment 1206 Hurlock Heights 4 Deacon Street

Apartment 1205 Hurlock Heights 4 Deacon Street

Apartment 1203 Hurlock Heights 4 Deacon Street

Apartment 1202 Hurlock Heights 4 Deacon Street

Apartment 1106 Hurlock Heights 4 Deacon Street

Apartment 1008 Hurlock Heights 4 Deacon Street

Apartment 1002 Hurlock Heights 4 Deacon Street

Apartment 801 Hurlock Heights 4 Deacon Street

Apartment 2102 1 St Gabriel Walk London

Apartment 1807 1 St Gabriel Walk London

Apartment 1406 1 St Gabriel Walk London

Apartment 3401 1 Churchyard Row London

Apartment 3307 9 Churchyard Row London

7A Hayles Street London Southwark	Flat 89 Albert Barnes House New Kent Road
Apartment 4407 9 Churchyard Row London	Apartment 1103 Tantallon House 130 Elephant Road
Apartment 4404 9 Churchyard Row London	Apartment 905 Tantallon House 130 Elephant Road
Apartment 4301 9 Churchyard Row London	Apartment 801 Tantallon House 130 Elephant Road
Apartment 3407 9 Churchyard Row London	302 Mawes House 5 Castle Square London
Apartment 2704 9 Churchyard Row London	Apartment 604 Tantallon House 130 Elephant Road
Apartment 3908 9 Churchyard Row London	Apartment 2005 Raglan House 120 Elephant Road
Apartment 704 Vowler House 10 Ash Avenue	Apartment 1902 Raglan House 120 Elephant Road
Flat 67 Perronet House Gaywood Estate Princess Street	Apartment 1706 Raglan House 120 Elephant Road
Flat 53 Perronet House Gaywood Estate Princess Street	Flat 90 Perronet House Gaywood Estate Princess Street
Flat 15 Albert Barnes House New Kent Road	Apartment 703 8 Walworth Road London
Flat 13 Perronet House Gaywood Estate Princess Street	Apartment 2901 8 Walworth Road London
Flat 24 Albert Barnes House New Kent Road	Apartment 2301 8 Walworth Road London
101 Newington Butts London Southwark	Apartment 2203 8 Walworth Road London
Apartment 202 1 St Gabriel Walk London	Flat A 23 Oswin Street London
Apartment 1204 Raglan House 120 Elephant Road	Apartment 1703 8 Walworth Road London
Flat 10 Laurie House Gaywood Estate Gaywood Street	Apartment 1608 8 Walworth Road London
Flat 1 Sherston Court Newington Butts	Apartment 2607 9 Churchyard Row London
1602 Mawes House 5 Castle Square London	Apartment 3903 9 Churchyard Row London
1205 Mawes House 5 Castle Square London	Apartment 3808 9 Churchyard Row London
Apartment 1506 Tantallon House 130 Elephant Road	Apartment 3607 9 Churchyard Row London
1002 Mawes House 5 Castle Square London	Apartment 2308 9 Churchyard Row London
Unit 14 Artworks House Elephant Road	Apartment 2306 9 Churchyard Row London
Apartment 1401 Tantallon House 130 Elephant Road	Apartment 2108 9 Churchyard Row London
Unit 7 Artworks House Elephant Road	Apartment 2007 9 Churchyard Row London
Flat D 58 St Georges Road London	

Apartment 1404 Raglan House 120 Elephant Road

Apartment 1201 Raglan House 120 Elephant Road

Apartment 1102 Raglan House 120 Elephant Road

Apartment 705 Raglan House 120 Elephant Road

Flat 81 Perronet House Gaywood Estate Princess Street

Flat 74 Perronet House Gaywood Estate Princess Street

Flat 60 Perronet House Gaywood Estate Princess Street

Flat 13 Albert Barnes House New Kent Road

Flat 8 Perronet House Gaywood Estate Princess Street

Flat 33 Perronet House Gaywood Estate Princess Street

Flat A 19 Princess Street London

3 St Georges Buildings St Georges Road London

11 St Georges Buildings St Georges Road London

1701 Mawes House 5 Castle Square London

1503 Mawes House 5 Castle Square London

Apartment 2301 Tantallon House 130 Elephant Road

Unit 17B Artworks House Elephant Road

1108 Mawes House 5 Castle Square London

1105 Mawes House 5 Castle Square London

Unit 9 Artworks House Elephant Road

Apartment 1305 Tantallon House 130 Elephant Road

Flat 86 Albert Barnes House New Kent Road

Apartment 1006 Tantallon House 130 Elephant Road

202 Mawes House 5 Castle Square London

Flat 57 Sherston Court Newington Butts

Apartment 401 Tantallon House 130 Elephant Road

9 Castle Square London Southwark

Flat 51 Albert Barnes House New Kent Road

Flat 41 Albert Barnes House New Kent Road

Apartment 2206 Raglan House 120 Elephant Road

Apartment 2203 Raglan House 120 Elephant Road

Apartment 1604 Raglan House 120 Elephant Road

Room 4C Hannibal House Elephant And Castle

2 Copperbox Apartments 35 St Georges Road London

94-96 Walworth Road London Southwark

Apartment 1111 8 Walworth Road London

Apartment 807 8 Walworth Road London

Apartment 706 8 Walworth Road London

Apartment 2705 8 Walworth Road London

Apartment 708 Hurlock Heights 4 Deacon Street

Apartment 405 Hurlock Heights 4 Deacon Street

Apartment 401 Hurlock Heights 4 Deacon Street

Apartment 301 Hurlock Heights 4 Deacon Street

Apartment 206 Hurlock Heights 4 Deacon Street

Apartment 201 Hurlock Heights 4 Deacon Street

Apartment 3303 9 Churchyard Row London	Unit 28 Artworks House Elephant Road
1404 Mawes House 5 Castle Square London	Apartment 2806 1 St Gabriel Walk London
Apartment 1806 9 Churchyard Row London	Apartment 2408 9 Churchyard Row London
Flat 5 5 Oswin Street London	Apartment 91 7 Churchyard Row London
Flat 6 43 Oswin Street London	Apartment 1002 Raglan House 120 Elephant Road
Flat 75 Albert Barnes House New Kent Road	Apartment 2006 Raglan House 120 Elephant Road
Apartment 1008 8 Walworth Road London	Apartment 1609 8 Walworth Road London
Apartment 3605 8 Walworth Road London	Unit B Seventh Floor Hannibal House Elephant And Castle
Apartment 702 1 St Gabriel Walk London	Apartment 1308 8 Walworth Road London
Apartment 2507 9 Churchyard Row London	Apartment 904 8 Walworth Road London
Apartment 2304 9 Churchyard Row London	Apartment 707 8 Walworth Road London
Apartment 1502 9 Churchyard Row London	Apartment 2506 Tantallon House 130 Elephant Road
Flat 4 187 Brook Drive London	Unit 6 Farrell Court Elephant Road
72 London Road London Southwark	Flat 130 Draper House 20 Elephant And Castle
Apartment 3305 1 St Gabriel Walk London	Flat 8 Wardroper House 62 St Georges Road
Apartment 76 5 Churchyard Row London	Unit 6 Draper House 20 Elephant And Castle
Apartment 1204 1 St Gabriel Walk London	Railway Arch 145 Eagle Yard 88 Walworth Road
Apartment 2005 8 Walworth Road London	Flat 2 88 Walworth Road London
317 Shopping Centre Elephant And Castle London	Flat 7 5 Oswin Street London
Flat 36 Albert Barnes House New Kent Road	Apartment 1504 Tantallon House 130 Elephant Road
Apartment 902 9 Churchyard Row London	Unit I Seventh Floor Hannibal House Elephant And Castle
Apartment 2304 Tantallon House 130 Elephant Road	17 St Georges Buildings St Georges Road London
Flat 8 Albert Barnes House New Kent Road	4 Walworth Road London Southwark
Apartment 2601 9 Churchyard Row London	Flat B First Floor 19 Oswin Street London
20 St Georges Buildings St Georges Road London	Apartment 1401 8 Walworth Road London
Flat 80 Albert Barnes House New Kent Road	
Flat 28 Albert Barnes House New Kent Road	
Flat 11 Wardroper House 62 St Georges Road	

Apartment 1306 8 Walworth Road London	Flat 26 Sherston Court Newington Butts
Apartment 1010 8 Walworth Road London	Flat 23 Sherston Court Newington Butts
Living Accommodation The Charlie Chaplin 26 New Kent Road	Flat 137 Draper House 20 Elephant And Castle
Apartment 508 8 Walworth Road London	Flat 140 Draper House 20 Elephant And Castle
Apartment 3803 8 Walworth Road London	Unit R Seventh Floor Hannibal House Elephant And Castle
Apartment 3801 8 Walworth Road London	Unit 2 Farrell Court Elephant Road
Apartment 3707 8 Walworth Road London	Flat 17 Draper House 20 Elephant And Castle
212 Shopping Centre Elephant And Castle London	Flat 69 Draper House 20 Elephant And Castle
203 Shopping Centre Elephant And Castle London	44 Hayles Buildings Elliotts Row London
Unit 344 Shopping Centre Elephant And Castle	42 Hayles Buildings Elliotts Row London
Unit 333 Shopping Centre Elephant And Castle	50 Hayles Buildings Elliotts Row London
10B Gaywood Street London Southwark	66 Hayles Buildings Elliotts Row London
Apartment 2004 8 Walworth Road London	28 Hayles Buildings Elliotts Row London
Apartment 1910 8 Walworth Road London	25 Hayles Buildings Elliotts Row London
237C And D238 Shopping Centre Elephant And Castle	Apartment 4203 8 Walworth Road London
Seventh Floor Hannibal House Elephant And Castle	Apartment 410 8 Walworth Road London
Second Floor Flat 6 Hampton Street London	Apartment 401 8 Walworth Road London
Flat 21 Draper House 20 Elephant And Castle	Apartment 308 8 Walworth Road London
Flat 11 Draper House 20 Elephant And Castle	Apartment 301 8 Walworth Road London
Flat 109 Draper House 20 Elephant And Castle	329 Shopping Centre Elephant And Castle London
Flat 54 Draper House 20 Elephant And Castle	Apartment 3607 8 Walworth Road London
Flat 51 Draper House 20 Elephant And Castle	Apartment 3508 8 Walworth Road London
Flat 3 Draper House 20 Elephant And Castle	241 Shopping Centre Elephant And Castle London
	218 Shopping Centre Elephant And Castle London
	Workshop 2 Shopping Centre Elephant And Castle

Unit 306 And 308 Shopping Centre Elephant And Castle

First Floor Shopping Centre Elephant And Castle

Apartment 1806 8 Walworth Road London

Apartment 1510 8 Walworth Road London

Apartment 3305 8 Walworth Road London

Flat 13 28 Arch Street London

Flat 10 28 Arch Street London

The Moat Shopping Centre Elephant And Castle

333 334 Part 335 And Store H Shopping Centre Elephant And Castle

Eleventh Floor Hannibal House Elephant And Castle

27 Oswin Street London Southwark

Unit 1 Farrell Court Elephant Road

Flat 133 Draper House 20 Elephant And Castle

Flat 132 Draper House 20 Elephant And Castle

Flat 127 Draper House 20 Elephant And Castle

Flat 115 Draper House 20 Elephant And Castle

Flat 111 Draper House 20 Elephant And Castle

Flat 107 Draper House 20 Elephant And Castle

Flat 81 Draper House 20 Elephant And Castle

70 Hayles Buildings Elliotts Row London

36 Hayles Buildings Elliotts Row London

30 Hayles Buildings Elliotts Row London

9 Oswin Street London Southwark

7 Oswin Street London Southwark

68 Elliotts Row London Southwark

59 Elliotts Row London Southwark

55 Elliotts Row London Southwark

24 St Georges Buildings St Georges Road London

Flat C 60 St Georges Road London

Flat 90 Albert Barnes House New Kent Road

Flat 82 Albert Barnes House New Kent Road

Flat 70 Albert Barnes House New Kent Road

Flat 67 Albert Barnes House New Kent Road

Flat 50 Albert Barnes House New Kent Road

Flat 7 Albert Barnes House New Kent Road

Flat 37 Albert Barnes House New Kent Road

Flat 30 Albert Barnes House New Kent Road

Flat 26 Albert Barnes House New Kent Road

311 Shopping Centre Elephant And Castle London

Flat 116 Draper House 20 Elephant And Castle

Apartment 401 1 St Gabriel Walk London

Apartment 1206 9 Churchyard Row London

Apartment 907 9 Churchyard Row London

Apartment 84 7 Churchyard Row London

Apartment 75 5 Churchyard Row London

Apartment 3105 1 St Gabriel Walk London

49 Hayles Buildings Elliotts Row London

60 Elliotts Row London Southwark

Apartment 2606 1 St Gabriel Walk London

1 Hayles Street London Southwark

7 Hayles Buildings Elliotts Row London

Apartment 9 1 Churchyard Row London

2 Dante Road London Southwark	Unit 19 Artworks House Elephant Road
Apartment 1504 1 St Gabriel Walk London	603 Mawes House 5 Castle Square London
Flat 2 65-66 Elliotts Row London	Flat B 60 St Georges Road London
Apartment 4408 9 Churchyard Row London	Flat 79 Albert Barnes House New Kent Road
Apartment 4003 9 Churchyard Row London	Apartment 1303 Tantallon House 130 Elephant Road
Apartment 3605 9 Churchyard Row London	Apartment 1105 Tantallon House 130 Elephant Road
Apartment 2501 9 Churchyard Row London	Apartment 1001 Tantallon House 130 Elephant Road
Apartment 2205 9 Churchyard Row London	Flat 5 Sherston Court Newington Butts
Apartment 2001 9 Churchyard Row London	Apartment 305 Tantallon House 130 Elephant Road
Apartment 505 Raglan House 120 Elephant Road	3 Hayles Buildings Elliotts Row London
Flat 71 Perronet House Gaywood Estate Princess Street	2 Hayles Buildings Elliotts Row London
Flat 69 Perronet House Gaywood Estate Princess Street	19 Hayles Buildings Elliotts Row London
Flat 64 Perronet House Gaywood Estate Princess Street	19 St Georges Buildings St Georges Road London
Flat 18 Albert Barnes House New Kent Road	Flat 87 Perronet House Gaywood Estate Princess Street
Flat 4 Perronet House Gaywood Estate Princess Street	Elephant And Castle Public House 121 Newington Causeway London
Flat 10 Perronet House Gaywood Estate Princess Street	41 Oswin Street London Southwark
Flat B 17 Princess Street London	31 Oswin Street London Southwark
Flat B 11 Princess Street London	47 Elliotts Row London Southwark
1705 Mawes House 5 Castle Square London	Flat 95 Albert Barnes House New Kent Road
Apartment 2505 Tantallon House 130 Elephant Road	Flat 93 Albert Barnes House New Kent Road
Apartment 2402 Tantallon House 130 Elephant Road	Flat 68 Albert Barnes House New Kent Road
Apartment 2205 Tantallon House 130 Elephant Road	Flat 49 Albert Barnes House New Kent Road
904 Mawes House 5 Castle Square London	Flat 25 Albert Barnes House New Kent Road
804 Mawes House 5 Castle Square London	Flat 3 65-66 Elliotts Row London
706 Mawes House 5 Castle Square London	12 St Georges Buildings St Georges Road London
	Flat C 58 St Georges Road London

169 Brook Drive London Southwark	Apartment 7 1 Churchyard Row London
14 Metropolis Oswin Street London	Apartment 4 1 Churchyard Row London
Flat A 16 Gaywood Street London	Apartment 3504 9 Churchyard Row London
35 Gaywood Street London Southwark	Apartment 3501 9 Churchyard Row London
Flat 61 Perronet House Gaywood Estate Princess Street	Apartment 3204 9 Churchyard Row London
Flat 49 Perronet House Gaywood Estate Princess Street	Apartment 3001 9 Churchyard Row London
Flat 2 Perronet House Gaywood Estate Princess Street	Apartment 2008 9 Churchyard Row London
Flat 82 Perronet House Gaywood Estate Princess Street	Apartment 1903 9 Churchyard Row London
1706 Mawes House 5 Castle Square London	Flat 6 158 Brook Drive London
Apartment 2302 Tantallon House 130 Elephant Road	Flat 4 158 Brook Drive London
Apartment 2004 Tantallon House 130 Elephant Road	17 Metropolis Oswin Street London
Apartment 1102 Tantallon House 130 Elephant Road	16 Metropolis Oswin Street London
Apartment 902 Tantallon House 130 Elephant Road	6 Metropolis Oswin Street London
Apartment 805 Tantallon House 130 Elephant Road	175B Brook Drive London Southwark
Apartment 802 Tantallon House 130 Elephant Road	Flat 14 Perronet House Gaywood Estate Princess Street
Apartment 502 Tantallon House 130 Elephant Road	Flat 5 Laurie House Gaywood Estate Gaywood Street
Unit 31 Artworks House Elephant Road	Flat A 17 Princess Street London
Room 4J Hannibal House Elephant And Castle	Flat A 13 Princess Street London
Apartment 1806 Tantallon House 130 Elephant Road	Flat B 12 Gaywood Street London
Apartment 56 5 Churchyard Row London	84 Walworth Road London Southwark
Apartment 48 3 Churchyard Row London	40 Princess Street London Southwark
Apartment 39 3 Churchyard Row London	Flat 73 Perronet House Gaywood Estate Princess Street
Apartment 37 3 Churchyard Row London	Flat 47 Perronet House Gaywood Estate Princess Street
	Flat 7 Perronet House Gaywood Estate Princess Street
	Flat 40 Perronet House Gaywood Estate Princess Street
	Flat 30 Perronet House Gaywood Estate Princess Street

