

Planning Sub-Committee B

Tuesday 28 February 2023

7.00 pm

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

Membership

Councillor Cleo Soanes (Chair)
Councillor Emily Tester (Vice-Chair)
Councillor Esme Hicks
Councillor Emily Hickson
Councillor Adam Hood
Councillor Richard Livingstone
Councillor Sandra Rhule

Reserves

Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Victoria Mills
Councillor Charlie Smith
Councillor Victor Chamberlain

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

Beverley Olamijulo on 020 7525 7234 (MS Teams) or email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 20 February 2023



Planning Sub-Committee B

Tuesday 28 February 2023
7.00 pm

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

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 5 December 2022.	
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 10

Item No.	Title	Page No.
7.1.	OLD ALLEYNIA NS SPORTS GROUND DULWICH COMMON, LONDON SE21 7HA	11 - 37
7.2.	CLOVE BUILDING, 4 MAGUIRE STREET, LONDON SE1 2NQ	38 - 95
7.3.	BURGESS PARK EAST AND WEST, ALBANY ROAD LONDON SE5	96 - 174

Date: 20 February 2023

Planning Sub-Committee

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

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

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

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

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

Those wishing to speak at the meeting should notify the constitutional team by email at ConsTeam@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

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

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

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance
Email: beverley.olamijulo@southwark.gov.uk



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Monday 5 December 2022 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
 Councillor Emily Tester (Vice-Chair)
 Councillor Esme Hicks
 Councillor Emily Hickson
 Councillor Adam Hood
 Councillor Richard Livingstone
 Councillor Sandra Rhule

OTHER MEMBERS PRESENT: Councillor Jane Salmon (ward member)

OFFICER SUPPORT: Dennis Sangweme (Head of Development Management)
 Alison Brittain (Team Manager, Enforcement)
 Zaib Khan (Team Leader, Development Management)
 Alex Gillott (Legal Officer)
 Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

None were received.

3. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as voting members of the sub-committee.

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

The following member made a declaration regarding the agenda item below:

Agenda item 8.1 – 2 Somerford Way Southwark London SE16 6QW

Councillor Adam Hood, non-pecuniary, as the planning application was in his ward. He said he would approach the application with an open mind.

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

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

- Addendum report relating to items 8.1 and 8.2 – development management items
- the members' pack.

6. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 19 October 2022 be approved as a correct record and signed by the chair.

The chair announced that the order of the agenda items would be varied so, planning items 8.1 and 8.2 were considered before item 7, the tree preservation order (TPO).

7. **TREE PRESERVATION ORDER (TPO), 677 CONFIRMATION REPORT - 89 TALFOURD ROAD, LONDON SE15 5NN**

Report: See pages 5 – 25 of the agenda pack

The meeting heard the officer's presentation. Members asked questions of the officer.

The officer's presentation outlined the council had received one letter of objection and 16 letters in support of the TPO. The TPO covers one individual tree, a mature horse chestnut, located to the rear of the property.

The officer responded to questions from members.

There were no registered speakers wishing to address the meeting on this item.

RESOLVED:

That the provisional TPO reference 677 be confirmed, unamended.

8. DEVELOPMENT MANAGEMENT ITEMS

Members noted the development management report.

RESOLVED:

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

8.1 2 SOMERFORD WAY SE16 6QW

Planning application reference 21/AP/2514

Report: See pages 31 to 64 of the agenda pack and pages 1 to 3 of the addendum report.

PROPOSAL:

Demolition of existing conservatory and construction of a dormer window to the existing house. Construction of a two-storey house to provide a 4-bedroom dwellinghouse with dormer windows.

The sub-committee heard the officer's introduction to the report and members of the sub-committee asked questions of the officers.

A spokesperson for the objectors was present to address the sub-committee and responded to questions from members.

The applicant addressed the meeting and responded to questions from members.