Kiosk 3 Shopping Centre Elephant And Castle

Apartment 2204 Tantallon House 130 Elephant Road

Apartment 2006 Tantallon House 130 Elephant Road

Apartment 2001 Tantallon House 130 Elephant Road

Apartment 1903 Tantallon House 130 Elephant Road

Apartment 1002 Tantallon House 130 Elephant Road

Apartment 901 Tantallon House 130 Elephant Road

Apartment 706 Tantallon House 130 Elephant Road

Apartment 602 Tantallon House 130 Elephant Road

Apartment 501 Tantallon House 130 Elephant Road

Apartment 405 Tantallon House 130 Elephant Road

Unit 21 Artworks House Elephant Road

Unit 13 Artworks House Elephant Road

Unit 2 Artworks House Elephant Road

Apartment 64 5 Churchyard Row London

Apartment 57 5 Churchyard Row London

Apartment 33 3 Churchyard Row London

Apartment 17 1 Churchyard Row London

Flat 2 21 Oswin Street London

Apartment 305 6 St Gabriel Walk London

Apartment 208 6 St Gabriel Walk London

Apartment 110 6 St Gabriel Walk London

Apartment 2905 1 St Gabriel Walk London

Apartment 2808 1 St Gabriel Walk London

Apartment 2703 1 St Gabriel Walk London

Apartment 4303 9 Churchyard Row London

Apartment 4107 9 Churchyard Row London

Apartment 3807 9 Churchyard Row London

Apartment 3803 9 Churchyard Row London

Apartment 2204 1 St Gabriel Walk London

6 Castle Square London Southwark

Apartment 2403 Raglan House 120 Elephant Road

Apartment 2201 Raglan House 120 Elephant Road

Apartment 1601 Raglan House 120 Elephant Road

Unit W Seventh Floor Hannibal House Elephant And Castle

Unit U Seventh Floor Hannibal House Elephant And Castle

103 Newington Butts London Southwark

Flat 85 Perronet House Gaywood Estate Princess Street

Ground Floor Flat 177 Brook Drive London

Apartment 1309 8 Walworth Road London

Apartment 1301 8 Walworth Road London

Apartment 1108 8 Walworth Road London

Apartment 1001 8 Walworth Road London

Apartment 3102 8 Walworth Road London

Apartment 3004 8 Walworth Road London

Apartment 4102 8 Walworth Road London

Apartment 4005 8 Walworth Road London

Apartment 604 8 Walworth Road London

Apartment 2105 8 Walworth Road London

310 Shopping Centre Elephant And Castle London

239 Shopping Centre Elephant And Castle
London

234 Shopping Centre Elephant And Castle
London

Unit 238 Shopping Centre Elephant And
Castle

Unit 231 Shopping Centre Elephant And
Castle

The Flat Metropolitan Tabernacle Elephant
And Castle

Flat 9 43 Oswin Street London

Flat 1 43 Oswin Street London

Apartment 1901 8 Walworth Road London

Flat 7 28 Arch Street London

Railway Arch 5 Elephant Mews Elephant
Road

Unit 1 Draper House 20 Elephant And Castle

Unit 7 Farrell Court Elephant Road

Flat 141 Draper House 20 Elephant And
Castle

Flat 123 Draper House 20 Elephant And
Castle

61 Hayles Buildings Elliotts Row London

58 Hayles Buildings Elliotts Row London

47 Hayles Buildings Elliotts Row London

39 Hayles Buildings Elliotts Row London

33 Hayles Buildings Elliotts Row London

10 Hayles Buildings Elliotts Row London

1 Hayles Buildings Elliotts Row London

10 Walworth Road London Southwark

39 Oswin Street London Southwark

40 Elliotts Row London Southwark

33 St Georges Buildings St Georges Road
London

13 St Georges Buildings St Georges Road
London

36 Elliotts Row London Southwark

34 Elliotts Row London Southwark

4 St Georges Buildings St Georges Road
London

Apartment 1101 9 Churchyard Row London

Flat 2 189 Brook Drive London

Flat B 23 Oswin Street London

Apartment 3409 8 Walworth Road London

Apartment 54 5 Churchyard Row London

5 St Gabriel Walk London Southwark

Apartment 209 6 St Gabriel Walk London

Apartment 3601 1 St Gabriel Walk London

Apartment 3501 1 St Gabriel Walk London

Apartment 3302 1 St Gabriel Walk London

Apartment 3204 1 St Gabriel Walk London

Apartment 3101 1 St Gabriel Walk London

Apartment 2903 1 St Gabriel Walk London

Apartment 2602 1 St Gabriel Walk London

Apartment 4403 9 Churchyard Row London

Apartment 4401 9 Churchyard Row London

Apartment 4108 9 Churchyard Row London

Apartment 4105 9 Churchyard Row London

Apartment 4001 9 Churchyard Row London

Apartment 3707 9 Churchyard Row London

Apartment 3706 9 Churchyard Row London

Apartment 2402 1 St Gabriel Walk London

Apartment 2206 1 St Gabriel Walk London

Apartment 1903 1 St Gabriel Walk London

Apartment 1901 1 St Gabriel Walk London

Apartment 1508 1 St Gabriel Walk London

Apartment 1407 1 St Gabriel Walk London
 Apartment 1301 1 St Gabriel Walk London
 Apartment 405 1 St Gabriel Walk London
 Apartment 302 1 St Gabriel Walk London
 Apartment 207 1 St Gabriel Walk London
 Apartment 2708 9 Churchyard Row London
 Apartment 2404 9 Churchyard Row London
 Apartment 2206 9 Churchyard Row London
 Apartment 2204 9 Churchyard Row London
 Apartment 1707 9 Churchyard Row London
 Apartment 1408 9 Churchyard Row London
 Apartment 1208 9 Churchyard Row London
 Apartment 701 9 Churchyard Row London
 Apartment 608 9 Churchyard Row London
 Apartment 508 9 Churchyard Row London
 Apartment 502 9 Churchyard Row London
 Apartment 108 7 Churchyard Row London
 Apartment 102 7 Churchyard Row London
 Apartment 99 7 Churchyard Row London
 Apartment 90 7 Churchyard Row London
 1704 Mawes House 5 Castle Square London
 1306 Mawes House 5 Castle Square London
 1107 Mawes House 5 Castle Square London
 1008 Mawes House 5 Castle Square London
 31 Hayles Buildings Elliotts Row London
 32A Elliotts Row London Southwark
 51 Elliotts Row London Southwark
 77 Hayles Buildings Elliotts Row London
 74 Hayles Buildings Elliotts Row London
 7 St Georges Buildings St Georges Road
 London

6 St Georges Buildings St Georges Road
 London
 Flat A 60 St Georges Road London
 Flat 98 Albert Barnes House New Kent Road
 Flat 96 Albert Barnes House New Kent Road
 Flat 85 Albert Barnes House New Kent Road
 Flat 78 Albert Barnes House New Kent Road
 Flat 63 Albert Barnes House New Kent Road
 Flat 62 Albert Barnes House New Kent Road
 Flat 58 Albert Barnes House New Kent Road
 Flat 57 Albert Barnes House New Kent Road
 Flat 55 Albert Barnes House New Kent Road
 Flat 42 Albert Barnes House New Kent Road
 Flat 3 158 Brook Drive London
 Flat 1 158 Brook Drive London
 19 Metropolis Oswin Street London
 10 Metropolis Oswin Street London
 Flat 7 Laurie House Gaywood Estate
 Gaywood Street
 Flat B 14 Gaywood Street London
 Flat A 14 Gaywood Street London
 36 Princess Street London Southwark
 Flat 63 Perronet House Gaywood Estate
 Princess Street
 Flat 45 Perronet House Gaywood Estate
 Princess Street
 Flat 18 Perronet House Gaywood Estate
 Princess Street
 Apartment 1505 Tantallon House 130
 Elephant Road
 Apartment 1406 Tantallon House 130
 Elephant Road
 Apartment 1306 Tantallon House 130
 Elephant Road

Apartment 1304 Tantallon House 130
Elephant Road

Apartment 1302 Tantallon House 130
Elephant Road

Apartment 1301 Tantallon House 130
Elephant Road

Apartment 1205 Tantallon House 130
Elephant Road

Apartment 403 Tantallon House 130
Elephant Road

Unit 25 Artworks House Elephant Road

Unit 12 Artworks House Elephant Road

Apartment 59 5 Churchyard Row London

Apartment 44 3 Churchyard Row London

Apartment 14 1 Churchyard Row London

Apartment 8 1 Churchyard Row London

Apartment 5 1 Churchyard Row London

11 Churchyard Row London Southwark

Apartment 302 6 St Gabriel Walk London

Apartment 206 6 St Gabriel Walk London

Apartment 201 6 St Gabriel Walk London

Apartment 2107 1 St Gabriel Walk London

Apartment 2103 1 St Gabriel Walk London

Apartment 1708 1 St Gabriel Walk London

Apartment 1706 1 St Gabriel Walk London

Apartment 1704 1 St Gabriel Walk London

Apartment 1701 1 St Gabriel Walk London

Apartment 1404 1 St Gabriel Walk London

Apartment 1302 1 St Gabriel Walk London

Apartment 1007 1 St Gabriel Walk London

Apartment 3406 9 Churchyard Row London

Apartment 3406 1 Churchyard Row London

Apartment 3405 1 Churchyard Row London

Apartment 3007 9 Churchyard Row London

Apartment 2906 9 Churchyard Row London

Apartment 807 1 St Gabriel Walk London

Apartment 804 1 St Gabriel Walk London

Apartment 801 1 St Gabriel Walk London

Apartment 604 1 St Gabriel Walk London

Apartment 301 1 St Gabriel Walk London

Apartment 102 1 St Gabriel Walk London

Apartment 2603 9 Churchyard Row London

Apartment 2505 9 Churchyard Row London

Apartment 2307 9 Churchyard Row London

Apartment 2202 9 Churchyard Row London

Apartment 2107 9 Churchyard Row London

Apartment 2003 9 Churchyard Row London

Apartment 1805 9 Churchyard Row London

Apartment 1308 9 Churchyard Row London

Apartment 1107 9 Churchyard Row London

Apartment 1104 9 Churchyard Row London

Apartment 904 9 Churchyard Row London

Apartment 703 9 Churchyard Row London

Apartment 301 9 Churchyard Row London

Apartment 202 9 Churchyard Row London

Apartment 97 7 Churchyard Row London

Apartment 87 7 Churchyard Row London

Apartment 79 5 Churchyard Row London

1207 Mawes House 5 Castle Square London

902 Mawes House 5 Castle Square London

501 Mawes House 5 Castle Square London

203 Mawes House 5 Castle Square London

Apartment 1104 Raglan House 120 Elephant
Road

Apartment 1005 Raglan House 120 Elephant Road	Flat 3 Perronet House Gaywood Estate Princess Street
Apartment 401 Raglan House 120 Elephant Road	Flat 28 Perronet House Gaywood Estate Princess Street
Apartment 2506 Raglan House 120 Elephant Road	Flat 26 Perronet House Gaywood Estate Princess Street
Apartment 2504 Raglan House 120 Elephant Road	Apartment 2206 Tantallon House 130 Elephant Road
Apartment 2303 Raglan House 120 Elephant Road	Apartment 1905 Tantallon House 130 Elephant Road
Apartment 2103 Raglan House 120 Elephant Road	Apartment 1803 Tantallon House 130 Elephant Road
Apartment 1905 Raglan House 120 Elephant Road	Apartment 1705 Tantallon House 130 Elephant Road
28 St Georges Buildings St Georges Road London	Apartment 1604 Tantallon House 130 Elephant Road
Flat 92 Albert Barnes House New Kent Road	Apartment 1203 Tantallon House 130 Elephant Road
Flat 87 Albert Barnes House New Kent Road	Apartment 1106 Tantallon House 130 Elephant Road
Flat 9 Albert Barnes House New Kent Road	Apartment 701 Tantallon House 130 Elephant Road
Flat 4 Albert Barnes House New Kent Road	Unit 34 Artworks House Elephant Road
Flat 23 Albert Barnes House New Kent Road	Unit 33A Artworks House Elephant Road
3 Metropolis Oswin Street London	Unit 29 Artworks House Elephant Road
Flat B 15 Princess Street London	Unit 5 Artworks House Elephant Road
20 Princess Street London Southwark	Room 4I Hannibal House Elephant And Castle
Flat 80 Perronet House Gaywood Estate Princess Street	Room 4G Hannibal House Elephant And Castle
Flat 75 Perronet House Gaywood Estate Princess Street	Apartment 68 5 Churchyard Row London
Flat 70 Perronet House Gaywood Estate Princess Street	Apartment 25 3 Churchyard Row London
Flat 51 Perronet House Gaywood Estate Princess Street	Apartment 10 1 Churchyard Row London
Flat 37 Perronet House Gaywood Estate Princess Street	Apartment 204 6 St Gabriel Walk London
Flat 36 Perronet House Gaywood Estate Princess Street	Apartment 3403 1 St Gabriel Walk London
	Apartment 2708 1 St Gabriel Walk London

Apartment 2405 1 St Gabriel Walk London	Site Office Elephant Road London
Apartment 2202 1 St Gabriel Walk London	Unit Q Seventh Floor Hannibal House Elephant And Castle
Apartment 1806 1 St Gabriel Walk London	Unit O Seventh Floor Hannibal House Elephant And Castle
Apartment 1405 1 St Gabriel Walk London	Unit F Seventh Floor Hannibal House Elephant And Castle
Apartment 1305 1 St Gabriel Walk London	Elephant Kiosk 5 Outside Elephant And Castle Shopping Centre Elephant And Castle London
Apartment 1304 1 St Gabriel Walk London	Studio 11 86 Walworth Road London
Apartment 1106 1 St Gabriel Walk London	Studio 3 86 Walworth Road London
Apartment 1101 1 St Gabriel Walk London	Flat 5 West Combe Apartments 123 Newington Causeway
Apartment 3408 9 Churchyard Row London	Apartment 3206 8 Walworth Road London
705 Mawes House 5 Castle Square London	Apartment 3009 8 Walworth Road London
607 Mawes House 5 Castle Square London	Apartment 2907 8 Walworth Road London
605 Mawes House 5 Castle Square London	Apartment 2903 8 Walworth Road London
502 Mawes House 5 Castle Square London	Apartment 2008 8 Walworth Road London
404 Mawes House 5 Castle Square London	Apartment 1906 8 Walworth Road London
Unit 11 91-95 Newington Butts London	Apartment 1602 8 Walworth Road London
Apartment 1405 Raglan House 120 Elephant Road	Apartment 2610 8 Walworth Road London
Apartment 1403 Raglan House 120 Elephant Road	Apartment 2607 8 Walworth Road London
Apartment 1203 Raglan House 120 Elephant Road	Apartment 2503 8 Walworth Road London
Apartment 1103 Raglan House 120 Elephant Road	Apartment 2205 8 Walworth Road London
Apartment 1101 Raglan House 120 Elephant Road	Apartment 1505 8 Walworth Road London
Apartment 906 Raglan House 120 Elephant Road	Apartment 1411 8 Walworth Road London
Apartment 1802 Raglan House 120 Elephant Road	Apartment 1210 8 Walworth Road London
Apartment 1605 Raglan House 120 Elephant Road	Apartment 1002 8 Walworth Road London
Apartment 1506 Raglan House 120 Elephant Road	Apartment 910 8 Walworth Road London
1 Lily Mews London Southwark	Apartment 3708 8 Walworth Road London
	Apartment 3504 8 Walworth Road London
	Apartment 3503 8 Walworth Road London

Apartment 809 8 Walworth Road London
 Apartment 808 8 Walworth Road London
 Apartment 806 8 Walworth Road London
 Apartment 504 8 Walworth Road London
 Apartment 502 8 Walworth Road London
 Apartment 108 6 St Gabriel Walk London
 Apartment 3401 1 St Gabriel Walk London
 Apartment 3104 1 St Gabriel Walk London
 Apartment 2707 1 St Gabriel Walk London
 Apartment 4406 9 Churchyard Row London
 Apartment 4208 9 Churchyard Row London
 Apartment 4203 9 Churchyard Row London
 Apartment 4008 9 Churchyard Row London
 Apartment 3907 9 Churchyard Row London
 Apartment 3906 9 Churchyard Row London
 Apartment 3806 9 Churchyard Row London
 Apartment 3801 9 Churchyard Row London
 Apartment 2508 1 St Gabriel Walk London
 Apartment 2308 1 St Gabriel Walk London
 Apartment 2301 1 St Gabriel Walk London
 Apartment 1808 1 St Gabriel Walk London
 Apartment 1805 1 St Gabriel Walk London
 Unit 3A Shopping Centre Elephant And Castle
 Apartment 1506 1 St Gabriel Walk London
 Apartment 1308 1 St Gabriel Walk London
 Apartment 1207 1 St Gabriel Walk London
 Apartment 1202 1 St Gabriel Walk London
 Apartment 1103 1 St Gabriel Walk London
 Apartment 1003 1 St Gabriel Walk London
 Apartment 3601 9 Churchyard Row London

Apartment 3403 9 Churchyard Row London
 Apartment 3401 9 Churchyard Row London
 Apartment 3308 9 Churchyard Row London
 Apartment 3207 9 Churchyard Row London
 Apartment 3202 9 Churchyard Row London
 Apartment 3004 9 Churchyard Row London
 Apartment 904 1 St Gabriel Walk London
 Apartment 706 1 St Gabriel Walk London
 Apartment 701 1 St Gabriel Walk London
 Apartment 508 1 St Gabriel Walk London
 Apartment 505 1 St Gabriel Walk London
 Apartment 2705 9 Churchyard Row London
 Apartment 2508 9 Churchyard Row London
 Apartment 2405 9 Churchyard Row London
 Apartment 2201 9 Churchyard Row London
 Apartment 2106 9 Churchyard Row London
 Apartment 1603 9 Churchyard Row London
 Apartment 1503 9 Churchyard Row London
 Apartment 1307 9 Churchyard Row London
 Apartment 1304 9 Churchyard Row London
 Apartment 1302 9 Churchyard Row London
 Apartment 1205 9 Churchyard Row London
 Apartment 1204 9 Churchyard Row London
 Apartment 1106 9 Churchyard Row London
 Apartment 1102 9 Churchyard Row London
 Apartment 1901 Raglan House 120 Elephant Road
 Apartment 1804 Raglan House 120 Elephant Road
 Unit D Seventh Floor Hannibal House Elephant And Castle
 Studio 9 86 Walworth Road London

Flat 3 50 Elliotts Row London	Flat 8 28 Arch Street London
Flat 1 49 Elliotts Row London	Flat 6 28 Arch Street London
Apartment 3101 8 Walworth Road London	Flat 3 28 Arch Street London
Apartment 2908 8 Walworth Road London	320-322 Shopping Centre Elephant And Castle London
Apartment 2804 8 Walworth Road London	Store 1 Rear Of 308 To 309 Shopping Centre Elephant And Castle
Flat E 23 Oswin Street London	242-245 Shopping Centre Elephant And Castle London
Apartment 2106 8 Walworth Road London	207-208 Shopping Centre Elephant And Castle London
Apartment 2101 8 Walworth Road London	Unit 234 And 235 Shopping Centre Elephant And Castle
Apartment 1808 8 Walworth Road London	Store T Shopping Centre Elephant And Castle
Apartment 1701 8 Walworth Road London	Centre Unit Shopping Centre Elephant And Castle
Apartment 1604 8 Walworth Road London	Part Basement Shopping Centre Elephant And Castle
Apartment 2606 8 Walworth Road London	Gate 4 Arch 114 Elephant Road London
Apartment 2601 8 Walworth Road London	Apartment 1002 Maurice House 4 Ash Avenue
Apartment 2307 8 Walworth Road London	Apartment 901 Maurice House 4 Ash Avenue
Apartment 2303 8 Walworth Road London	Apartment 3205 9 Churchyard Row London
Flat 3 54 Elliotts Row London	Apartment 3108 9 Churchyard Row London
Apartment 1508 8 Walworth Road London	Apartment 3104 9 Churchyard Row London
Apartment 1506 8 Walworth Road London	Apartment 3005 9 Churchyard Row London
Apartment 1208 8 Walworth Road London	Apartment 607 1 St Gabriel Walk London
Apartment 1204 8 Walworth Road London	Apartment 503 1 St Gabriel Walk London
Apartment 3905 8 Walworth Road London	Apartment 2706 9 Churchyard Row London
Apartment 3703 8 Walworth Road London	Apartment 2703 9 Churchyard Row London
Apartment 3702 8 Walworth Road London	Apartment 2608 9 Churchyard Row London
Apartment 3606 8 Walworth Road London	Apartment 2606 9 Churchyard Row London
Apartment 3509 8 Walworth Road London	Apartment 2103 9 Churchyard Row London
Apartment 3404 8 Walworth Road London	
Apartment 908 8 Walworth Road London	
Apartment 702 8 Walworth Road London	
Apartment 606 8 Walworth Road London	
Flat 4 Wardroper House 62 St Georges Road	
Flat 1 Wardroper House 62 St Georges Road	

Apartment 2005 9 Churchyard Row London
 Apartment 1702 9 Churchyard Row London
 Apartment 1606 9 Churchyard Row London
 Apartment 1604 9 Churchyard Row London
 Apartment 1505 9 Churchyard Row London
 Apartment 806 9 Churchyard Row London
 Apartment 804 9 Churchyard Row London
 Apartment 706 9 Churchyard Row London
 906 Mawes House 5 Castle Square London
 808 Mawes House 5 Castle Square London
 707 Mawes House 5 Castle Square London
 507 Mawes House 5 Castle Square London
 504 Mawes House 5 Castle Square London
 403 Mawes House 5 Castle Square London
 307 Mawes House 5 Castle Square London
 201 Mawes House 5 Castle Square London
 Apartment 1501 Raglan House 120 Elephant Road
 Apartment 1306 Raglan House 120 Elephant Road
 Apartment 1205 Raglan House 120 Elephant Road
 Apartment 904 Raglan House 120 Elephant Road
 Apartment 804 Raglan House 120 Elephant Road
 Apartment 803 Raglan House 120 Elephant Road
 Apartment 801 Raglan House 120 Elephant Road
 Apartment 604 Raglan House 120 Elephant Road
 Apartment 601 Raglan House 120 Elephant Road

Apartment 504 Raglan House 120 Elephant Road
 Apartment 2503 Raglan House 120 Elephant Road
 Apartment 2501 Raglan House 120 Elephant Road
 Apartment 2305 Raglan House 120 Elephant Road
 Apartment 1806 Raglan House 120 Elephant Road
 Unit S Seventh Floor Hannibal House Elephant And Castle
 Apartment 3306 8 Walworth Road London
 Apartment 3304 8 Walworth Road London
 Apartment 1911 8 Walworth Road London
 Apartment 1810 8 Walworth Road London
 Apartment 1805 8 Walworth Road London
 Apartment 1711 8 Walworth Road London
 Apartment 205 8 Walworth Road London
 Apartment 302 2 Walworth Road London
 Studio 16 86 Walworth Road London
 Flat 14 Wardroper House 62 St Georges Road
 Flat 9 Wardroper House 62 St Georges Road
 Flat 18 28 Arch Street London
 35B Elliotts Row London Southwark
 Third Floor Hannibal House Elephant And Castle
 Fifth Floor Hannibal House Elephant And Castle
 Unit 350 Shopping Centre Elephant And Castle
 Flat 7 43 Oswin Street London
 Flat 4 43 Oswin Street London

Adjacent 74 London Road London Road
London

319 Shopping Centre Elephant And Castle
London

Elephant And Castle Underground Station
Elephant And Castle London

Apartment 1004 9 Churchyard Row London

Apartment 1001 9 Churchyard Row London

Apartment 809 9 Churchyard Row London

Apartment 803 9 Churchyard Row London

Apartment 505 9 Churchyard Row London

Apartment 308 9 Churchyard Row London

Apartment 205 9 Churchyard Row London

Apartment 113 7 Churchyard Row London

Apartment 105 7 Churchyard Row London

Apartment 77 5 Churchyard Row London

1504 Mawes House 5 Castle Square London

1307 Mawes House 5 Castle Square London

1201 Mawes House 5 Castle Square London

1106 Mawes House 5 Castle Square London

1104 Mawes House 5 Castle Square London

703 Mawes House 5 Castle Square London

604 Mawes House 5 Castle Square London

Flat 2 11 Oswin Street London

Flat 1 11 Oswin Street London

Apartment 1502 Raglan House 120 Elephant
Road

Apartment 1202 Raglan House 120 Elephant
Road

Apartment 703 Raglan House 120 Elephant
Road

Apartment 701 Raglan House 120 Elephant
Road

Apartment 404 Raglan House 120 Elephant
Road

Apartment 302 Tantallon House 130
Elephant Road

Apartment 2202 Raglan House 120 Elephant
Road

Apartment 1602 Raglan House 120 Elephant
Road

2 Lily Mews London Southwark

Unit V Seventh Floor Hannibal House
Elephant And Castle

Studio 14 86 Walworth Road London

Railway Arch 122 Elephant Road London

Apartment 3401 8 Walworth Road London

Apartment 3307 8 Walworth Road London

Apartment 3209 8 Walworth Road London

Apartment 2902 8 Walworth Road London

Apartment 2807 8 Walworth Road London

Apartment 2109 8 Walworth Road London

Apartment 2104 8 Walworth Road London

Apartment 1908 8 Walworth Road London

Apartment 1905 8 Walworth Road London

Apartment 1902 8 Walworth Road London

Apartment 1702 8 Walworth Road London

Apartment 1605 8 Walworth Road London

Apartment 2603 8 Walworth Road London

Apartment 2409 8 Walworth Road London

Apartment 2305 8 Walworth Road London

Apartment 2202 8 Walworth Road London

Apartment 1405 8 Walworth Road London

Apartment 1304 8 Walworth Road London

Apartment 804 Maurice House 4 Ash
Avenue

Apartment 606 Maurice House 4 Ash Avenue

Apartment 603 Maurice House 4 Ash Avenue

Apartment 403 Maurice House 4 Ash Avenue

Apartment 301 Maurice House 4 Ash Avenue

Apartment 203 Maurice House 4 Ash Avenue

Apartment 202 Maurice House 4 Ash Avenue

Apartment 105 Maurice House 4 Ash Avenue

Apartment 101 Maurice House 4 Ash Avenue

Apartment 901 Vowler House 10 Ash Avenue

Apartment 802 Vowler House 10 Ash Avenue

Apartment 701 Vowler House 10 Ash Avenue

Apartment 105 Vowler House 10 Ash Avenue

Flat 16 26 Arch Street London

Flat 14 26 Arch Street London

Flat 13 26 Arch Street London

Flat 11 26 Arch Street London

Flat 5 26 Arch Street London

Unit 2 40 Elephant Road London

Unit 1 40 Elephant Road London

Apartment 2002 Hurlock Heights 4 Deacon Street

Apartment 3003 Hurlock Heights 4 Deacon Street

Apartment 2704 Hurlock Heights 4 Deacon Street

Apartment 2703 Hurlock Heights 4 Deacon Street

Apartment 2505 Hurlock Heights 4 Deacon Street

Apartment 2305 Hurlock Heights 4 Deacon Street

Apartment 2303 Hurlock Heights 4 Deacon Street

Apartment 2208 Hurlock Heights 4 Deacon Street

Apartment 2205 Hurlock Heights 4 Deacon Street

Apartment 2202 Hurlock Heights 4 Deacon Street

Apartment 1906 Hurlock Heights 4 Deacon Street

Apartment 1605 Hurlock Heights 4 Deacon Street

Apartment 1401 Hurlock Heights 4 Deacon Street

Apartment 1306 Hurlock Heights 4 Deacon Street

Apartment 1303 Hurlock Heights 4 Deacon Street

Apartment 1007 Hurlock Heights 4 Deacon Street

Apartment 908 Hurlock Heights 4 Deacon Street

Apartment 903 Hurlock Heights 4 Deacon Street

Apartment 901 Hurlock Heights 4 Deacon Street

Apartment 808 Hurlock Heights 4 Deacon Street

Apartment 607 Hurlock Heights 4 Deacon Street

Apartment 504 Hurlock Heights 4 Deacon Street

Apartment 502 Hurlock Heights 4 Deacon Street

Apartment 407 Hurlock Heights 4 Deacon Street

Apartment 406 Hurlock Heights 4 Deacon Street

Apartment 307 Hurlock Heights 4 Deacon Street

Apartment 306 Hurlock Heights 4 Deacon Street

Apartment 1708 8 Walworth Road London

Apartment 2609 8 Walworth Road London

Apartment 2508 8 Walworth Road London

Apartment 2506 8 Walworth Road London

Apartment 2501 8 Walworth Road London

Apartment 2405 8 Walworth Road London

Apartment 2402 8 Walworth Road London

Apartment 2310 8 Walworth Road London

Flat 1 54 Elliotts Row London

Apartment 1406 8 Walworth Road London

Apartment 1307 8 Walworth Road London

Apartment 1207 8 Walworth Road London

Apartment 1102 8 Walworth Road London

Apartment 4004 8 Walworth Road London

Apartment 4003 8 Walworth Road London

Apartment 3808 8 Walworth Road London

Apartment 3609 8 Walworth Road London

Apartment 608 8 Walworth Road London

Apartment 507 8 Walworth Road London

Apartment 506 8 Walworth Road London

Apartment 304 8 Walworth Road London

Apartment 203 2 Walworth Road London

Flat 6 Wardroper House 62 St Georges Road

Sixth Floor Hannibal House Elephant And Castle

305 Shopping Centre Elephant And Castle London

210 Shopping Centre Elephant And Castle London

Unit 217 Shopping Centre Elephant And Castle

Faraday Suite Part First Floor Shopping Centre Elephant And Castle

London College Of Printing And Graphic Art Elephant And Castle London

Apartment 1103 Maurice House 4 Ash Avenue

Apartment 809 Maurice House 4 Ash Avenue

Apartment 608 Maurice House 4 Ash Avenue

Apartment 607 Maurice House 4 Ash Avenue

Apartment 602 Maurice House 4 Ash Avenue

Apartment 508 Maurice House 4 Ash Avenue

Apartment 505 Maurice House 4 Ash Avenue

Apartment 503 Maurice House 4 Ash Avenue

Apartment 401 Maurice House 4 Ash Avenue

Apartment 306 Maurice House 4 Ash Avenue

Apartment 605 Vowler House 10 Ash Avenue

Apartment 306 Vowler House 10 Ash Avenue

Apartment 305 Vowler House 10 Ash Avenue

Apartment 2901 Hurlock Heights 4 Deacon Street

Apartment 2803 Hurlock Heights 4 Deacon Street

Apartment 2802 Hurlock Heights 4 Deacon Street

Apartment 2701 Hurlock Heights 4 Deacon Street

Apartment 2506 Hurlock Heights 4 Deacon Street

Apartment 2501 Hurlock Heights 4 Deacon Street

Apartment 1104 8 Walworth Road London

Apartment 4101 8 Walworth Road London

Apartment 3804 8 Walworth Road London

Apartment 3608 8 Walworth Road London

Apartment 3602 8 Walworth Road London

Apartment 3506 8 Walworth Road London

Apartment 901 8 Walworth Road London

Apartment 710 8 Walworth Road London

Apartment 609 8 Walworth Road London

Apartment 602 8 Walworth Road London

Apartment 406 8 Walworth Road London

Apartment 402 8 Walworth Road London

Apartment 306 8 Walworth Road London

Apartment 302 8 Walworth Road London

Apartment 208 8 Walworth Road London

Apartment 103 2 Walworth Road London

Flat 12 Wardroper House 62 St Georges Road

Palatial Leisure Ltd Shopping Centre Elephant And Castle

331-332 Shopping Centre Elephant And Castle London

330 Shopping Centre Elephant And Castle London

314-315 Shopping Centre Elephant And Castle London

307 Shopping Centre Elephant And Castle London

300-304 Shopping Centre Elephant And Castle London

232-233 Shopping Centre Elephant And Castle London

222-223 Shopping Centre Elephant And Castle London

Unit 322 Shopping Centre Elephant And Castle

Unit 320 Shopping Centre Elephant And Castle

Apartment 808 Maurice House 4 Ash Avenue

Apartment 805 Maurice House 4 Ash Avenue

Apartment 707 Maurice House 4 Ash Avenue

Apartment 706 Maurice House 4 Ash Avenue

Apartment 704 Maurice House 4 Ash Avenue

Apartment 604 Maurice House 4 Ash Avenue

Apartment 506 Maurice House 4 Ash Avenue

Apartment 208 Maurice House 4 Ash Avenue

Apartment 205 Maurice House 4 Ash Avenue

Apartment 108 Maurice House 4 Ash Avenue

Apartment 104 Maurice House 4 Ash Avenue

Apartment 805 Vowler House 10 Ash Avenue

Apartment 706 Vowler House 10 Ash Avenue

Apartment 604 Vowler House 10 Ash Avenue

Apartment 405 Vowler House 10 Ash Avenue

Apartment 301 Vowler House 10 Ash Avenue

Flat 33 26 Arch Street London

Flat 31 26 Arch Street London

Flat 23 26 Arch Street London

Flat 1 26 Arch Street London

Unit 13 40 Elephant Road London

Apartment 302 Hurlock Heights 4 Deacon Street

New Medical Systems Limited 21 St Georges Road London

Apartment 2803 8 Walworth Road London

224 To 230 And 326 To 328 Shopping Centre Elephant And Castle

Flat 38 Albert Barnes House New Kent Road

Apartment 2502 Tantallon House 130 Elephant Road

Unit 20 Artworks House Elephant Road

15 Oswin Street London Southwark

34 St Georges Buildings St Georges Road London

Apartment 3406 8 Walworth Road London

Apartment 603 8 Walworth Road London

Apartment 408 1 St Gabriel Walk London

1006 Mawes House 5 Castle Square London

Apartment 906 9 Churchyard Row London

Apartment 1803 1 St Gabriel Walk London

Apartment 1408 1 St Gabriel Walk London

Apartment 1610 8 Walworth Road London

Unit 211 And 212 Shopping Centre Elephant And Castle

Apartment 1105 1 St Gabriel Walk London

Apartment 504 9 Churchyard Row London

73 Hayles Buildings Elliotts Row London

24 Hayles Buildings Elliotts Row London

Apartment 2901 1 St Gabriel Walk London

Flat 9 Laurie House Gaywood Estate Gaywood Street

Apartment 2309 8 Walworth Road London

Unit C Seventh Floor Hannibal House Elephant And Castle

209 Shopping Centre Elephant And Castle London

163 Brook Drive London Southwark

Flat 60 Albert Barnes House New Kent Road

Apartment 3404 9 Churchyard Row London

Apartment 603 1 St Gabriel Walk London

Apartment 2207 9 Churchyard Row London

1203 Mawes House 5 Castle Square London

Apartment 11 1 Churchyard Row London

Flat 1 189 Brook Drive London

Unit A 26 Arch Street London

Flat 34 Draper House 20 Elephant And Castle

Railway Arch 109 Elephant Road London

Railway Arch 4 Elephant Mews Elephant Road

Flat 134 Draper House 20 Elephant And Castle

Flat 131 Draper House 20 Elephant And Castle

Flat 125 Draper House 20 Elephant And Castle

Flat 8 88 Walworth Road London

Apartment 702 Vowler House 10 Ash Avenue

Unit C 28 Arch Street London

57 Hayles Buildings Elliotts Row London

Apartment 2007 8 Walworth Road London

Flat B 8 Gaywood Street London

Flat 6 88 Walworth Road London

Apartment 2406 Hurlock Heights 4 Deacon Street

Apartment 2403 Hurlock Heights 4 Deacon Street

Apartment 2308 Hurlock Heights 4 Deacon Street

Apartment 2103 Hurlock Heights 4 Deacon Street

Apartment 2007 Hurlock Heights 4 Deacon Street

Apartment 1908 Hurlock Heights 4 Deacon Street

Apartment 1806 Hurlock Heights 4 Deacon Street

Apartment 1802 Hurlock Heights 4 Deacon Street

Apartment 1707 Hurlock Heights 4 Deacon Street

Apartment 1608 Hurlock Heights 4 Deacon Street

Apartment 1602 Hurlock Heights 4 Deacon Street

Apartment 1408 Hurlock Heights 4 Deacon Street

Apartment 1307 Hurlock Heights 4 Deacon Street

Apartment 1207 Hurlock Heights 4 Deacon Street

Apartment 1005 Hurlock Heights 4 Deacon Street

Apartment 802 Hurlock Heights 4 Deacon Street

Apartment 703 Hurlock Heights 4 Deacon Street

Apartment 605 Hurlock Heights 4 Deacon Street

Apartment 601 Hurlock Heights 4 Deacon Street

Apartment 507 Hurlock Heights 4 Deacon Street

Apartment 106 Hurlock Heights 4 Deacon Street

Apartment 105 Hurlock Heights 4 Deacon Street

Apartment 103 Hurlock Heights 4 Deacon Street

Unit 13 91 - 95 Newington Butts London

Apartment 1901 9 Churchyard Row London

Apartment 806 1 St Gabriel Walk London

Flat 31 Albert Barnes House New Kent Road

Apartment 78 5 Churchyard Row London

21 Hayles Buildings Elliotts Row London

56 Elliotts Row London Southwark

Apartment 2303 1 St Gabriel Walk London

Apartment 806 Tantallon House 130 Elephant Road

Flat 54 Albert Barnes House New Kent Road	Apartment 2405 Hurlock Heights 4 Deacon Street
Flat B 18 Gaywood Street London	
33 Gaywood Street London Southwark	Apartment 2302 Hurlock Heights 4 Deacon Street
Flat 89 Perronet House Gaywood Estate Princess Street	Apartment 2108 Hurlock Heights 4 Deacon Street
Unit K Seventh Floor Hannibal House Elephant And Castle	Apartment 2005 Hurlock Heights 4 Deacon Street
Apartment 3805 8 Walworth Road London	Apartment 1804 Hurlock Heights 4 Deacon Street
Flat 3 Wardroper House 62 St Georges Road	
Flat 5 28 Arch Street London	Apartment 1803 Hurlock Heights 4 Deacon Street
Apartment 2702 1 St Gabriel Walk London	Apartment 1708 Hurlock Heights 4 Deacon Street
Apartment 3606 9 Churchyard Row London	
Apartment 2002 Raglan House 120 Elephant Road	Apartment 1705 Hurlock Heights 4 Deacon Street
Apartment 1603 Raglan House 120 Elephant Road	Apartment 1607 Hurlock Heights 4 Deacon Street
Apartment 3006 8 Walworth Road London	Apartment 1103 Hurlock Heights 4 Deacon Street
Apartment 1807 8 Walworth Road London	
16A Newington Butts London Southwark	Apartment 1101 Hurlock Heights 4 Deacon Street
Unit 9 40 Elephant Road London	
Unit 6 40 Elephant Road London	Apartment 806 Hurlock Heights 4 Deacon Street
Unit 3 40 Elephant Road London	
Apartment 2905 Hurlock Heights 4 Deacon Street	Apartment 805 Hurlock Heights 4 Deacon Street
Apartment 2904 Hurlock Heights 4 Deacon Street	Apartment 706 Hurlock Heights 4 Deacon Street
Apartment 2903 Hurlock Heights 4 Deacon Street	Apartment 705 Hurlock Heights 4 Deacon Street
Apartment 2804 Hurlock Heights 4 Deacon Street	Apartment 704 Hurlock Heights 4 Deacon Street
Apartment 2605 Hurlock Heights 4 Deacon Street	Apartment 702 Hurlock Heights 4 Deacon Street
Apartment 2602 Hurlock Heights 4 Deacon Street	A Silva Dental Studio 6 St Gabriel Walk London
	Apartment 2002 1 St Gabriel Walk London

Apartment 1406 Raglan House 120 Elephant Road

60 Hayles Buildings Elliotts Row London

5 St Georges Buildings St Georges Road London

253 Shopping Centre Elephant And Castle London

Flat 102 Draper House 20 Elephant And Castle

Apartment 3208 8 Walworth Road London

Apartment 31 3 Churchyard Row London

12 Metropolis Oswin Street London

Apartment 2604 8 Walworth Road London

Apartment 1205 8 Walworth Road London

337 Shopping Centre Elephant And Castle London

Apartment 3506 9 Churchyard Row London

Apartment 2803 9 Churchyard Row London

Apartment 2101 9 Churchyard Row London

Apartment 1705 9 Churchyard Row London

Apartment 114 7 Churchyard Row London

608 Mawes House 5 Castle Square London

Apartment 3901 9 Churchyard Row London

Front 238 Shopping Centre Elephant And Castle

Flat 3 21 Oswin Street London

Castle Centre 2 St Gabriel Walk London

Room 4O Hannibal House Elephant And Castle

Room 4A Hannibal House Elephant And Castle

Room 4K Hannibal House Elephant And Castle

Room 4F Hannibal House Elephant And Castle

32B Elliotts Row London Southwark

Flat 3 5 Oswin Street London

First Floor And Second Floor Flat 63 Elliotts Row London

Flat 1 50 Elliotts Row London

Railway Arch 113C Elephant Road London

Unit 17 Shopping Centre Elephant And Castle

Unit 211 Shopping Centre Elephant And Castle

Flat 65 Perronet House Gaywood Estate Princess Street

Flat 24 Perronet House Gaywood Estate Princess Street

Room 4S Hannibal House Elephant And Castle

Room 4D Hannibal House Elephant And Castle

Apartment 2806 8 Walworth Road London

Apartment 2602 8 Walworth Road London

Unit 340 Shopping Centre Elephant And Castle

Flat 43 Draper House 20 Elephant And Castle

Elephant And Castle Railway Station Elephant Road London

202 Shopping Centre Elephant And Castle London

5 Copperbox Apartments 35 St Georges Road London

Elephant Kiosk 6 Outside Elephant And Castle Shopping Centre Elephant And Castle London