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

Councillor Jane Salmon addressed the meeting in her capacity as a ward member and responded to questions from members of the sub-committee.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

1. That planning permission be refused on the grounds that the proposed dwelling is considered to be inappropriate development on Metropolitan Open Land (MOL), that is also designated as a Site of Importance for Nature Conservation and a local nature reserve. The proposed development fails to protect the openness of the MOL and does not provide a building that supports the open space use, nor protect the nature conservation interest of the site.

As such it is contrary to:

- Chapter 8 Promoting Healthy and Safe Communities and Chapter 13 Protecting Green Belt Land of the National Planning Policy Framework (NPPF);
 - Policies G3 Metropolitan Open Land and G6 Biodiversity and Access to Nature of the London Plan 2021;
 - Policy P57 Open Space, and P60 Biodiversity of the Southwark Plan 2022.
2. In the absence of a legal agreement to secure the proposed new house as a self-build dwelling, the development fails to comply with Policy P1 Social and Intermediate Housing and also without a contribution to provide planting around the site, fails to comply with Policy P60 Biodiversity of the Southwark Plan 2022.

ADJOURNMENT

At 8.20pm the meeting adjourned for a five minute comfort break.

The meeting reconvened at 8.25pm.

8.2 2 DULWICH VILLAGE, SOUTHWARK LONDON SE21 7AL**Planning application reference 22/AP/2598**

Report: See pages 65 to 83 of the agenda pack and pages 1 to 3 of the addendum report.

PROPOSAL:

Replacement of bowling green area with construction of 10-bay cricket cage facility.

The sub-committee heard the officer's introduction to the report and members of the sub-committee asked questions of the officers.

There were no registered objectors present at the meeting.

The applicant addressed the meeting and responded to questions from members.

There were no supporters who lived within 100 metres of the development site present at the meeting.

There were no ward members present who wished to address the sub-committee.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning permission be granted subject to conditions set out in the report and the addendum report.

The meeting ended at 8.45 pm

CHAIR:**DATED:**

Item No. 7.	Classification: Open	Date: 28 February 2023	Meeting Name: Planning Sub-Committee B
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. 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 Levelling Up, Housing and Communities 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

Assistant Chief Executive – Governance and Assurance

12. A resolution to grant planning permission shall mean that the Director of Planning and Growth 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 and Growth 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 and Growth 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 Assistant Chief Executive – Governance and Assurance, and which is satisfactory to the Director of Planning and Growth. 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 Governance. 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.
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 the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 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.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, 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."

19. 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.

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	Beverley Olamijulo, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)	
Version	Final	
Dated	20 February 2023	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		20 February 2023



Southwark Maps includes © Crown copyright and database rights 2023 OS (0)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies..

Contents

Contents	1
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION.....	4
Site Location and Description	4
Details of proposal	5
Consultation responses from members of the public and local groups	5
Summary of consultation responses from external, internal and divisional consultees	5
Planning history of the site, and adjoining or nearby sites.....	6
KEY ISSUES FOR CONSIDERATION	6
Summary of main issues.....	6
Legal context.....	7
Planning policy	7
National Planning Policy Framework (NPPF)	7
The London Plan 2021	8
Southwark Plan 2022	8
ASSESSMENT	9
Principle of the proposed development in terms of land use	9
Impact on the amenity of neighbouring occupiers	10
Good design and heritage	10
Transport	11
Flood Risk.....	11
Ecology	11
Trees.....	12
Policy D12 (A) of the London Plan (2021) - Fire Safety.....	12
Energy	13
Mayoral and borough community infrastructure levy (CIL).....	13
Any Other Matters	13
Carbon concurrent.....	14
Positive and proactive statement	16
Conclusion	16
BACKGROUND DOCUMENTS.....	16
APPENDICES	17

AUDIT TRAIL 17

Item No. 7.1	Classification: Open	Date: 28 February 2023	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 22/AP/3392 for: Planning Permission Address: OLD ALLEYNIAN'S SPORTS GROUND DULWICH COMMON LONDON SOUTHWARK SE21 7HA Proposal: Construction of a timber framed pavillion to be used as a utility store and changing facility by Old Almeynian RFC		
Ward(s) or groups affected:	Dulwich Wood		
From:	Director of Planning and Growth		
Application Start Date	13/10/2022	Application Expiry Date	07/12/2022
Earliest Decision Date	06/12/2022		

RECOMMENDATION

1. The application is being dealt with at Planning Sub Committee B as the development is located on Metropolitan Open Land. It is recommended that permission is granted subject to conditions.

EXECUTIVE SUMMARY

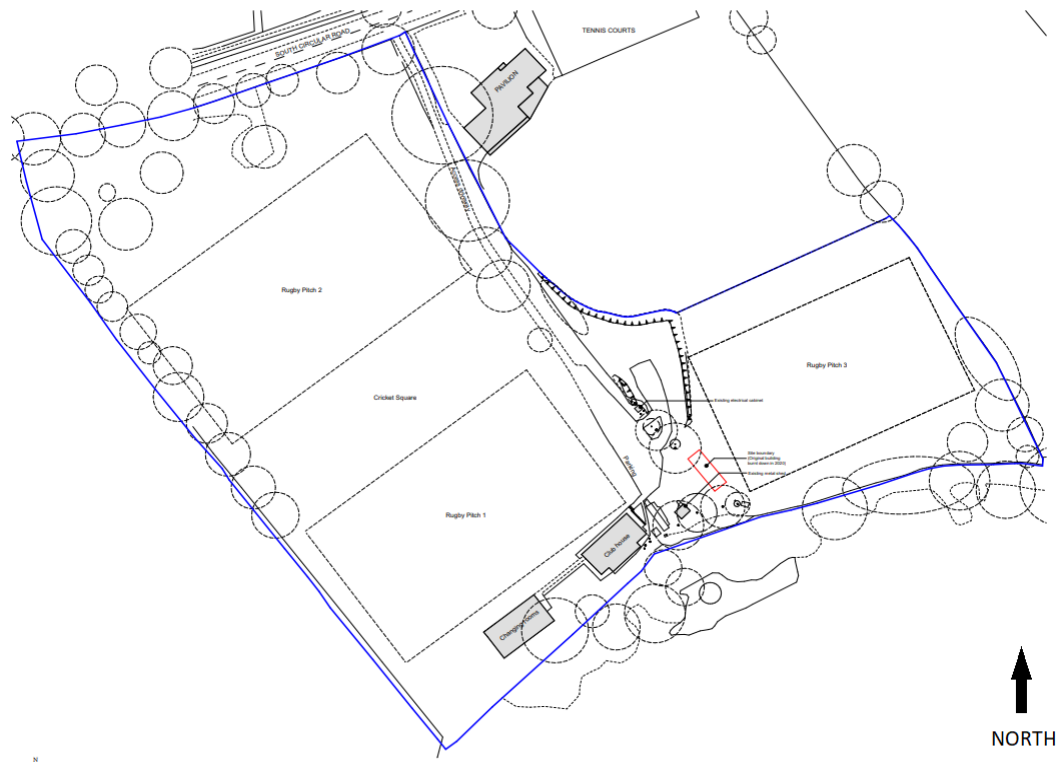
2. Permission is sought for the construction of a replacement timber framed pavilion, which would comprise a utility store and changing facilities for the Old Almeynian RFC rugby club. The applicant advises that the original pavilion was subject to fire damage, as such, no longer exists. The proposed pavilion would be sited in the same location.
3. The pavilion would be located on MOL. It would provide appropriate facilities in connection with the existing outdoor sport use of the land, preserve the openness of the MOL and would not conflict the existing use of the land. Therefore, it is considered an appropriate development in the MOL and adheres to Paragraph 149 of the National Planning Policy Framework 202 and Policy P57 (Open Space) of the Southwark Plan 2022.
4. The pavilion would be of an appropriate scale and design, as such would not have an adverse impact on the character of the site or the Dulwich Wood Conservation Area. Due to its sitting it would not have an adverse impact on neighbouring or adjoining occupiers.