Flat A 37 Oswin Street London

35 Oswin Street London Southwark

6 Hampton Street London Southwark

237B Shopping Centre Elephant And Castle London	Flat 3 43 Oswin Street London
Railway Arch 2 Elephant Mews Elephant Road	Flat 47 Albert Barnes House New Kent Road
Railway Arch 1 Elephant Mews Elephant Road	Apartment 2406 Tantallon House 130 Elephant Road
Pavilion Building Elephant Park Sayer Street	Apartment 306 Tantallon House 130 Elephant Road
Flat A 12 Gaywood Street London	Apartment 1007 9 Churchyard Row London
9 St Georges Buildings St Georges Road London	Apartment 1302 Raglan House 120 Elephant Road
Flat 28 Draper House 20 Elephant And Castle	Apartment 603 Raglan House 120 Elephant Road
Flat 25 Draper House 20 Elephant And Castle	Room 4P Hannibal House Elephant And Castle
Unit 2 Draper House 20 Elephant And Castle	Apartment 1803 8 Walworth Road London
10A Gaywood Street London Southwark	Apartment 4001 8 Walworth Road London
Apartment 402 Hurlock Heights 4 Deacon Street	Apartment 510 8 Walworth Road London
Apartment 4006 9 Churchyard Row London	Flat 12 Draper House 20 Elephant And Castle
Flat 126 Draper House 20 Elephant And Castle	Apartment 305 1 St Gabriel Walk London
Flat 82 Draper House 20 Elephant And Castle	Apartment 1203 9 Churchyard Row London
Apartment 1206 8 Walworth Road London	Apartment 1105 9 Churchyard Row London
15 St Georges Buildings St Georges Road London	Apartment 702 9 Churchyard Row London
318 Shopping Centre Elephant And Castle London	Apartment 307 9 Churchyard Row London
Apartment 1305 Raglan House 120 Elephant Road	Apartment 207 9 Churchyard Row London
Apartment 2410 8 Walworth Road London	Apartment 112 7 Churchyard Row London
Apartment 2702 8 Walworth Road London	Apartment 309 6 St Gabriel Walk London
Apartment 1303 1 St Gabriel Walk London	Apartment 205 6 St Gabriel Walk London
Apartment 95 7 Churchyard Row London	Apartment 102 6 St Gabriel Walk London
1408 Mawes House 5 Castle Square London	Unit 1 22 Elephant And Castle London
	62 Hayles Buildings Elliotts Row London
	Apartment 66 5 Churchyard Row London
	Apartment 55 5 Churchyard Row London
	40 Hayles Buildings Elliotts Row London

32 Hayles Buildings Elliotts Row London
 Apartment 2507 1 St Gabriel Walk London
 Apartment 2203 1 St Gabriel Walk London
 Railway Arch 113 Elephant Road London
 Apartment 1705 1 St Gabriel Walk London
 Apartment 1401 1 St Gabriel Walk London
 Apartment 205 1 St Gabriel Walk London
 Apartment 3508 9 Churchyard Row London
 Apartment 3502 9 Churchyard Row London
 Apartment 3702 9 Churchyard Row London
 Apartment 1303 Raglan House 120 Elephant Road
 Apartment 1105 Raglan House 120 Elephant Road
 Apartment 802 Raglan House 120 Elephant Road
 Apartment 605 Raglan House 120 Elephant Road
 4 Hampton Street London Southwark
 Flat 62 Perronet House Gaywood Estate Princess Street
 Apartment 402 Raglan House 120 Elephant Road
 Apartment 303 Raglan House 120 Elephant Road
 Apartment 303 1 St Gabriel Walk London
 Flat 77 Perronet House Gaywood Estate Princess Street
 Apartment 81 5 Churchyard Row London
 131 Walworth Road London Southwark
 Apartment 35 3 Churchyard Row London
 Apartment 2603 1 St Gabriel Walk London
 Apartment 12 1 Churchyard Row London

Apartment 1805 Tantallon House 130 Elephant Road
 Apartment 1906 Raglan House 120 Elephant Road
 Apartment 2111 8 Walworth Road London
 Flat 4 28 Arch Street London
 75 Hayles Buildings Elliotts Row London
 16 St Georges Buildings St Georges Road London
 Apartment 1801 Tantallon House 130 Elephant Road
 Apartment 1402 Tantallon House 130 Elephant Road
 Apartment 1005 Tantallon House 130 Elephant Road
 Unit 2 22 Elephant And Castle London
 Apartment 4005 9 Churchyard Row London
 Apartment 1906 1 St Gabriel Walk London
 Apartment 805 1 St Gabriel Walk London
 Apartment 1808 9 Churchyard Row London
 4 Copperbox Apartments 35 St Georges Road London
 Apartment 807 9 Churchyard Row London
 1001 Mawes House 5 Castle Square London
 Apartment 1703 Raglan House 120 Elephant Road
 Apartment 1503 8 Walworth Road London
 Apartment 1006 8 Walworth Road London
 Unit 236 And 237 And 337 Shopping Centre Elephant And Castle
 Flat 47 Draper House 20 Elephant And Castle
 Twelfth Floor Hannibal House Elephant And Castle

Flat 10 Draper House 20 Elephant And Castle	Flat 4 West Combe Apartments 123 Newington Causeway
Rear 238 Shopping Centre Elephant And Castle	Second Floor Flat 177 Brook Drive London
Railway Arch 108 New Kent Road London	Unit E Seventh Floor Hannibal House Elephant And Castle
Middle Floor Flat 25 Oswin Street London	Flat 3 11 Oswin Street London
Apartment 1008 1 St Gabriel Walk London	Flat 2 158 Brook Drive London
Apartment 1005 1 St Gabriel Walk London	1308 Mawes House 5 Castle Square London
Apartment 708 1 St Gabriel Walk London	907 Mawes House 5 Castle Square London
Apartment 507 1 St Gabriel Walk London	Unit 27 Artworks House Elephant Road
Apartment 1103 9 Churchyard Row London	12 Hayles Buildings Elliotts Row London
Apartment 1008 9 Churchyard Row London	10 St Georges Buildings St Georges Road London
Apartment 705 9 Churchyard Row London	Apartment 3109 8 Walworth Road London
Apartment 201 9 Churchyard Row London	Apartment 3303 8 Walworth Road London
Apartment 106 7 Churchyard Row London	Flat 30 Draper House 20 Elephant And Castle
Apartment 306 6 St Gabriel Walk London	Apartment 23 1 Churchyard Row London
Apartment 303 6 St Gabriel Walk London	11 Metropolis Oswin Street London
Apartment 92 7 Churchyard Row London	5 Metropolis Oswin Street London
Apartment 86 7 Churchyard Row London	Apartment 2802 9 Churchyard Row London
Apartment 3002 1 St Gabriel Walk London	Apartment 3103 9 Churchyard Row London
Apartment 101 2 Walworth Road London	Apartment 2908 9 Churchyard Row London
Apartment 209 8 Walworth Road London	Apartment 2807 9 Churchyard Row London
Apartment 201 2 Walworth Road London	Apartment 3201 9 Churchyard Row London
Flat 24 Draper House 20 Elephant And Castle	Apartment 3006 9 Churchyard Row London
Flat 96 Draper House 20 Elephant And Castle	Apartment 2904 9 Churchyard Row London
3 Hampton House Hampton Street London	Apartment 2707 9 Churchyard Row London
83 Hayles Buildings Elliotts Row London	38 Princess Street London Southwark
Apartment 2802 8 Walworth Road London	32 Princess Street London Southwark
Apartment 2805 8 Walworth Road London	24 Princess Street London Southwark
Apartment 907 8 Walworth Road London	137 Walworth Road London Southwark

Flat 71 Albert Barnes House New Kent Road	Flat 84 Albert Barnes House New Kent Road
Flat 69 Albert Barnes House New Kent Road	Apartment 804 Tantallon House 130 Elephant Road
Flat 74 Albert Barnes House New Kent Road	408 Mawes House 5 Castle Square London
Flat 64 Albert Barnes House New Kent Road	308 Mawes House 5 Castle Square London
Flat 61 Albert Barnes House New Kent Road	Apartment 2505 Raglan House 120 Elephant Road
Flat 46 Albert Barnes House New Kent Road	Apartment 2302 Raglan House 120 Elephant Road
Flat 48 Albert Barnes House New Kent Road	Apartment 1704 Raglan House 120 Elephant Road
29 St Georges Buildings St Georges Road London	Flat 20 Sherston Court Newington Butts
Apartment 505 8 Walworth Road London	90 Walworth Road London Southwark
Apartment 503 8 Walworth Road London	Flat 88 Perronet House Gaywood Estate Princess Street
Apartment 407 8 Walworth Road London	Apartment 1303 8 Walworth Road London
Flat 35 Perronet House Gaywood Estate Princess Street	Apartment 1103 8 Walworth Road London
Flat 29 Perronet House Gaywood Estate Princess Street	Apartment 601 8 Walworth Road London
Flat 25 Perronet House Gaywood Estate Princess Street	Apartment 2108 8 Walworth Road London
Flat 20 Perronet House Gaywood Estate Princess Street	316 Shopping Centre Elephant And Castle London
Flat 19 Perronet House Gaywood Estate Princess Street	Apartment 3701 8 Walworth Road London
1403 Mawes House 5 Castle Square London	220-221 Shopping Centre Elephant And Castle London
Apartment 2202 Tantallon House 130 Elephant Road	Store I Shopping Centre Elephant And Castle
Apartment 2106 Tantallon House 130 Elephant Road	Glass Unit Coffee Point Shopping Centre Elephant And Castle
Apartment 2104 Tantallon House 130 Elephant Road	Apartment 1801 8 Walworth Road London
Apartment 2005 Tantallon House 130 Elephant Road	Flat D 23 Oswin Street London
1202 Mawes House 5 Castle Square London	Apartment 1706 8 Walworth Road London
801 Mawes House 5 Castle Square London	Unit 237 To 239 Shopping Centre Elephant And Castle
Unit 16 Artworks House Elephant Road	Flat 10 88 Walworth Road London
Unit 4 Artworks House Elephant Road	Flat 9 88 Walworth Road London

First Floor Flat Southwark Citadel 1 Princess Street

Flat 20 Draper House 20 Elephant And Castle

Coronet Cinema 28 New Kent Road London

Flat 14 Draper House 20 Elephant And Castle

Flat 128 Draper House 20 Elephant And Castle

Flat 103 Draper House 20 Elephant And Castle

Flat 98 Draper House 20 Elephant And Castle

Flat 77 Draper House 20 Elephant And Castle

Apartment 2804 1 St Gabriel Walk London

Apartment 49 3 Churchyard Row London

Apartment 38 3 Churchyard Row London

Apartment 29 3 Churchyard Row London

Apartment 2801 1 St Gabriel Walk London

Apartment 2406 1 St Gabriel Walk London

20 Hayles Buildings Elliotts Row London

Apartment 2005 1 St Gabriel Walk London

Apartment 1904 1 St Gabriel Walk London

8 Metropolis Oswin Street London

Apartment 1403 1 St Gabriel Walk London

Apartment 101 1 St Gabriel Walk London

Apartment 4204 9 Churchyard Row London

Apartment 3008 9 Churchyard Row London

Apartment 3304 9 Churchyard Row London

Apartment 2604 9 Churchyard Row London

Apartment 2506 9 Churchyard Row London

Apartment 2403 9 Churchyard Row London

Apartment 2102 9 Churchyard Row London

Apartment 1904 9 Churchyard Row London

Apartment 1206 Raglan House 120 Elephant Road

Apartment 702 Raglan House 120 Elephant Road

Apartment 602 Raglan House 120 Elephant Road

Apartment 502 Raglan House 120 Elephant Road

Flat 41 Perronet House Gaywood Estate Princess Street

Flat 4 Laurie House Gaywood Estate Gaywood Street

Flat 15 Laurie House Gaywood Estate Gaywood Street

Flat 13 Laurie House Gaywood Estate Gaywood Street

Apartment 2501 Tantallon House 130 Elephant Road

1406 Mawes House 5 Castle Square London

Apartment 1901 Tantallon House 130 Elephant Road

Apartment 1704 Tantallon House 130 Elephant Road

1007 Mawes House 5 Castle Square London

901 Mawes House 5 Castle Square London

807 Mawes House 5 Castle Square London

Unit 22 Artworks House Elephant Road

Unit 11 Artworks House Elephant Road

Flat A 18 Gaywood Street London

506 Mawes House 5 Castle Square London

Flat 94 Albert Barnes House New Kent Road

Apartment 903 Tantallon House 130 Elephant Road

Apartment 703 Tantallon House 130
Elephant Road

Flat 3 Sherston Court Newington Butts

Flat 59 Albert Barnes House New Kent Road

Apartment 2104 Raglan House 120 Elephant
Road

Apartment 1805 Raglan House 120 Elephant
Road

Room 4R Hannibal House Elephant And
Castle

Room 4M Hannibal House Elephant And
Castle

Apartment 404 8 Walworth Road London

Apartment 2401 8 Walworth Road London

Apartment 2404 8 Walworth Road London

Apartment 2407 8 Walworth Road London

Apartment 3502 8 Walworth Road London

Apartment 3302 8 Walworth Road London

Apartment 3408 8 Walworth Road London

Apartment 3405 8 Walworth Road London

Apartment 3211 8 Walworth Road London

Flat 92 Walworth Road London

Flat 5 88 Walworth Road London

Flat 31 Draper House 20 Elephant And
Castle

Flat 27 Draper House 20 Elephant And
Castle

Flat 26 Draper House 20 Elephant And
Castle

74 London Road London Southwark

Flat 97 Draper House 20 Elephant And
Castle

Flat 80 Draper House 20 Elephant And
Castle

Flat 87 Draper House 20 Elephant And
Castle

Flat 7 Draper House 20 Elephant And Castle

Flat 63 Draper House 20 Elephant And
Castle

Flat 61 Draper House 20 Elephant And
Castle

Flat 49 Draper House 20 Elephant And
Castle

Flat 50 Draper House 20 Elephant And
Castle

1 Hampton House Hampton Street London

97 Newington Butts London Southwark

Flat 6 Sherston Court Newington Butts

Flat 19 Albert Barnes House New Kent Road

Flat 55 Sherston Court Newington Butts

Flat 17 Albert Barnes House New Kent Road

Flat 8 Sherston Court Newington Butts

2 Churchyard Row London Southwark

First Floor Flat 6 Hampton Street London

Apartment 2804 9 Churchyard Row London

Apartment 2901 9 Churchyard Row London

Apartment 2808 9 Churchyard Row London

Apartment 2806 9 Churchyard Row London

Apartment 83 7 Churchyard Row London

Apartment 71 5 Churchyard Row London

Apartment 85 7 Churchyard Row London

Apartment 82 5 Churchyard Row London

Apartment 80 5 Churchyard Row London

Flat 2 49 Elliotts Row London

Apartment 2110 8 Walworth Road London

Flat 26 26 Arch Street London

Flat 32 26 Arch Street London

Flat 30 26 Arch Street London	Flat 44 Albert Barnes House New Kent Road
Flat 28 26 Arch Street London	Flat 33 Albert Barnes House New Kent Road
Flat 34 26 Arch Street London	Flat 8 Laurie House Gaywood Estate Gaywood Street
Flat 10 26 Arch Street London	Flat 16 Laurie House Gaywood Estate Gaywood Street
Flat 24 26 Arch Street London	Flat 14 Laurie House Gaywood Estate Gaywood Street
Flat 66 Draper House 20 Elephant And Castle	29 Gaywood Street London Southwark
Flat 59 Draper House 20 Elephant And Castle	27 Gaywood Street London Southwark
Flat 56 Draper House 20 Elephant And Castle	Flat 72 Perronet House Gaywood Estate Princess Street
Flat 55 Draper House 20 Elephant And Castle	Flat 52 Perronet House Gaywood Estate Princess Street
Flat 5 Draper House 20 Elephant And Castle	Flat 39 Perronet House Gaywood Estate Princess Street
64 Hayles Buildings Elliotts Row London	Flat 34 Perronet House Gaywood Estate Princess Street
53 Hayles Buildings Elliotts Row London	Apartment 2401 Tantallon House 130 Elephant Road
48 Hayles Buildings Elliotts Row London	Apartment 2203 Tantallon House 130 Elephant Road
22 Hayles Buildings Elliotts Row London	Apartment 2201 Tantallon House 130 Elephant Road
16 Hayles Buildings Elliotts Row London	Apartment 1902 Tantallon House 130 Elephant Road
14 Walworth Road London Southwark	Apartment 1703 Tantallon House 130 Elephant Road
171 Brook Drive London Southwark	Apartment 1606 Tantallon House 130 Elephant Road
67 Elliotts Row London Southwark	Apartment 1202 Tantallon House 130 Elephant Road
61 Elliotts Row London Southwark	Apartment 906 Tantallon House 130 Elephant Road
44 Elliotts Row London Southwark	Apartment 506 Tantallon House 130 Elephant Road
43 Elliotts Row London Southwark	Unit 33B Artworks House Elephant Road
41 Elliotts Row London Southwark	
32 New Kent Road London Southwark	
18 St Georges Buildings St Georges Road London	
Flat 84 Perronet House Gaywood Estate Princess Street	
Flat 83 Albert Barnes House New Kent Road	
Flat 45 Albert Barnes House New Kent Road	

Room 4N Hannibal House Elephant And Castle

Room 4L Hannibal House Elephant And Castle

Apartment 53 5 Churchyard Row London

Apartment 41 3 Churchyard Row London

Apartment 36 3 Churchyard Row London

26 St Georges Buildings St Georges Road London

Unit P Seventh Floor Hannibal House Elephant And Castle

Unit N Seventh Floor Hannibal House Elephant And Castle

Unit L Seventh Floor Hannibal House Elephant And Castle

Apartment 801 8 Walworth Road London

Apartment 2906 8 Walworth Road London

Apartment 2904 8 Walworth Road London

Apartment 2608 8 Walworth Road London

Apartment 2504 8 Walworth Road London

Apartment 206 8 Walworth Road London

Apartment 2304 8 Walworth Road London

Apartment 2206 8 Walworth Road London

17-19 Elephant And Castle London Southwark

15 Elephant And Castle London Southwark

338-339 Shopping Centre Elephant And Castle London

206 Shopping Centre Elephant And Castle London

Workshop 5 Shopping Centre Elephant And Castle

Unit 200 Shopping Centre Elephant And Castle

Apartment 2001 8 Walworth Road London

Apartment 3308 8 Walworth Road London

Apartment 3202 8 Walworth Road London

Unit A 28 Arch Street London

Flat 15 Wardroper House 62 St Georges Road

Flat 5 Wardroper House 62 St Georges Road

Part First Floor Superbowl Shopping Centre Elephant And Castle

Second Floor Hannibal House Elephant And Castle

First Floor And Second Floor Flat 191 Brook Drive London

237A Shopping Centre Elephant And Castle London

Flat 14 88 Walworth Road London

Flat 11 88 Walworth Road London

Flat 1 88 Walworth Road London

Flat 118 Draper House 20 Elephant And Castle

Flat 9 Draper House 20 Elephant And Castle

Flat 88 Draper House 20 Elephant And Castle

Flat 86 Draper House 20 Elephant And Castle

Flat 78 Draper House 20 Elephant And Castle

7 Hampton House Hampton Street London

Flat 58 Draper House 20 Elephant And Castle

Flat 37 Sherston Court Newington Butts

63 Hayles Buildings Elliotts Row London

45 Hayles Buildings Elliotts Row London

26 Hayles Buildings Elliotts Row London

23 Hayles Buildings Elliotts Row London

17 Hayles Buildings Elliotts Row London

14 Hayles Buildings Elliotts Row London	27 Hayles Buildings Elliotts Row London
86 Walworth Road London Southwark	Apartment 2904 1 St Gabriel Walk London
183 Brook Drive London Southwark	53 Elliotts Row London Southwark
167 Brook Drive London Southwark	39 Elliotts Row London Southwark
29 Oswin Street London Southwark	Apartment 2704 1 St Gabriel Walk London
Flat 8 26 Arch Street London	Apartment 2504 1 St Gabriel Walk London
Flat 19 26 Arch Street London	Apartment 2306 1 St Gabriel Walk London
Flat 12 26 Arch Street London	11 Hayles Buildings Elliotts Row London
Unit 21 40 Elephant Road London	Apartment 3 1 Churchyard Row London
Unit 17 40 Elephant Road London	Apartment 2105 1 St Gabriel Walk London
Unit 15 40 Elephant Road London	Flat 5 158 Brook Drive London
Unit 10 40 Elephant Road London	168 Brook Drive London Southwark
Unit 19 40 Elephant Road London	162 Brook Drive London Southwark
Unit 7 40 Elephant Road London	Apartment 1907 1 St Gabriel Walk London
Unit 4 40 Elephant Road London	Apartment 1902 1 St Gabriel Walk London
Unit 16 40 Elephant Road London	Apartment 1804 1 St Gabriel Walk London
Unit 14 40 Elephant Road London	Apartment 104 1 St Gabriel Walk London
Apartment 1108 1 St Gabriel Walk London	Apartment 3708 9 Churchyard Row London
Apartment 903 1 St Gabriel Walk London	Apartment 1003 Raglan House 120 Elephant Road
Apartment 605 1 St Gabriel Walk London	Apartment 902 Raglan House 120 Elephant Road
Apartment 502 1 St Gabriel Walk London	92 Walworth Road London Southwark
Apartment 407 1 St Gabriel Walk London	Flat 3 Albert Barnes House New Kent Road
Apartment 404 1 St Gabriel Walk London	Flat 22 Albert Barnes House New Kent Road
Apartment 607 9 Churchyard Row London	Flat 79 Perronet House Gaywood Estate Princess Street
Apartment 202 6 St Gabriel Walk London	Apartment 34 3 Churchyard Row London
Apartment 69 5 Churchyard Row London	133C Elephant Road London Southwark
Apartment 60 5 Churchyard Row London	Flat 1 21 Oswin Street London
Apartment 3203 1 St Gabriel Walk London	Apartment 107 6 St Gabriel Walk London
Apartment 3103 1 St Gabriel Walk London	Apartment 103 6 St Gabriel Walk London
43 Hayles Buildings Elliotts Row London	
35 Hayles Buildings Elliotts Row London	