5. The introduction of shower/toilet facilities will require underground services and as a result of the fire to the previous pavilion, tree planting is required. In addition, the applicant has not included a cycle parking space. Conditions will be attached to the decision to ensure these details are secured.

BACKGROUND INFORMATION

Site Location and Description

6. Site location plan: Location of proposal outlined in red.



7. The application site is the Old Alwynians Sports Ground, located on the southern side of the Dulwich Common highway. The site existing site comprises three rugby pitches, a cricket square, ancillary storage units and two single storey structures hosting changing rooms and a club house.
8. The proposal site is towards the southern boundary of the site adjacent the existing club house.
9. The site is bounded:
 - To the east by: Allotment Gardens and No's 2 to 32 Dulwich Common
 - To the south by: Dulwich and Sydenham Hill Golf Course
 - To the west by: Pynners Close Playing Fields
 - To the north by: The highway of Dulwich Common
10. There are no significant changes in ground level.

11. The site falls within the following policy designations:

Dulwich Wood Conservation Area
 Green Chain Park
 Site of Importance for Nature Conservation
 Metropolitan Open Land (MOL)
 Tree Protection Order (TPO) Group (Order Number 444)
 Tree Protection Order Woodland (Order Number 429)
 Critical Drainage Area

Details of proposal

12. Planning permission is sought for the construction of a single storey timber framed pavilion incorporating a timber canopy to the rear.

Details of the proposal area as follows:

Length: 17.1m
 Width: 6.2m
 Eaves Height: 2.34m
 Max Height: 4.16m
 Gross External Area: 105sqm

The proposal would incorporate a total of 12 conservation grade roof lights in the roof pitch of the west and east elevations. A lightweight timber canopy is proposed on the west elevation. This would project 1.5m from the eaves, have a height of 2.34m and a length of 12.4m.

The proposed materials are timber cladding and natural slate roof tiles.

The proposal would also include hard landscaping to the west at an area of 25sqm running the length of the elevation and the formation of a new path accessible from the existing hardstanding on the site.

Consultation responses from members of the public and local groups

13. A site notice was erected at the vehicular entrance of the application site on Dulwich Common on 15 November 2022. The application was advertised in the Southwark News, newspaper on 20 October 2022.
14. No consultation responses from members of the public were received.

Summary of consultation responses from external, internal and divisional consultees

15. Urban Forester (Tree Officer):

No objection to the application subject to conditions

The introduction of shower and toilet facilities will require underground services and does not look to have been addressed within the AIA. A

condition for both the foundations and apparatus is required.

The fire resulted in loss of trees at this site for which there are conditioned replacements (20/AP/3300), the duty for which remains with the land owner. A pre commencement condition for tree planting is required. The replacement trees will be afforded protection by way of a provisional TPO which will be made accordingly.

16. Ecology Officer:

No objection to the application subject to conditions

A Preliminary Ecology Assessment is advised due to the proximity to the SINC.

There are records of bats in the adjacent wooded TPO area, if there is no new lighting or tree works as the BS5837 report suggests, a bat activity survey is not required. The installation of bat boxes attached to the pavilion is required.

Planning history of the site, and adjoining or nearby sites

17. 11/AP/2998

Construction of an electricity substation to serve the pavilion.
Decision: Granted (11.01.2012)

Following the fire to the previous pavilion, applications for tree works to TPO's and tree works in a conservation area (20/AP/3300 and 22/AP/0158) were submitted and granted. These approvals allowed for the removal of deadwood and felling of damaged trees primarily due to safety concerns.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of development in terms of land use, specifically the designation of the development site as Metropolitan Open Land.
- Impact on the amenity of neighbouring occupiers;
- Good design and heritage;
- Transport;
- Flood Risk;
- Ecology;
- Trees;
- Fire safety regulations;
- Energy;
- Mayoral and borough community infrastructure levy (CIL);
- Any other planning material considerations;
- Carbon Concurrent;
- Community impact and equalities assessment;
- Human rights implications, and;

- Positive and proactive statement.