Apartment 3205 1 St Gabriel Walk London	Apartment 603 9 Churchyard Row London
Apartment 2803 1 St Gabriel Walk London	Apartment 403 9 Churchyard Row London
Apartment 2802 1 St Gabriel Walk London	Apartment 110 7 Churchyard Row London
Apartment 4302 9 Churchyard Row London	Apartment 103 7 Churchyard Row London
Apartment 4004 9 Churchyard Row London	1603 Mawes House 5 Castle Square London
Apartment 3904 9 Churchyard Row London	1304 Mawes House 5 Castle Square London
Apartment 2407 1 St Gabriel Walk London	1302 Mawes House 5 Castle Square London
Apartment 2003 1 St Gabriel Walk London	1103 Mawes House 5 Castle Square London
Apartment 1908 1 St Gabriel Walk London	1101 Mawes House 5 Castle Square London
Apartment 1608 1 St Gabriel Walk London	1004 Mawes House 5 Castle Square London
Apartment 1605 1 St Gabriel Walk London	908 Mawes House 5 Castle Square London
Apartment 1505 1 St Gabriel Walk London	7 Elephant Road London Southwark
Apartment 1201 1 St Gabriel Walk London	601 Mawes House 5 Castle Square London
Apartment 1004 1 St Gabriel Walk London	407 Mawes House 5 Castle Square London
Apartment 906 1 St Gabriel Walk London	13 Oswin Street London Southwark
Apartment 3101 9 Churchyard Row London	45 Elliotts Row London Southwark
Apartment 902 1 St Gabriel Walk London	The Charlie Chaplin 26 New Kent Road London
Apartment 802 1 St Gabriel Walk London	82 Hayles Buildings Elliotts Row London
Apartment 606 1 St Gabriel Walk London	80 Hayles Buildings Elliotts Row London
Apartment 601 1 St Gabriel Walk London	25 St Georges Buildings St Georges Road London
Apartment 506 1 St Gabriel Walk London	2 St Georges Buildings St Georges Road London
Apartment 306 1 St Gabriel Walk London	Flat D 60 St Georges Road London
Apartment 304 1 St Gabriel Walk London	Flat B 58 St Georges Road London
Apartment 206 1 St Gabriel Walk London	Flat 5 Albert Barnes House New Kent Road
Apartment 2503 9 Churchyard Row London	Flat 35 Albert Barnes House New Kent Road
Apartment 2407 9 Churchyard Row London	Flat 16 Albert Barnes House New Kent Road
Apartment 2301 9 Churchyard Row London	164 Brook Drive London Southwark
Apartment 1907 9 Churchyard Row London	150 Brook Drive London Southwark
Apartment 1701 9 Churchyard Row London	148 Brook Drive London Southwark
Apartment 1407 9 Churchyard Row London	
Apartment 801 9 Churchyard Row London	

4 Metropolis Oswin Street London	Apartment 30 3 Churchyard Row London
Flat 4 65-66 Elliotts Row London	Apartment 308 6 St Gabriel Walk London
Flat 12 Perronet House Gaywood Estate Princess Street	Apartment 3102 1 St Gabriel Walk London
Flat 3 Laurie House Gaywood Estate Gaywood Street	Apartment 2805 1 St Gabriel Walk London
Flat B 19 Princess Street London	Apartment 2705 1 St Gabriel Walk London
Flat A 7 Princess Street London	Apartment 2604 1 St Gabriel Walk London
Flat A 11 Princess Street London	Apartment 4306 9 Churchyard Row London
42 Princess Street London Southwark	Apartment 2506 1 St Gabriel Walk London
Flat 66 Perronet House Gaywood Estate Princess Street	Apartment 2503 1 St Gabriel Walk London
Apartment 2503 Tantallon House 130 Elephant Road	Apartment 2304 1 St Gabriel Walk London
Apartment 2105 Tantallon House 130 Elephant Road	Flat 55 Perronet House Gaywood Estate Princess Street
Apartment 1804 Tantallon House 130 Elephant Road	Flat 50 Perronet House Gaywood Estate Princess Street
Apartment 803 Tantallon House 130 Elephant Road	Flat 43 Perronet House Gaywood Estate Princess Street
Apartment 605 Tantallon House 130 Elephant Road	Flat 15 Perronet House Gaywood Estate Princess Street
Apartment 304 Tantallon House 130 Elephant Road	Apartment 2306 Tantallon House 130 Elephant Road
Unit 39 Artworks House Elephant Road	Apartment 2101 Tantallon House 130 Elephant Road
Unit 37 Artworks House Elephant Road	1303 Mawes House 5 Castle Square London
Unit 36 Artworks House Elephant Road	Apartment 1605 Tantallon House 130 Elephant Road
Unit 26 Artworks House Elephant Road	Apartment 1602 Tantallon House 130 Elephant Road
Unit 17A Artworks House Elephant Road	1102 Mawes House 5 Castle Square London
Apartment 703 Vowler House 10 Ash Avenue	Unit 38 Artworks House Elephant Road
Room 4B Hannibal House Elephant And Castle	Unit 30 Artworks House Elephant Road
Apartment 65 5 Churchyard Row London	701 Mawes House 5 Castle Square London
Apartment 42 3 Churchyard Row London	Flat 81 Albert Barnes House New Kent Road
	Apartment 1206 Tantallon House 130 Elephant Road

405 Mawes House 5 Castle Square London
 Unit 1 Artworks House Elephant Road
 Apartment 303 Tantallon House 130 Elephant Road
 134 Elephant Road London Southwark
 Flat 24 Sherston Court Newington Butts
 Apartment 2406 Raglan House 120 Elephant Road
 Apartment 2401 Raglan House 120 Elephant Road
 32 St Georges Buildings St Georges Road London
 30 New Kent Road London Southwark
 Unit Y Seventh Floor Hannibal House Elephant And Castle
 Unit G Sventh Floor Hannibal House Elephant And Castle
 14 St Georges Buildings St Georges Road London
 Apartment 1007 8 Walworth Road London
 Unit 4 And Unit 5 Farrell Court Elephant Road
 Apartment 4002 8 Walworth Road London
 Apartment 3806 8 Walworth Road London
 306 Shopping Centre Elephant And Castle London
 Unit 321 Shopping Centre Elephant And Castle
 Apartment 2102 8 Walworth Road London
 Apartment 1809 8 Walworth Road London
 Flat 3 49 Elliotts Row London
 Apartment 1709 8 Walworth Road London
 Apartment 1606 8 Walworth Road London
 Flat 16 28 Arch Street London
 Flat 1 28 Arch Street London

Flat 13 Wardroper House 62 St Georges Road
 Unit 3 Draper House 20 Elephant And Castle
 Flat B 37 Oswin Street London
 Flat 1 3-5 Oswin Street London
 Flat 120 Draper House 20 Elephant And Castle
 Flat 72 Draper House 20 Elephant And Castle
 Flat 65 Draper House 20 Elephant And Castle
 303 Mawes House 5 Castle Square London
 301 Mawes House 5 Castle Square London
 Apartment 1304 Raglan House 120 Elephant Road
 Apartment 1106 Raglan House 120 Elephant Road
 Apartment 704 Raglan House 120 Elephant Road
 Apartment 2204 Raglan House 120 Elephant Road
 Apartment 2106 Raglan House 120 Elephant Road
 Apartment 2004 Raglan House 120 Elephant Road
 Apartment 1705 Raglan House 120 Elephant Road
 Apartment 1504 Raglan House 120 Elephant Road
 Unit 5 Draper House 20 Elephant And Castle
 Flat 7 West Combe Apartments 123 Newington Causeway
 Apartment 3105 8 Walworth Road London
 Apartment 3011 8 Walworth Road London
 Apartment 3008 8 Walworth Road London
 Apartment 2107 8 Walworth Road London

Apartment 1903 8 Walworth Road London	Workshop 3 Shopping Centre Elephant And Castle
Apartment 1705 8 Walworth Road London	
Apartment 2709 8 Walworth Road London	Apartment 803 Maurice House 4 Ash Avenue
Apartment 2707 8 Walworth Road London	Apartment 701 Maurice House 4 Ash Avenue
Apartment 2511 8 Walworth Road London	
Apartment 2311 8 Walworth Road London	Apartment 605 Maurice House 4 Ash Avenue
Apartment 2308 8 Walworth Road London	
Apartment 1310 8 Walworth Road London	Apartment 502 Maurice House 4 Ash Avenue
Apartment 1302 8 Walworth Road London	
Apartment 1105 8 Walworth Road London	Apartment 404 Maurice House 4 Ash Avenue
Apartment 3603 8 Walworth Road London	Apartment 308 Maurice House 4 Ash Avenue
Apartment 902 8 Walworth Road London	
Apartment 709 8 Walworth Road London	Apartment 2004 1 St Gabriel Walk London
Apartment 303 8 Walworth Road London	Apartment 2001 1 St Gabriel Walk London
Apartment 210 8 Walworth Road London	Apartment 1802 1 St Gabriel Walk London
Flat 2 28 Arch Street London	Apartment 1603 1 St Gabriel Walk London
Fourth Floor Hannibal House Elephant And Castle	Apartment 3403 1 Churchyard Row London
Tenth Floor Hannibal House Elephant And Castle	Apartment 501 1 St Gabriel Walk London
Flat 2 43 Oswin Street London	Apartment 406 1 St Gabriel Walk London
340 Shopping Centre Elephant And Castle London	Apartment 201 1 St Gabriel Walk London
339 Shopping Centre Elephant And Castle London	1 St Gabriel Walk London Southwark
309 Shopping Centre Elephant And Castle London	Apartment 2605 9 Churchyard Row London
254-255 Shopping Centre Elephant And Castle London	Apartment 2402 9 Churchyard Row London
240 Shopping Centre Elephant And Castle London	Apartment 2401 9 Churchyard Row London
214 Shopping Centre Elephant And Castle London	Apartment 2302 9 Churchyard Row London
	Apartment 2104 9 Churchyard Row London
	Apartment 2006 9 Churchyard Row London
	Apartment 1908 9 Churchyard Row London
	Apartment 1905 9 Churchyard Row London
	Apartment 1801 9 Churchyard Row London
	Apartment 1704 9 Churchyard Row London

Apartment 1506 9 Churchyard Row London	Studio 15 86 Walworth Road London
Apartment 1403 9 Churchyard Row London	Unit 4 Draper House 20 Elephant And Castle
Apartment 1305 9 Churchyard Row London	Apartment 3309 8 Walworth Road London
Apartment 707 9 Churchyard Row London	Apartment 3108 8 Walworth Road London
Apartment 503 9 Churchyard Row London	Flat 57 Draper House 20 Elephant And Castle
Apartment 407 9 Churchyard Row London	37 Hayles Buildings Elliotts Row London
Apartment 404 9 Churchyard Row London	34 New Kent Road London Southwark
Apartment 303 9 Churchyard Row London	12 Walworth Road London Southwark
Apartment 73 5 Churchyard Row London	58 Elliotts Row London Southwark
1702 Mawes House 5 Castle Square London	27 St Georges Buildings St Georges Road London
1604 Mawes House 5 Castle Square London	Flat 88 Albert Barnes House New Kent Road
1502 Mawes House 5 Castle Square London	Flat 73 Albert Barnes House New Kent Road
1501 Mawes House 5 Castle Square London	Flat 65 Albert Barnes House New Kent Road
1405 Mawes House 5 Castle Square London	Flat 52 Albert Barnes House New Kent Road
805 Mawes House 5 Castle Square London	Flat 20 Albert Barnes House New Kent Road
708 Mawes House 5 Castle Square London	160 Brook Drive London Southwark
702 Mawes House 5 Castle Square London	154 Brook Drive London Southwark
505 Mawes House 5 Castle Square London	146 Brook Drive London Southwark
8 Castle Square London Southwark	Flat 12 Laurie House Gaywood Estate Gaywood Street
Apartment 1401 Raglan House 120 Elephant Road	Flat 1 Laurie House Gaywood Estate Gaywood Street
Apartment 1004 Raglan House 120 Elephant Road	Flat A 9 Princess Street London
Apartment 901 Raglan House 120 Elephant Road	Flat A 15 Princess Street London
Apartment 2205 Raglan House 120 Elephant Road	34 Princess Street London Southwark
Apartment 1801 Raglan House 120 Elephant Road	30 Princess Street London Southwark
Apartment 1702 Raglan House 120 Elephant Road	26 Princess Street London Southwark
Elephant Kiosk 4 Elephant And Castle London	22 Princess Street London Southwark
	Flat 76 Perronet House Gaywood Estate Princess Street

Flat 68 Perronet House Gaywood Estate
Princess Street

Flat 58 Perronet House Gaywood Estate
Princess Street

Flat 56 Perronet House Gaywood Estate
Princess Street

Flat 32 Perronet House Gaywood Estate
Princess Street

Apartment 2404 Tantallon House 130
Elephant Road

Apartment 2305 Tantallon House 130
Elephant Road

Apartment 1603 Tantallon House 130
Elephant Road

Apartment 1503 Tantallon House 130
Elephant Road

Apartment 1104 Tantallon House 130
Elephant Road

Apartment 1101 Tantallon House 130
Elephant Road

Unit 23 Artworks House Elephant Road

Unit 18 Artworks House Elephant Road

Apartment 61 5 Churchyard Row London

Apartment 27 3 Churchyard Row London

Apartment 22 1 Churchyard Row London

Apartment 19 1 Churchyard Row London

48 St Georges Road London Southwark

Apartment 307 6 St Gabriel Walk London

Apartment 101 6 St Gabriel Walk London

Unit 3 22 Elephant And Castle London

Apartment 3003 1 St Gabriel Walk London

Apartment 2902 1 St Gabriel Walk London

Apartment 2608 1 St Gabriel Walk London

Apartment 2607 1 St Gabriel Walk London

16A Elephant And Castle London Southwark

Unit 1 3 Elephant Road London

Apartment 303 Maurice House 4 Ash
Avenue

Apartment 905 Vowler House 10 Ash
Avenue

Apartment 903 Vowler House 10 Ash
Avenue

Apartment 601 Vowler House 10 Ash
Avenue

Apartment 401 Vowler House 10 Ash
Avenue

Apartment 201 Vowler House 10 Ash
Avenue

Apartment 104 Vowler House 10 Ash
Avenue

Apartment 1903 Hurlock Heights 4 Deacon
Street

Concierge Office Hurlock Heights 4 Deacon
Street

Apartment 902 Vowler House 10 Ash
Avenue

Apartment 2902 Hurlock Heights 4 Deacon
Street

Apartment 2805 Hurlock Heights 4 Deacon
Street

Apartment 2705 Hurlock Heights 4 Deacon
Street

Apartment 2407 Hurlock Heights 4 Deacon
Street

Apartment 2306 Hurlock Heights 4 Deacon
Street

Apartment 2206 Hurlock Heights 4 Deacon
Street

Apartment 2106 Hurlock Heights 4 Deacon
Street

Apartment 1907 Hurlock Heights 4 Deacon
Street

Apartment 2806 Hurlock Heights 4 Deacon Street

Apartment 1807 Hurlock Heights 4 Deacon Street

Apartment 1805 Hurlock Heights 4 Deacon Street

Apartment 1704 Hurlock Heights 4 Deacon Street

Apartment 1701 Hurlock Heights 4 Deacon Street

Apartment 1603 Hurlock Heights 4 Deacon Street

Apartment 1508 Hurlock Heights 4 Deacon Street

Apartment 1504 Hurlock Heights 4 Deacon Street

Apartment 1406 Hurlock Heights 4 Deacon Street

Apartment 1403 Hurlock Heights 4 Deacon Street

Apartment 1107 Hurlock Heights 4 Deacon Street

Apartment 1104 Hurlock Heights 4 Deacon Street

Apartment 1102 Hurlock Heights 4 Deacon Street

Apartment 1004 Hurlock Heights 4 Deacon Street

Apartment 505 Hurlock Heights 4 Deacon Street

Apartment 501 Hurlock Heights 4 Deacon Street

Apartment 305 Hurlock Heights 4 Deacon Street

Apartment 208 Hurlock Heights 4 Deacon Street

Apartment 203 Hurlock Heights 4 Deacon Street

Apartment 102 Hurlock Heights 4 Deacon Street

Flat 42 Draper House 20 Elephant And Castle

Apartment 4103 9 Churchyard Row London

Second Floor Flat 4 Hampton Street London

Apartment 2209 8 Walworth Road London

Apartment 2010 8 Walworth Road London

Flat 3 183 Brook Drive London

Flat 21 Albert Barnes House New Kent Road

166 Brook Drive London Southwark

Apartment 3103 8 Walworth Road London

Apartment 3002 8 Walworth Road London

Apartment 2911 8 Walworth Road London

Apartment 2002 8 Walworth Road London

Apartment 1710 8 Walworth Road London

Apartment 1707 8 Walworth Road London

Railway Arch 110 Elephant Road London

Apartment 2411 8 Walworth Road London

Apartment 2302 8 Walworth Road London

Apartment 2211 8 Walworth Road London

Apartment 1408 8 Walworth Road London

Apartment 1211 8 Walworth Road London

Apartment 1201 8 Walworth Road London

Apartment 1110 8 Walworth Road London

Apartment 1107 8 Walworth Road London

Apartment 1009 8 Walworth Road London

Apartment 1005 8 Walworth Road London

Apartment 3802 8 Walworth Road London

Apartment 3601 8 Walworth Road London

Apartment 3501 8 Walworth Road London

Apartment 802 8 Walworth Road London

Apartment 701 8 Walworth Road London	Apartment 801 Vowler House 10 Ash Avenue
Apartment 605 8 Walworth Road London	Apartment 606 Vowler House 10 Ash Avenue
Apartment 509 8 Walworth Road London	Apartment 501 Vowler House 10 Ash Avenue
Apartment 409 8 Walworth Road London	Apartment 402 Vowler House 10 Ash Avenue
Apartment 202 2 Walworth Road London	Apartment 303 Vowler House 10 Ash Avenue
Flat 17 28 Arch Street London	Apartment 106 Vowler House 10 Ash Avenue
16 Elephant And Castle London Southwark	Flat 29 26 Arch Street London
353 Shopping Centre Elephant And Castle London	Apartment 4205 9 Churchyard Row London
335-336 Shopping Centre Elephant And Castle London	Apartment 4102 9 Churchyard Row London
235 Shopping Centre Elephant And Castle London	Apartment 4002 9 Churchyard Row London
Unit 338 Shopping Centre Elephant And Castle	Apartment 3704 9 Churchyard Row London
Unit 250 Shopping Centre Elephant And Castle	Apartment 3701 9 Churchyard Row London
Apartment 1104 Maurice House 4 Ash Avenue	Apartment 2502 1 St Gabriel Walk London
Apartment 904 Maurice House 4 Ash Avenue	Apartment 2408 1 St Gabriel Walk London
Apartment 504 Maurice House 4 Ash Avenue	Apartment 2307 1 St Gabriel Walk London
Apartment 406 Maurice House 4 Ash Avenue	Apartment 2305 1 St Gabriel Walk London
Apartment 402 Maurice House 4 Ash Avenue	Apartment 2106 1 St Gabriel Walk London
Apartment 207 Maurice House 4 Ash Avenue	Apartment 2101 1 St Gabriel Walk London
Apartment 206 Maurice House 4 Ash Avenue	Apartment 1606 1 St Gabriel Walk London
Apartment 201 Maurice House 4 Ash Avenue	Apartment 1502 1 St Gabriel Walk London
Apartment 904 Vowler House 10 Ash Avenue	Apartment 1205 1 St Gabriel Walk London
	Apartment 1107 1 St Gabriel Walk London
	Apartment 1006 1 St Gabriel Walk London
	Apartment 3604 9 Churchyard Row London
	Apartment 3503 9 Churchyard Row London
	Apartment 3408 1 Churchyard Row London
	Apartment 3208 9 Churchyard Row London

Apartment 3105 9 Churchyard Row London	Apartment 906 Hurlock Heights 4 Deacon Street
Apartment 3002 9 Churchyard Row London	Apartment 804 Hurlock Heights 4 Deacon Street
Apartment 2905 9 Churchyard Row London	Apartment 701 Hurlock Heights 4 Deacon Street
Apartment 905 1 St Gabriel Walk London	Apartment 603 Hurlock Heights 4 Deacon Street
Apartment 707 1 St Gabriel Walk London	Apartment 606 Hurlock Heights 4 Deacon Street
Apartment 704 1 St Gabriel Walk London	Apartment 1901 Hurlock Heights 4 Deacon Street
Apartment 403 1 St Gabriel Walk London	Unit 1 6 St Gabriel Walk London
Apartment 203 1 St Gabriel Walk London	Flat 70 Draper House 20 Elephant And Castle
Apartment 105 1 St Gabriel Walk London	Flat 112 Draper House 20 Elephant And Castle
Apartment 2602 9 Churchyard Row London	Apartment 1706 9 Churchyard Row London
Apartment 2502 9 Churchyard Row London	Apartment 803 1 St Gabriel Walk London
Apartment 2305 9 Churchyard Row London	3 Hayles Street London Southwark
Apartment 1807 9 Churchyard Row London	Flat 57 Perronet House Gaywood Estate Princess Street
Apartment 1802 9 Churchyard Row London	Apartment 501 9 Churchyard Row London
Apartment 1601 9 Churchyard Row London	Apartment 104 7 Churchyard Row London
Apartment 1202 9 Churchyard Row London	Apartment 2807 1 St Gabriel Walk London
Apartment 908 9 Churchyard Row London	402 Mawes House 5 Castle Square London
Apartment 605 9 Churchyard Row London	Apartment 2605 8 Walworth Road London
Apartment 306 9 Churchyard Row London	312 Shopping Centre Elephant And Castle London
Unit 1 Management Office 9 Churchyard Row London	Unit 4 Railway Arch 102A Rockingham Street
Apartment 88 7 Churchyard Row London	Apartment 2406 8 Walworth Road London
1402 Mawes House 5 Castle Square London	Apartment 2210 8 Walworth Road London
1401 Mawes House 5 Castle Square London	Apartment 1403 8 Walworth Road London
1206 Mawes House 5 Castle Square London	Apartment 201 8 Walworth Road London
1204 Mawes House 5 Castle Square London	
905 Mawes House 5 Castle Square London	
903 Mawes House 5 Castle Square London	
306 Mawes House 5 Castle Square London	
304 Mawes House 5 Castle Square London	
7 Castle Square London Southwark	

Apartment 401 9 Churchyard Row London
 Apartment 3403 8 Walworth Road London
 Apartment 2810 8 Walworth Road London
 Apartment 2902 9 Churchyard Row London
 Apartment 3905 9 Churchyard Row London
 Apartment 607 8 Walworth Road London
 Flat 41 Draper House 20 Elephant And
 Castle
 Apartment 13 1 Churchyard Row London
 Apartment 51 5 Churchyard Row London
 Apartment 1702 Tantallon House 130
 Elephant Road
 Apartment 3402 1 Churchyard Row London
 Apartment 3107 9 Churchyard Row London
 Apartment 104 6 St Gabriel Walk London

Apartment 2505 1 St Gabriel Walk London
 Apartment 1001 1 St Gabriel Walk London
 Workshop 4 Shopping Centre Elephant And
 Castle
 Apartment 1402 Raglan House 120 Elephant
 Road
 Apartment 301 Raglan House 120 Elephant
 Road
 508 Mawes House 5 Castle Square London
 305 Mawes House 5 Castle Square London
 48 Elliotts Row London Southwark
 Flat 1 Albert Barnes House New Kent Road
 Flat 44 Sherston Court Newington Butts
 Apartment 606 9 Churchyard Row London

Re-consultation:

Appendix 2: Consultation responses received

Internal services

Archaeology

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Statutory and non-statutory organisations

Environment Agency

London Fire & Emergency Planning Authori

London Underground

Natural England - London & South East Re

Network Rail

Transport for London

Thames Water

Metropolitan Police Service (Designing O

Great London Authority

Neighbour and local groups consulted:

Elephant Arcade 50 London Road London	160 Tooley Street London SE1
18 Market Place Blue Anchor Lane London	160 Tooley Street London SE1
Flat 3, 2 Merrow Street London SE17 2NJ	160 Tooley Street London SE1
UAL London College of Communication Elephant & Castle London	160 Tooley Street London SE1
40 Elephant Road, Unit 5 Castle Square London	160 Tooley Street London SE1
17 Sawyer Street Elephant Park London	50 LONDON ROAD London SE1 6FY
Nicole's Alterations and Repair 5 Ash Avenue, Elephant and Castle London	Flat 39 Roffo Court London SE17 2FL
27 Henshaw Street Walworth London	Flat 39 Roffo Court London SE17 2FL
	Flat 39 Roffo Court London SE17 2FL
	Unit 5, Elephant Arcade 50 London Road London

Appendix 2: Consultation responses received

Internal services

Archaeology

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Statutory and non-statutory organisations

Environment Agency

London Fire & Emergency Planning Authori

London Underground

Natural England - London & South East Re

Network Rail

Transport for London

Thames Water

Metropolitan Police Service (Designing O

Great London Authority

Neighbour and local groups consulted:

Elephant Arcade 50 London Road London

18 Market Place Blue Anchor Lane London

Flat 3, 2 Merrow Street London SE17 2NJ

UAL London College of Communication
Elephant & Castle London

40 Elephant Road, Unit 5 Castle Square
London

17 Sawyer Street Elephant Park London

Nicole's Alterations and Repair 5 Ash
Avenue, Elephant and Castle London

27 Henshaw Street Walworth London

160 Tooley Street London SE1

160 Tooley Street London SE1

160 Tooley Street London SE1

160 Tooley Street London SE1

160 Tooley Street London SE1

50 LONDON ROAD London SE1 6FY

Flat 39 Roffo Court London SE17 2FL

Flat 39 Roffo Court London SE17 2FL

Flat 39 Roffo Court London SE17 2FL

Unit 5, Elephant Arcade 50 London Road
London

Appendix 3: Relevant planning history

Reference and Proposal	Status
<p>20/AP/3675</p> <p>Minor material amendment under s73 of the Town and Country Planning Act (1990 (as amended) to vary condition 1 (approved drawings) of planning permission 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 comprising the enlargement and reconfiguration of the consented station box, including the provision of an additional basement level and minor elevational changes to the station entrance to:</p> <p>able the new station entrance to serve as the single point of entry / exit both Northern and Bakerloo lines in the future;</p> <p>ilitate future connection with the Bakerloo line platforms from the ticket through provision of space for three additional escalators;</p> <p>provide simpler step free access routes between the ticket hall and the Northern line platforms;</p> <p>provide an extension to the firefighters' lift shaft to the Bakerloo line connection level; and</p> <p>secure revisions to retain access to an existing London Underground ventilation shaft.</p>	<p>GRANTED - Major Application 12/03/2021</p>

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

Applicant Elephant & Castle Properties CO Ltd
Date of Issue of this decision:

LBS Registered Number 21/AP/1104

Planning Permission was GRANTED for the following development:

Minor material amendments to planning permission 20/AP/3675 (for 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 above multi-level and single basements, to provide a range of uses including residential (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.

At: 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

For the reasons outlined in the case officers report which is available on the planning register.

In accordance with application received on 29/03/2021 comprising the following plans and documents:

Daylight And Sunlight Addendum Report dated May 2021, Environmental Statement Non-Technical Summary dated September 2016, Environmental Statement dated September 2016, Environmental Statement Addendum dated March 2021, Non-Technical Summary Addendum March 2021, Flood Risk Assessment Addendum (March 2021), Statement Of Community Involvement March 2021, Design And Access Statement Addendum dated 12th March 2021, Briefing Note – EIA Strategy dated October 2020, Circular Economy Statement Revision 2 dated 26th March 2021, East Site Fire Statement dated 19th March 2021, EIA Implications Of Proposed Amendments Letter dated 19th June 2017, EIA Statement Of Conformity Letter dated 11th December 2020, Equality Statement Addendum dated March 2021, EIA Implications Of Minor Phasing Changes, Waste Management Strategy dated March 2021, West Site Fire Statement dated 19th March 2021, Urban Greening Factor Revision 03 dated 24th May 2021, Whole Life Carbon Assessment dated Revision 01 dated 15th April 2021, Energy And Sustainability Addendum Report dated 25th March 2021, Planning Statement Addendum dated March 2021, Delivery And Servicing Management Plan Addendum dated March 2021, Transport Assessment Addendum dated March 2021, Financial Viability Assessment Executive Summary dated April 2021, Financial Viability Assessment dated April 2021, ECTC East Site GLA Carbon Emission Tool Rev A dated April 2021, ECTC GLA WLC Reporting Tool Rev 02 dated June 2021, Pre-Application Engagement Plan.

Revised Area and Unit Mix Schedules:

- Schedule of Areas - East Site E0 (rev. P9 12.03.21)
- Schedule of Areas - East Site E1 (rev p8 12.03.21)
- Schedule of Areas - East Site E2 (rev p8 12.03.21)
- Schedule of Areas - East Site E3 (rev p8 12.03.21)
- Schedule of Areas - East Site E4 (rev p8 12.03.21)
- Schedule of Areas - East Site Total (rev p14 12.03.21)
- Schedule of Areas - East Site Residential Amenity (rev p7 12.03.21)
- Schedule of Areas - West Site Total (rev p1 12.03.21)

- Schedule of Areas - Masterplan Total (rev p1 12.03.21)
- Residential Unit Schedule Summary (rev p12 12.03.21)
- Residential Unit Schedule Summary - West Site (rev p1 12.03.21)

Definitions

- a) "Phasing Plan" means the phases of comprehensive redevelopment as assessed within the Environmental Statement (September 2016) and subsequent letter from Watermans dated 19th June 2017 regarding EIA implications of the proposed amendments. For the avoidance of doubt, a Phasing Plan is to be submitted pursuant to condition 3.

Subject to the following 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:

935_00_07_PLANNING		-
Site Location Plans		
935_00_07_001	Site Location Plan - Existing	P2
935_00_07_002	Site Location Plan - Proposed	P3
935_00_07_003	Site - Roof Plan	P3
935_00_07_004	Site - Ground Plan	P4
935_00_07_005	Site - Basement Plan B1	P3
935_00_07_006	Site - Basement Plan B2 & LUL Box	P2
935_00_07_007	Site - Basement level B4 & B5	P1
935_00_07_010	Site - Key Plan	P1
GA Plans - Existing East Site		
935_01_07_050	Existing East Site - Roof Plan	P1
GA Plans - Existing West Site		
935_02_07_050	Existing West Site - Roof Plan	P1
GA Elevations - Existing East Site		
935_01_07_060	Existing East Site - North Elevation	P1
935_01_07_061	Existing East Site - East Elevation	P1
935_01_07_062	Existing East Site - South Elevation	P1
935_01_07_063	Existing East Site - West Elevation	P1
935_01_07_064	Existing East Site - London Coronet Theatre	P1

GA Elevations - Existing West Site		
935_02_07_020	Existing West Site - East Elevation	P1
935_02_07_060	Existing West Site - North Elevation	P1
935_02_07_061	Existing West Site - East Elevation	P1
935_02_07_062	Existing West Site - South Elevation	P1
935_02_07_063	Existing West Site - West Elevation	P1
GA Plans - Proposed East Site		
935_01_07_95	East Site – Basement 5 floor plan	P1
935_01_07_96	East Site – Basement 4 floor plan	P1
935_01_07_97	East Site - Over Bridge & NLSB Level	P2
935_01_07_98	East Site - Lower Basement Plan	P5
935_01_07_99	East Site - Basement Mezzanine Plan	P4
935_01_07_100	East Site - Ground Floor Plan	P5
935_01_07_101	East Site - First Floor Plan	P4
935_01_07_102	East Site - Second Floor Plan	P3
935_01_07_103	East Site - Third Floor Plan	P2
935_01_07_104	East Site - Fourth Floor Plan	P2
935_01_07_105	East Site - Fifth Floor Plan	P2
935_01_07_106	East Site - Sixth Floor Plan	P2
935_01_07_107	East Site - Seventh Floor Plan	P2
935_01_07_108	East Site - Eighth Floor Plan	P2
935_01_07_109	East Site - Ninth Floor Plan	P2
935_01_07_110	East Site - Tenth Floor Plan	P2
935_01_07_111	East Site - Eleventh Floor Plan	P2
935_01_07_112	East Site - Twelfth to Fifteenth Floor Plan	P2

935_01_07_116	East Site - Sixteenth Floor Plan	P2
935_01_07_118	East Site - Eighteenth Floor Plan	P1
935_01_07_120	East Site - Twentieth Floor Plan	P2
935_01_07_122	East Site - Twenty-Second Floor Plan	P2
935_01_07_123	East Site Twenty Third to Twenty Seventh	P1
935_01_07_128	East Site - Twenty-Eight Floor Plan	P2
935_01_07_135	East Site - Roof Plan	P2
935_01_07_130	East Site - Thirtieth to Thirty Third Floor Plan	P1

GA Plans - Proposed West Site		
935_02_07_99	West Site - Basement Plan	P1
935_02_07_100	West Site - Ground Floor Plan	P3
935_02_07_100UG	West Site - Upper Ground Floor Plan	P2
935_02_07_101	West Site - First Floor Plan	P1
935_02_07_102	West Site - Second Floor Plan	P1
935_02_07_103	West Site - Third Floor Plan	P1
935_02_07_104	West Site - Fourth Floor Plan	P1
935_02_07_105	West Site - Fifth Floor Plan	P1
935_02_07_106	West Site - Sixth Floor Plan	P1
935_02_07_107	West Site - Seventh Floor Plan	P1
935_02_07_108	West Site - Eighth to Ninth Floor Plan	P1
935_02_07_109	-	
935_02_07_110	West Site - Tenth to Eleventh Floor Plan	P1
935_02_07_111	-	
935_02_07_112	West Site - Twelfth to Fourteenth Floor Plan	P1
935_02_07_113	-	
935_02_07_114	-	
935_02_07_115	West Site - Fifteenth Floor Plan	P1
935_02_07_116	West Site - Sixteenth Floor Plan	P1
935_02_07_118	West Site - Eighteenth Floor Plan	P1
935_02_07_119	West Site - Nineteenth Floor Plan	P1
935_02_07_120	West Site - Twentieth to Twenty-First Floor Plan	P1
935_02_07_122	West Site - Twenty-Second Floor Plan	P1
935_02_07_123	West Site - Twenty-Third to Twenty-fourth Floor Plan	P1
935_02_07_125	West Site - Twenty-Fifth to Twenty-Sixth Floor Plan	P1

935_02_07_127	West Site - Twenty-Seventh Floor Plan	P1
935_02_07_128	West Site - Twenty-Eighth to Thirty-Third Floor Plan	P1
935_02_07_134	West Site - Thirty-Fourth Floor Plan	P1
935_02_07_135	West Site - Roof Plan	P1

GA Elevations - Site		
935_00_07_200	Site - North Elevation	P3
GA Elevations - East Site		
935_01_07_210	East Site - Peninsular Elevation	P2
935_01_07_211	East Site - North Elevation	P2
935_01_07_212	East Site - East Elevation	P2
935_01_07_213	East Site - South Elevation	P2
935_01_07_214	East Site - West Elevation	P3
935_01_07_215	East Site - Station Route Elevation 1	P3
935_01_07_216	East Site - Station Route Elevation 2	P3
935_01_07_217	East Site - Park Route Elevation 1	P2
935_01_07_218	East Site - Park Route Elevation 2	P2

GA Elevations - West Site		
935_02_07_210	West Site - Elephant and Castle	P2
935_02_07_211	West Site - St George's Road (North)	P2
935_02_07_212	West Site - South Elevation	P2
935_02_07_213	West Site - Oswin Street Elevation (West)	P1
935_02_07_214	West Site - Pastor Street Elevation (West)	P1
935_02_07_215	West Site - Pastor Street Elevation (East)	P1
935_02_07_216	West Site - Link Street Elevations	P1

GA Sections - Site		
935_00_07_300	Site Section AA	P2
935_00_07_301	Site Section BB	P1
935_00_07_302	Site Section CC	P2
GA Sections - East Site		
935_01_07_310	East Site - Section AA	P3
935_01_07_311	East Site - Section BB	P2
935_01_07_312	East Site - Section CC	P2
GA Sections - West Site		
935_02_07_310	West Site - Section AA	P1
935_02_07_311	West Site - Section BB	P1
935_02_07_312	West Site - Section CC	P1
GA Bay Studies - East Site		
935_01_07_501	East Site - Bay Study - Building E3, Tower 3	P2
935_01_07_502	East Site - Bay Study - Building E3	P2
935_01_07_503	East Site - Bay Study - Typical Tower	P2

935_01_07_504	East Site - Bay Study - Typical Tower	P2
935_01_07_505	East Site - Bay Study - Building E2	P2
935_01_07_506	East Site - Bay Study - Building E2	P2
935_01_07_507	East Site - Bay Study - Building E2	P2
935_01_07_508	East Site - Bay Study - Building E4	P2
935_01_07_509	East Site - Bay Study - Footbridge	P2
935_01_07_511	East Site - Bay Study - UAL	P2
935_01_07_512	East Site - Bay Study - UAL	P2
935_01_07_513	East Site - Bay Study - UAL	P2
935_01_07_514	East Site - Bay Study - UAL	P2
935_01_07_515	East Site - Bay Study - UAL	P2
935_01_07_516	East Site - Bay Study - UAL	P2
935_01_07_517	East Site - Bay Study - UAL	P2
935_01_07_518	East Site - Bay Study - UAL	P2
GA Bay Studies - West Site		
935_02_07_500	West Site - Bay Study - Mansion Block	P1
935_02_07_501	West Site - Bay Study - Mansion Block	P1
935_02_07_502	West Site - Bay Study - Mansion Block	P1
935_02_07_503	West Site - Bay	P1

	Study - Mansion Block	
935_02_07_504	West Site - Bay Study - Mansion Block	P1
935_02_07_505	West Site - Bay Study - W2 Tower 2	P1
935_02_07_506	West Site - Bay Study - W2 Tower 3	P1
935_02_07_507	West Site - Bay Study - W2 Tower 4	P1
935_02_07_508	West Site - Bay Study - Music Venue	P2
935_02_07_509	West Site - Bay Study - Music Venue	P2
935_00_Reports		
935_00_DAS	Design & Access Statement (DAS Addendum 12.03.21)	P1

**935_00_Sketches -
Supplementary
Information**

935_01_SK093	East Site - Detail Flat Layouts	A1	P1
935_01_SK094	East Site - Detail Flat Layouts	A1	P1
935_02_SK138	West Site - Detail Flat Layouts	A1	P1
935_02_SK139	West Site - Detail Flat Layouts	A1	P1
935_02_SK140	West Site - Detail Flat Layouts	A1	P1
935_02_SK141	West Site - Detail Flat Layouts	A1	P1

East Site: Ground Level	TOWN617(03)3002
West Site: Ground Level	TOWN617(03)3003
East Site: E3 Podium	TOWN617(03)3102
East Site: E2 Podium	TOWN617(03)3103
West Site: W2 Podium	TOWN617(03)3104
West Site: W3 Building 1,2,3 Podium	TOWN617(03)3105
West Site: W1 Tower 1 - 7th Floor	TOWN617(03)3106
West Site: Tower 1 and Tower 2 - 10th Floor	TOWN617(03)3107
West Site: W2 , Tower 2 - 12th Floor	TOWN617(03)3108
West Site: W1 - 15th Floor	TOWN617(03)3109
West Site: W2 - 18th Floor	TOWN617(03)3110
West Site: W2 20th Floor	TOWN617(03)3111
West Site: W2 - 22nd Floor	TOWN617(03)3112
West Site: W2, Tower 3 - 27th Floor	TOWN617(03)3113

Reason:

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

2. The development hereby permitted shall be begun before 10th January 2024.

Reason:

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

Site wide conditions

3. Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, the development hereby permitted shall be carried out in accordance with a Phasing Plan to be submitted to and approved in writing by the Local Planning Authority prior to works commencing. The Phasing Plan may be amended from time to time, subject to obtaining the prior written approval of the Local Planning Authority (in consultation with the GLA and Transport for London), and providing the submission of any updated Phasing Plan shall comply with the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

Reason:

To ensure that any proposed new and / or different environmental effects relating to any proposed changes to the phasing of the Development have been properly assessed in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

4. Notwithstanding the provisions of Part 16 and 25 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority, unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

East site conditions

Pre-commencement condition(s) - unless otherwise stated, 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 the east site works granted by this permission is commenced.

5. Site Contamination

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment:

a) prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

6. Tree Protection

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to works commencing, including any demolition, an Arboricultural Method Statement 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 2019 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.

7. Archaeological Implement Programme

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

8. Archaeological Evaluation

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals to be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

9. Archaeological Mitigation

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment before any below ground work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

10. Archaeological Foundation and Basement Design

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), a detailed

scheme showing the complete scope and arrangement of the basement and foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

11. Building Recording

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no demolition or development shall take place before the applicant, or his/her agent or successors in title, has secured the implementation of a programme of building recording analysis (to Historic England Level 3) of the Coronet Theatre and the Elephant and Castle Shopping Centre. Details shall be submitted to and approved in writing by the Local Planning Authority prior to demolition/development commencing. The recording analysis shall be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

Reason:

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

12. Precautionary bat survey

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, if more than two seasons pass between the most recent bat survey for the site and the commencement of demolition and/or tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

In accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007).

13. Groundwater investigations

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no below ground works shall commence (excluding demolition) until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and an updated basement impact assessment is submitted to and approved in writing by the Local Planning Authority. This should include groundwater mitigation measures as required, with the measures constructed in accordance with the approved details.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with section 5.3.3 of the Southwark Strategic Flood Risk Assessment (2008).

14. Surface water drainage

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no below ground works shall commence (excluding demolition) until details of a surface water drainage strategy incorporating sustainable drainage principles to achieve a reduction in surface water run-off rates from the site to a minimum of 50% of that for the existing site during a 1% Annual

Exceedance Probability (AEP) event, has been submitted to and approved in writing by Local Planning Authority. The site drainage must be constructed in accordance with the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

15. Impact study for water infrastructure capacity

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, development shall not be commenced (excluding demolition) until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason:

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

16. Piling method statement

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

17. Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of the development on the east site, a strategy for ongoing engagement with the existing businesses and charities within the site detailing how they will be kept informed of the progression of the development, measures to notify existing businesses and charities at least 6 months before the closure of the shopping centre, and the setting up of a trader panel at least 6 months prior to the closure of the shopping centre shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the measures implemented at least 6 months before the shopping centre closes.

Reason:

To ensure that existing businesses are informed of the likely impacts upon them in a timely manner, and in recognition of the equality impacts arising from the proposed development.

Commencement of / within specified period of works above grade - the details required to be submitted for approval by the conditions 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, excluding demolition.

18. Detailed construction drawings: East Site

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within 6 months of commencement of above grade works (including cores) typical section detail-drawings at a scale of 1:5 or 1:10 through the following elements of the approved buildings:

- the facades;
- the shop fronts;
- heads, cills and jambs of openings;
- parapets;
- roof edges for

- i. Plot E1 LUL Station and Shopping Centre;
- ii. E2 residential tower and Shopping Centre;
- iii. E3 residential towers and Shopping Centre;
- iv. E4 Shopping Centre

and showing the re-use of the Elephant sculpture which is displayed at the front of the existing shopping centre, shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details of the development in accordance with the NPPF (2019), Strategic policy SP12 – Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

19. Detailed Construction Drawings: Education Building

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment within 6 months of above grade works commencing (including cores) typical section detail drawings at a scale of 1:5/10 through the following elements of the approved education building:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;
- roof edges;

shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details of the development building in accordance with the NPPF (2019), Strategic policy SP12 – Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

20. Sample panels: East Site

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment sample panels of the external facing materials for the east site buildings including:

- i) E1 LUL Station and Shopping Centre;
- ii) E2 residential tower and Shopping Centre;
- iii) E3 residential towers and Shopping Centre; and
- iv) E4 Shopping Centre

to be used in the carrying out of this permission shall be presented on site and a detailed schedule of materials submitted to the Local Planning Authority for approval in writing before any works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

21. Sample panels: Education Building

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment sample panels of the external facing materials for the education building to be used in the carrying out of this permission shall be presented on site and a detailed schedule of materials submitted to the Local Planning Authority for approval in writing before any works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

22. Mock-up: Residential towers

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment full-scale mock-ups of the façades of the east site residential towers E2 and E3 to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These mock-ups must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Strategic policy SP12 – Design & Conservation - of the Core Strategy (2011) and saved policies:

3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

23. Mock-up: Education Building

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, a full-scale mock-up of the façade of the education building to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above ground work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The mock-up must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Strategic policy SP12 – Design & Conservation - of the Core Strategy (2011) and saved policies:

3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

24. Green roof

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins to plot E1, details of the green roof to plot E1 shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall be:

- o biodiversity based with extensive substrate base (depth 80-150mm);
- o laid out in accordance with agreed plans; and
- o planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. It shall be provided in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

25. Basement access – detailed design

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within 6 months of above grade works commencing (including cores) detailed plans at an appropriate scale (and relevant supporting documentation) of the New Kent Road access to the basement servicing yard will be submitted and approved in writing by the local planning authority (in consultation with Transport for London). Submitted details should clearly set out how the immediate public realm and entrance to the basement servicing area can be designed to accommodate the efficient arrival/exit of vehicles, how the access will be monitored, managed and made secure and how the risk of pedestrian and vehicular conflicts will be minimised such that the basement access point will operate safely, securely and efficiently. The development shall be carried out in accordance with the approved details.

Reason

In order that the applicant can demonstrate that physical design measures and management controls have been implemented to ensure the safe operation of the servicing yard and forecourt, whilst also ensuring a high quality of public realm, to minimise conflict between pedestrians and vehicular traffic in accordance with Saved Policies 5.2 Transport Impacts and 5.3 Walking and

Cycling of the Southwark Plan 2007, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and the National Planning Policy Framework 2019.

26. Telecommunications reception

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

27. Acoustic assessment

a) Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to commencement of any above grade works to any residential building on the east site an acoustic assessment and detailed scheme of insulation measures (to include residential glazing, façade and ventilation specifications in addition to any treatments applied to the source) shall be submitted to the Local Planning Authority for approval. The scheme of measures shall be designed to ensure that sound from 4/5 Elephant Rd shall not exceed 27dB LAeq (5min) (11:00pm-07:00am) in bedrooms and 32dB LAeq (5min) (11:00pm-07:00am) for living rooms (with residential windows and doors closed) in any new residential dwelling.

b) Once approved, the scheme of insulation shall be installed fully in accordance with the approved details.

c) On completion and before the properties are occupied, validation testing to demonstrate compliance with the approved scheme of measures and above standards in (a) shall be undertaken using an agreed sample or about 10% of the affected properties. The report from the validation testing shall be approved in writing by the Local Planning Authority prior to first occupation.

d) In the event of failure of any validation test, further testing may be required by the Local Planning Authority to determine the extent of failure. Following this a scheme of additional works and/or mitigation measures shall be submitted to the Local Planning Authority for approval, and installed fully in accordance with the approved scheme. Further post-completion validation testing and remedial works shall be conducted until full compliance with the standard is demonstrated to the satisfaction of the Local Planning Authority.

e) The approved mitigation measures shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

28. Landscaping

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, two years prior to the first occupation of the development, detailed drawings of a hard and soft landscaping scheme for the communal amenity areas (including cross sections, surfacing materials, 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.

Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2019 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.

29. Prior to the commencement of above grade works, details of showering and changing facilities for the office space shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the facilities shall be provided prior to the first use of the office space and retained as such thereafter.

Reason: To encourage cycling to and from the site by the provision of showering and changing facilities at the site, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011) and saved policy 5.3 'Walking and cycling of the Southwark Plan (2007).

30. All of the wind microclimate mitigation measures detailed at paragraph 14.45 of Chapter 14: Wind of the Environmental Statement Addendum by Waterman (or subsequent amendment) shall be provided prior to the occupation of the development. These measures must be robust enough to limit the wind conditions to meet the activity criteria for that area/location as set out in the Lawson comfort criteria, and wind speeds for cyclists must be 15m/s for no more than 2.2 hours per year (0.01% frequency) in the vicinity of the site.

Prior to the commencement of above grade work, details of additional wind mitigation measures at indicative retail entrances to plots E1, E2 and E3 to achieve suitable wind conditions for these entrances based on the Lawson comfort criteria for standing (B3) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the first use of these buildings and retained as such thereafter.

Reason:

In the interests of amenity and safety, in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan and strategic policies 2 'Sustainable Transport' and 13 'High environmental standards' of the Core Strategy (2011).

31. Circular Economy

Prior to works taking place above grade, an updated Circular Economy Statement, demonstrating compliance with Part B of Policy SI 7 - Reducing waste and supporting the circular economy, of the London Plan 2021, shall be submitted and approved in writing by the Local planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building's and wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.

Reason

To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI 7 of the London plan 2021.

Pre-occupation conditions – the details required to be submitted for approval by the conditions 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

32. Bird boxes

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, details of 4 mixed bird nesting boxes including open fronted boxes for black redstart, sparrow terraces and 1 peregrine tray together with details of no less than 6 swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority no later than 6 months prior to occupation. Details shall include the exact location, specification and design of the habitats.

They shall be installed within the development prior to the first occupation of the building of which they form part or the first use of the space in which they are contained in accordance with the approved details and shall be retained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

33. Whole Life Carbon

Within 12 months of first occupation, an updated Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate updated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment based on actual emissions. The updated assessment should evidence what actions have been taken in implementing the development to reduce whole life-cycle carbon emissions, including assessment and evidencing of recommendations set out in the approved WLC assessment (authored by Hoare Lee, Rev 01, dated 15 April 2021).

Reason

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan 2021.

34. Play

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no later than 6 months prior to occupation details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason

To ensure that there would be adequate play facilities to serve the development, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

35. Protection from vibration

The development shall be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs.

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the occupation of the residential accommodation a post construction validation test shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that these standards have been met. Testing shall be fully in accordance with the methodology of BS EN ISO 140-4:1998 (for airborne sound) and BS EN ISO 140-7:1998 (for impact sound). Validation tests shall be carried out on a relevant sample of habitable rooms.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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 2019.

36. Internal Ventilation in Areas of Poor Air Quality

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, the uses hereby permitted shall not be begun until a scheme for the internal ventilation of the development with appropriately located plant inlets, filters, outlets and treatments for that use has been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be provided prior to the first use of the development.

Reason:

In order to ensure a good standard of air quality, and to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity, in accordance with Strategic Policy 13 – High Environmental Standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

37. Security measures

The development shall be designed to achieve Secured by Design certification. Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment certificates to demonstrate this shall be submitted to and approved in writing by the Local Planning Authority prior to the last occupation of the development.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

38. BREEAM

- (a) Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any fit out works to the commercial premises hereby authorised begins, a BREEAM Design Stage Certificate and an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating for the class A1-A4 and office space and 'very good' for the class D2 space shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- (b) Within 3 months of the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

39. Ventilation/Kitchen extract

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of each cafe or restaurant use on the site (use class A3) full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, 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 and the development shall not be carried out otherwise than in 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 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

40. External lighting

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, details of any external lighting to external areas surrounding the buildings shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and

privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

41. Light pollution

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, details to demonstrate whether there would be any light pollution to neighbouring residential properties as a result of the London College of Communications building, together with any mitigation measures if required, shall be submitted to and approved in writing by the Local Planning Authority. If mitigation is required, the approved details shall be implemented prior to the first use of the building and retained as such thereafter.

Reason:

To ensure that there would be no unacceptable light pollution to neighbouring residential properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

42. Flood evacuation plan

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before the development hereby permitted is occupied, a flood emergency and evacuation plan shall be submitted to and approved by the local planning authority (in consultation with the Council's Emergency Planning and Resilience Officer) including details of how occupants will be informed about and recommended to sign up to the Environment Agency Flood Warning Service. The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason:

To ensure future occupiers are made aware of the flooding risk to this site within flood zone 3 in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

43. Cycle storage (long stay)

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before the first occupation of the development, details of the long stay cycle storage facilities shall be provided to demonstrate that adequate provision is made in the locations identified on the plans approved herein and that the types of storage reflect the split presented in the approved Transport Assessment Addendum (WSP, June 2017). The long stay cycle parking shall thereafter 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 2019, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

44. Community Use Scheme (education building)

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within 6 months of occupation of the education building, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- a. A detailed plan and / or schedule of the Community Use Facilities;
- b. The days and times of availability of the Community Use Facilities;

- c. The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the educational establishment;
- d. The management, maintenance and cost for use of the Community Use Facilities;
- e. A mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented within 9 months of occupation of the education building and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011.

45. Community Use Scheme (leisure buildings)

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within 6 months of occupation of the leisure space, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- a. A detailed plan and / or schedule of the Community Use Facilities;
- b. The days and times of availability of the Community Use Facilities;
- c. The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the educational establishment;
- d. The management, maintenance and cost for use of the Community Use Facilities;
- e. A mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented within 9 months of occupation of the education building and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with Saved Policy 2.2 'Provision of new community facilities of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011.

46. Market hall

Details of a strategy for the promotion and signposting of the first floor retail market hall in plot E3 including details of how it will be signposted in the local area and from within the remainder of the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented prior to the first use of the market hall.

Reason: To ensure that this facility is adequately promoted and signposted in the local area, in the interests of the vitality and viability of the market hall, in accordance with policy strategic policy 3 'Shopping, leisure and entertainment' of the Core Strategy (2011).

Compliance conditions - the following conditions impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented

47. Sound insulation: Education

The education building shall be constructed taking into account good acoustic design guidance and appropriate industry standards such as, but not limited to BS8233:2014 and in particular tables 3 and 6 and section 7.7.10 of that guidance'.

Reason:

To ensure a good standard of amenity for future occupiers in accordance with strategic policy 13 'High environmental Standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity', 3.11 'Efficient use of land' and 3.12 'Quality in design' of the Southwark Plan (2007).

48. Vertical sound transmission between commercial and residential properties

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25* when measured as an L_{10} across any 5 minute period.

(*NR20 if the future use of the commercial unit is known to be a license premises or to contain loud processes or equipment).

Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve the following minimum airborne sound insulation weighted standardised level difference:

- For A4 premises, D1\D2 premises such as places of worship, concert halls and community space for hire standards will be judged on a case by case basis depending on the exact nature of the use. Measures to achieve sound insulation greater than 60dB DnT,w + Ctr are likely to be necessary.
- For A3 or A5 premises or large A1 cafes, shops and supermarkets: At least 55dB DnT,w + Ctr
- For small cafés or shops: At least 50dB DnT,w + Ctr

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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 2019.

49. Plant Noise

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. The specific plant 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 fully in 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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

50. The development hereby permitted shall be carried out in accordance with the east site fire statement by Hoare Lea (revision 00 dated 19th March 2021).

Reason:

In order to ensure that the fire safety of the proposed development has been duly considered, as required by policy D12 'Fire safety' of the London Plan (2021).

51. Sound transfer

Where dwellings (or parts of dwellings) within larger blocks are acoustically insulated against environmental noise, sound insulation standards are required to exceed the requirements of Building Regulations Approved Document E by 5dB, such that the airborne sound insulation weighted standardised level difference is increased by 5dB DnT,w + Ctr and the maximum allowable weighted standardised impact sound pressure level is reduced by 5dB LnT,w.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise 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 2019.

52. Underground Servicing Area Extract Ventilation

The underground servicing areas shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems, the Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in 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 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

53. A3/A4 opening hours

Any class A3 (café / restaurant) and class A4 (drinking establishment) uses shall only be permitted to open between the hours of 0700 to 2300 Sunday and 0700 to 0100 Mondays to Saturdays. The class D2 leisure use shall only be permitted to open between the hours of 0700 and 0100 daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

54. Potable water

Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason:

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy SI 5 of the London Plan 2021.

55. Refuse storage

Before the first occupation of a particular plot hereby permitted, the refuse storage arrangements shown on the approved drawings for that plot shall be provided and made available for use by the occupiers of the development, 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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

56. Retail floorspace requirement

A minimum of 50% of the retail space hereby approved shall be used for A1 purposes at any one time.

Reason:

To ensure that the proposal would provide a strong, retail focussed shopping centre for the area.

57. Accessible dwellings

90% of the residential units hereby permitted shall be constructed to standard M4(2) and 10% shall be constructed to standard M4(3) of Approved Document M of the Building Regulations (2015) – Access to and use of buildings.

Reason:

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2021 Policy D7.

58. Public toilet

The public toilet provision on the east site shall be provided in accordance with the approved plans prior to the first retail use of plot E4, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that there would be adequate public toilet provision within the development, in accordance with saved policy 1.7 'Development within town and local centres' of the Southwark Plan (2007).

59. Residential units and building heights

The development hereby permitted is limited to 983 residential units and buildings ranging from single to 35-storeys with a maximum height of 121.76m AOD.

Reason: This is in accordance with the application details and the approved plans.

Other conditions – the following conditions are to be complied with and discharged in accordance with the individual requirements specified in the conditions

60. Archaeology Reporting Site Work

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

61. East Site Basement Access

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of any works thereby affected, detailed plans and appropriate supporting information relating to the design of the basement vehicular ramp, including the design and location of shutters/barriers and any other methods of access control that are located outside of the public highway, shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with any approval given.

Reason:

In order to demonstrate that the physical design and management controls proposed are sufficient to ensure the efficient operation of the basement access, that they will prevent vehicles from impeding the New Kent Road footway and will minimise conflict between pedestrians, cyclists and vehicular traffic in accordance with saved policies 5.2 'Transport Impacts' and 5.2 'Walking and cycling' of the saved Southwark Plan 2007 and the National Planning Policy Framework 2019.

West Site conditions

Pre-commencement condition(s) - unless otherwise stated, 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 the west site works granted by this permission is commenced.

62. Site Contamination

- a) Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
 - i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
 - ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

63. Tree Protection

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to works commencing, including any demolition, an Arboricultural Method Statement 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.

a) 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 – this shall include for the retention of T13 (Beech). The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

b) 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 2019 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.

64. Archaeological Programme

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

65. Archaeological Evaluation

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic

Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

66. Archaeological mitigation

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to demonstrate that the range of archaeological mitigation is sufficient having considered the potential impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

67. Archaeological Foundation and Basement Design

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any below ground work hereby authorised begins (excluding demolition), a detailed scheme showing the complete scope and arrangement of the basement and foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

68. Groundwater

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no below ground works (excluding demolition) shall commence until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and an updated basement impact assessment is submitted to and approved in writing by the Local Planning Authority. This should include groundwater mitigation measures as required, with the measures constructed in accordance with the approved details.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with section 5.3.3 of the Southwark Strategic Flood Risk Assessment (2008).

69. Surface Water

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no below grade works shall commence until details of a surface water drainage strategy incorporating sustainable drainage principles to achieve a reduction in surface water run-off rates from the site to a minimum of 50% of that for the existing site during a 1% Annual Exceedance Probability (AEP) event, has been submitted to and approved in writing by Local Planning Authority. The site drainage must be constructed in accordance with the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

70. Piling

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

71. Impact studies on water infrastructure

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, development shall not be commenced (excluding demolition) until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason:

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

Commencement of works above grade - the details required to be submitted for approval by the conditions 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, excluding demolition.

72. Notwithstanding the details presented on plan 935_02_07_100/Rev P3, unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of works above grade detailed plans of the eastern public realm/footway and any proposed servicing bays on Oswin Street will be submitted to the Local Planning Authority for the approval in writing in order to demonstrate a satisfactory balance between accommodating the needs of the various road users with servicing demands and the delivery of a high quality public realm. The development shall proceed in accordance with any approval hereby given.

Reason:

In order to demonstrate that the transport impacts of the development are properly addressed as part of a coherent and high quality design solution in accordance with saved Southwark Plan policies 3.13 'Urban design' and 5.2 'Transport impacts' (2007), Core Strategy Strategic Policies 2 'Sustainable transport' and 12 'Design and conservation' (2011) and guidance in the Elephant and Castle SPD (2012) and National Planning Policy Framework (2019).

73. Detailed construction drawings

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of works above grade (excluding cores) typical section detail-drawings at a scale of 1:5 or 1:10 through the following elements of the approved buildings referenced below:

- the facades;
 - the shop fronts;
 - heads, cills and jambs of openings;
 - parapets;
 - roof edges of
- a. W1 residential tower;
 - b. W2 residential towers (including safety measures to the balconies of tower W3 facing the Metropolitan Tabernacle and the 22nd floor level terrace and class D2 building (cultural venue); and
 - c. W3 mansion blocks;

shall be submitted to the Local Planning Authority for approval in writing before any works thereby affected are carried out. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details of the development in accordance with the NPPF (2019), Strategic policy SP12 – Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

74. Materials samples: West Site

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, sample panels of the external facing materials for the west site buildings including:

- a. W1 residential tower;
- ii) W2 residential towers and class D2 building (cultural venue); and
- iii) W3 mansion blocks

to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

75. Mock-Up: West Site

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, full-scale mock-ups of the façades of the west site residential towers W1, W2 and W3 to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above ground works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Strategic policy SP12 – Design & Conservation - of the Core Strategy (2011) and saved policies:

3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

76. Green Roof

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, the feasibility of providing a green or brown roof shall be submitted to and approved in writing by the Local Planning Authority. If it is deemed to be feasible, full details of the green or brown roof shall be provided which shall be:

- o biodiversity based with extensive substrate base (depth 80-150mm);
- o laid out in accordance with agreed plans; and
- o planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

77. Green Wall

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, details of the green wall shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The wall shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy 2011

78. Means of enclosure

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, details of the means of enclosure for the ground floor units in plot W3 (the Mansion Block) facing Oswin Street 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 and the means of enclosure provided prior to the occupation of the plot.

Reason:

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

79. Telecommunications reception

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason:

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

80. Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme for the communal amenity areas (including cross sections, surfacing materials, 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. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2019 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.

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

81. Bird boxes

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, details of 4 mixed bird nesting boxes including open fronted boxes for black redstart, sparrow terraces and 1 peregrine tray together with details of no less than 6 swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority no later than 6 months prior to occupation. Details shall include the exact location, specification and design of the habitats.

They shall be installed within the development prior to the first occupation of the building of which they form part or the first use of the space in which they are contained in accordance with the approved details and shall be retained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 of the London Plan 2021, Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

82. Play

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, no later than 6 months prior to occupation details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

To ensure that there would be adequate play facilities to serve the development, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

83. Wind microclimate

a) All wind microclimate mitigation measures detailed in section 7.2 (configuration 5) of the Environmental Statement shall be provided prior to the occupation of the development. These measures must be robust enough to limit the wind conditions to meet the activity criteria for that area/location as set out in the Lawson criteria, and wind speeds for cyclists must be 15m/s for no more than 1 hour per year (0.01% frequency) in the vicinity of the site.

b) Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, two additional receptors shall be tested for wind microclimate, one at the side entrance to the Metropolitan Tabernacle church and the other underneath the archway which leads to the passageway along the northern side of the Metropolitan Tabernacle. Any mitigation required must be robust enough to limit the wind conditions to meet the activity criteria for that area/location as set out in the Lawson criteria. Details to demonstrate this shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works and implemented prior to the occupation of the development.

Reason

In the interests of amenity and safety, in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan and strategic policies 2 'Sustainable Transport' and 13 'High environmental standards' of the Core Strategy (2011).

84. Protection from vibration

The development shall be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs.

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the occupation of the residential accommodation a post construction validation test shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that these standards have been met. Testing shall be fully in accordance with the methodology of BS EN ISO 140-4:1998 (for airborne sound) and BS EN ISO 140-7:1998 (for impact sound). Validation tests shall be carried out on a relevant sample of habitable rooms.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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 2019.

85. Internal Ventilation in Areas of Poor Air Quality

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, the uses hereby permitted shall not be begun until a scheme for the internal ventilation of the development with appropriately located plant inlets, filters, outlets and treatments has been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be provided prior to the first use of the development.

Reason

In order to ensure a good standard of air quality, and to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity, in accordance with Strategic Policy 13 – High Environmental Standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

86. Security measures

The development shall be designed to achieve Secured by Design certification. Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, certificates to demonstrate this shall be submitted to and approved in writing by the Local Planning Authority prior to the last occupation of the development.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

87. BREEAM

(a) Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before any fit out works to the commercial premises hereby authorised begins, a BREEAM Design Stage Certificate and an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating for the class A1-A4 space and office space and 'very good' for the class D2 space (cultural venue) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within 3 months of the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be

submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

88. Obscure glazing

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, details of obscure glazing or other device to maintain privacy between opposite facing windows on the southern elevation of tower W1 and the northern elevation of plot W3 (the Mansion Block) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the affected residential units and retained as such thereafter.

Reason:

In order to protect the privacy and amenity of future occupiers of the development, in accordance with saved policy 4.2 'Quality of design' of the Southwark Plan (2007).

89. Ventilation/Kitchen extract

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of each cafe or restaurant use on the site (use class A3) full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, 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 and the development shall not be carried out otherwise than in 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 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

90. External lighting

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, details of any external lighting to external areas surrounding the buildings shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

91. Flood evacuation plan

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before the development hereby permitted is occupied, a flood emergency and evacuation plan shall be submitted to and approved by the local planning authority (in consultation with the Council's Emergency Planning and Resilience Officer) including details of how occupants will be informed about and recommended to sign up to the Environment Agency Flood Warning

Service. The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason:

To ensure future occupiers are made aware of the flooding risk to this site within flood zone 3 in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

92. Cycle storage (long stay)

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, before the first occupation of the development, details of the long stay cycle storage facilities shall be provided to demonstrate that adequate provision is made in the locations identified on the plans approved herein and that the types of storage reflect the split presented in the approved Transport Assessment Addendum (WSP, June 2017). The long stay cycle parking shall thereafter 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 2019, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

93. Cultural venue noise outbreak

The class D2 building (cultural venue) hereby approved shall be designed to meet the recommended levels set out in British Standard BS8233:2014. The LA10 sound from amplified and non-amplified music and amplified speech shall not exceed the lowest L90 (5min), 1m from the facade of any sensitive receptor in all octave bands between 63Hz and 8 kHz.

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the first use of this facility details to demonstrate compliance with these requirements and to demonstrate that the use would not adversely impact upon nearby sensitive receptors shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

94. Community Use Scheme (leisure buildings)

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within 6 months of occupation of the leisure space, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- i) A detailed plan and / or schedule of the Community Use Facilities;
- ii) The days and times of availability of the Community Use Facilities;
- iii) The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the educational establishment;
- iv) The management, maintenance and cost for use of the Community Use Facilities;
- v) A mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented within 9 months of occupation of the education building and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with Saved Policy 2.2 'Provision of new community facilities of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity.

Compliance conditions - the following conditions impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented

95. Accessible dwellings

90% of the residential units hereby permitted shall be constructed to standard M4(2) and 10% shall be constructed to standard M4(3) of Approved Document M of the Building Regulations (2015) – Access to and use of buildings.

Reason:

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2021 Policy D7.

96. Residential units – internal noise levels

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T †

Dining room - 40 dB LAeq T †

* - Night-time 8 hours between 23:00-07:00

† - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure a good standard of accommodation for future occupiers, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007).

97. Vertical sound transmission between commercial and residential properties

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25* when measured as an L₁₀ across any 5 minute period.

(*NR20 if the future use of the commercial unit is known to be a license premises or to contain loud processes or equipment).

Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve the following minimum airborne sound insulation weighted standardised level difference:

- a. For A4 premises, D1\D2 premises such as places of worship, concert halls and community space for hire standards will be judged on a case by case basis depending on the exact nature of the use, and measures to achieve sound insulation greater than 60dB DnT,w + Ctr are likely to be necessary.
- b. For A3 or A5 premises or large A1 cafes, shops and supermarkets: At least 55dB DnT,w + Ctr
- c. For small cafés or shops: At least 50dB DnT,w + Ctr

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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 2019.

98. Plant Noise

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. The Specific plant 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 fully in 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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

99. External Noise Levels in Private Amenity Areas

Private gardens and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr †. Where this is not possible to achieve despite implementing all reasonable mitigation measures, the standard can be reduced by 5dB so that the sound level does not exceed 55dB LAeq, 16hr.

†Daytime - 16 hours between 07:00-23:00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise 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 2019.

100. Sound transfer

Where dwellings (or parts of dwellings) within larger blocks are acoustically insulated against environmental noise, sound insulation standards are required to exceed the requirements of Building Regulations Approved Document E by 5dB such that airborne sound insulation weighted standardised level difference is increased by 5dB DnT,w + Ctr and the maximum allowable weighted standardised impact sound pressure level is reduced by 5dB LnT,w.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise 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 2019.

101. Underground Car-park Extract Ventilation

The underground car park / servicing areas shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F.

Reason:

In order to ensure that that the ventilation ducting and ancillary equipment will not result in 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 2019, Strategic Policy 13 -

High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

102. A3/A4 Opening hours

Any class A3 (café / restaurant) and class A4 (drinking establishment) uses shall only be permitted to open between the hours of 0700 to 2300 Sunday to Thursday and 0700 to 0100 Fridays and Saturdays. The class D2 leisure use shall only be permitted to open between the hours of 0700 and 0100 daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

103. Potable water

Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy SI 5 of the London Plan 2021.

104. Refuse storage

Before the first occupation of the development hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the development 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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2010 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

105. Electric Vehicle Charging Points

The basement wheelchair accessible car parking shown on the drawings hereby approved shall be provided prior to the occupation of the development and shall be retained as such thereafter for the purposes of car parking for vehicles. 20 per cent of all of the car parking spaces hereby approved shall be fitted with charging points for electric vehicles, and an additional 20 per cent shall incorporate passive provision for the charging of electric vehicles in the future.

Reason

To ensure that there would be adequate wheelchair accessible parking to serve the development and that an appropriate proportion is equipped as electric vehicle charging points, in accordance with saved policy 5.7 'Wheelchair accessible parking' of the Southwark Plan (2007) and to encourage more sustainable travel in accordance with The National Planning Policy Framework 2019, policy T6 of the London Plan (2021), Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

106. The development hereby permitted shall be carried out in accordance with the west site fire statement by Hoare Lea (revision 00 dated 19th March 2021).

Reason:

In order to ensure that the fire safety of the proposed development has been duly considered, as required by policy D12 'Fire safety' of the London Plan (2021).

Other conditions

107. Archaeology Reporting Site Work

Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

108. Unless previously discharged under permission 16/AP/4458 or carried forward under a subsequent amendment, prior to the commencement of any works thereby affected, detailed plans and appropriate supporting information relating to the design of the basement vehicular ramp, including details of a traffic management system to establish priority for incoming vehicles and of the position of any traffic lights and/or signage that are located outside of the public highway shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with any approval given.

Reason

In order to demonstrate that access to the site is safe, efficient and convenient for vehicles, cyclists and pedestrians and minimises insofar as possible the potential for queueing vehicles on Oswin Street in accordance with saved policies 5.2 'Transport impacts' and 5.3 'walking and cycling' of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Signed *Stephen Platts*

Director of Planning and Growth

Your attention is drawn to the notes accompanying this document

www.southwark.gov.uk

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Director of Planning, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

UPRN: 10000811047

COMMUNITY INFRASTRUCTURE LEVY (CIL) INFORMATION

The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Southwark Council's Community Infrastructure Levy (CIL). Further details on the Community Infrastructure Levies, including reliefs that may be available, can be found on the Council's website - <https://www.southwark.gov.uk/southwarkcil> and the MHCLG's website - <https://www.gov.uk/guidance/community-infrastructure-levy>.

Responsibility to pay the Levy runs with the ownership of the land, unless another party has assumed liability. If your development has been identified as being liable for CIL in this Decision Notice, a Liability Notice will be issued to you shortly which will set out the estimated CIL charge which must be paid if this permission is implemented. The Notice will also set out next steps you will need to take – including the submission of an Assumption of Liability Form and a Commencement Notice.

If your development has been identified as being liable for CIL and you do not receive a Liability Notice within 14 days of this Decision Notice please e-mail planningfinance@southwark.gov.uk as soon as possible.

All CIL forms are available from the Planning Portal - https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

Completed forms and any enquiries should be submitted to planningfinance@southwark.gov.uk

Payment of the CIL charge is mandatory and the CIL Regulations include a range of enforcement powers and penalties for failure to pay, including stop notices, surcharges, late payment interest and prison terms.

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 20/AP/3675

Date of issue of this decision: 12/03/2021



INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

Conditions - It is recommended that the Director of Planning and Regeneration (in consultation with the Chair of Planning Committee) be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant and/or other stakeholders such as the GLA and TfL, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted.

Community Infrastructure Levy (CIL) - Phased planning permission. Regulation 9(4) of the Community Infrastructure Levy Regulations 2010 (as amended) states that in the case of a grant of phased planning permission, each phase of the development is a separate chargeable development. 'Phased planning permission' has the meaning defined in the interpretation section of the Regulations at 2(1). It states that a phased planning permission means a planning permission which expressly provides for development to be carried out in phases.

Phases for the purposes of calculating and collecting CIL

Due to the structure of planning conditions attached to this planning permission, the CIL phases are to be defined by a CIL Phasing Plan submitted to the Local Planning Authority.

Demolition comprises a CIL phase in its own right.

Accordingly, each of the CIL phases are separate chargeable developments and, in turn, will attract their own CIL liabilities.

Ventilation details - The developer is asked to pay particular attention to the extract ventilation at the design stage. Low level discharge is discouraged even if UV and filters are incorporated. Any exhaust flue from the commercial kitchen should terminate at 1m above the building eaves.

Thames Water - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Updated Thames Water comments

Waste Comments

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

FOUL WATER network capacity - No objection -. Thames Water are aware of some network constraints in the vicinity of the proposed development. We are however confident that should the planning application be approved, any investigations to understand the network performance in more detail and if required, associated upgrades can be delivered in time to serve the development. We will therefore not be seeking a planning condition relating to foul water network matters.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Supplementary Comments

Wastewater: No anticipated capacity concerns regarding foul or surface water, however please provide updated drainage plans with flow rates and the split between the different connection points into the network to be sure. Chapter 12: Water Resources and Flood Risk provided in January references a surface water drainage strategy in Technical Appendix 12.1: Flood Risk Assessment (FRA) provided in ES Volume 4, but that cannot be easily located on the council's planning page. Please provide so we can confirm capacity at specified connections points.

The proposed 50% reduction in flows is only regarding surface water, however because foul flows are approximately doubling, the combined reduction in flows is only 40-45%. Our minimum expectation is 50% of COMBINED flows. We anticipate that there will be sufficient capacity in our sewerage network to accept the surface water discharge rate provided as part of the enquiry, however this does not preclude the requirement as set out by Policy 5.13 of the London Plan. The 50% reduction from existing discharge rates is the 'minimum expectation' as stated in the London Plan Sustainable Design and Construction SPG. The description of SPGs on the Mayor of London webpage also states that 'supplementary guidance is used to support statutory development plans, not as an alternative. Statements made in supplementary guidance carry less weight than those in the development plan in determining planning applications but may be considerations.' Management of surface water from the site should follow policy 5.13 of the London Plan, development should 'aim to achieve greenfield run-off rates' utilising Sustainable Drainage and where this is not possible information explaining why it is not possible should be provided to both the LLFA and Thames Water. Typically greenfield run off rates of 5l/s/ha should be aimed for using the drainage hierarchy. The hierarchy lists the preference for surface water disposal as follows; Store Rainwater for later use > Use infiltration techniques, such as porous surfaces in non-clay areas > Attenuate rainwater in ponds or open water features for gradual release > Discharge rainwater direct to a watercourse > Discharge rainwater direct to a surface water sewer/drain > Discharge rainwater to the combined sewer.

Environment Agency – Strongly advise that flood resistant and resilience measures for the basement and ground floor levels up to the flood level of 3.61m AOD are designed in at both sites. Information on flood resilience can be found on the following link http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf.

UXO - The development of the site should include adequate provision for the surveying the site for potential Unexploded Ordnance. If that survey work identifies any anomalies that may be UXO, the site operators must contact both the police and the local Authority at an early opportunity to agree timescales and further actions.

Underground Car-park Extract Ventilation. The documents in the submission specify that the ventilation requirement will be satisfied if the openings at each car parking level have an aggregate area equal to at least 1/20th of the floor area at that level, of which at least half should be in two opposing walls, this may be difficult to achieve particularly if the car park is below ground level. Approved Document F also allows an alternative approach, in which the requirement will be satisfied if the mean predicted pollutant levels are calculated and the ventilation designed to limit the concentration of carbon monoxide to not more than 50 parts per million average over an eight hour period and peak concentrations, such as by ramps and exits, not to go above 100 parts per million for periods not exceeding 15 minutes.

IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

[4] OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.

The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.

[5] WORKS AFFECTING THE PUBLIC HIGHWAY. You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

[6] THE DULWICH ESTATE SCHEME OF MANAGEMENT. Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

[7] BUILDING REGULATIONS. You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

[8] THE PARTY WALL Etc. ACT 1996. You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

IMPORTANT: This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

This page is intentionally blank

OPEN**COMMITTEE:****PLANNING COMMITTEE****MUNICIPAL YEAR 2021-2022****NOTE:**

Original held in Constitutional Team; all amendments/queries to Gregory Weaver via Microsoft Teams.

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
		Colin Wilson (label provided)	1
Councillor Martin Seaton (Chair)	1	Yvonne Lewis (label provided)	1
Councillor Kath Whittam (Vice-chair)	1	Stephen Platts (label provided)	1
Councillor James Coldwell	1		
Councillor Richard Livingstone	1		
Councillor Damian O'Brien	1		
Councillor Cleo Soanes	1	COMMUNITY SAFETY AND ENFORCEMENT TEAM	
Councillor Dan Whitehead	1	Sarah Newman	1
Councillor Bill Williams	1		
		COMMUNICATIONS TEAM (Electronic copies no paper)	
RESERVES - Electronic Copies (No paper)		Louise Neilan	
Councillor Radha Burgess			
Councillor Victor Chamberlain		LEGAL TEAM	
Councillor Jon Hartley		Jonathan Gorst	1
Councillor Nick Johnson			
Councillor Eleanor Kerslake			
Councillor James McAsh		CONSTITUTIONAL TEAM	
Councillor Victoria Mills		Gregory Weaver	10
Councillor Margy Newens			
		TOTAL PRINT RUN	23
		List Updated: 18 June 2021	