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

Legal context

20. 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 2016, 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.
21. The local planning authority may depart from the development plan policy where material considerations indicate that the plan should not be followed, subject to any conditions prescribed by direction by the Secretary of State. This power to depart from development plan policy is confirmed in [article 32 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#). In cases where the local planning authority intends to depart from development plan policy, [article 15\(3\) of the Development Management Procedure Order](#) sets out the publicity requirements which must be followed before the decision is taken. This application was publicised as a departure from the development plan policy in the Southwark News on 20.10.2022.
22. 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

National Planning Policy Framework (NPPF)

23. The revised National Planning Policy Framework ('NPPF') was published in July 2021 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.
24. Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
25.
 - Chapter 8 Promoting Healthy and Safe Communities - note paragraph 103 states that policies for managing development within

a Local Green Space (such as MOL) should be consistent with those for Green Belts.

- Chapter 9 Promoting Sustainable Transport
- Chapter 11 Making Effective Use of Land
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt Land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conservation and Enhancement of the Natural Environment
- Chapter 16 Conserving and Enhancing the Historic Environment

The London Plan 2021

26. 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:

- D4 - Delivering good design
- D12 - Fire safety
- G1 - Green Infrastructure
- G3 - Metropolitan Open Land
- G6 - Biodiversity and access to nature
- G7 - Trees and Woodland
- HC1 – Heritage Conservation and Growth
- S1 12 - Flood risk management

Southwark Plan 2022

27. The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P14 - Design quality
- P18 - Efficient use of land
- P20 – Conservation Areas
- P21 – Conservation of the historic environment and natural heritage
- P56 - Protection of amenity
- P47 – Community Uses
- P57 - Open Space
- P60 - Biodiversity
- P61 - Trees

28. Of relevance in the consideration of this application is:

- Sustainable Design and Construction SPD (2009)

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations

29. Development on MOL:

MOL is given the highest protection from inappropriate development in the NPPF, the London Plan 2021 and the Southwark Plan 2022. The NPPF makes it clear that MOL should be treated in the same way as designated Green Belt Land.

30. Paragraph 147 of the NPPF states that inappropriate development in the Green Belt is harmful and should not be approved except in very special circumstances. Para 148 states that “very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

31. Para 149 sets out the test for what is appropriate and therefore what would be allowed as development on the Green Belt (and MOL). This is also referred to in Policy P57 of the Southwark Plan 2022.

Appropriate development in MOL is considered to be:

- 32.
- a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 44
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - i. not have a greater impact on the openness of the Green Belt than the existing development; or
 - ii. not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified

affordable housing need within the area of the local planning authority.

33. The proposal would be considered the provision of appropriate facilities in connection with the existing use of the land. In this case, the use of the land is for outdoor sport, as such the proposal would fall within development that could be considered within the MOL by reason of point (b).
34. The development would only be considered appropriate where it is demonstrated that the proposal would preserve the openness of the Green Belt and does not conflict with the purposes of the land within it.
35. The built footprint of the proposed structure would be similar in area and sitting to the previous pavilion. It would be of a modest scale as a single storey. Given, it's sitting and scale, it is considered that it would preserve the openness of the Green Belt.
36. The proposed use as changing facilities and utility storage is demonstrated to be for the purposes of outdoor sports. The applicant has advised that the facilities are for the primary use of Old Alleynians FC (Rugby Club).
37. On the basis of the above, it is considered that the proposal would be appropriate within the MOL by reason of (b), paragraph 149 of the NPPF and Policy 57 of the Southwark Plan 2022.

Impact on the amenity of neighbouring occupiers

38. The proposal would be located 230m from neighbours to the east. It is not considered that the proposal would cause an adverse impact on the daylight, sunlight, privacy or openness afforded to neighbouring properties, due to the sitting and scale. The proposed development is considered to comply with Policy P56 Protection of Amenity of the Southwark Plan 2022.

Good design and heritage

39. Design policies seek that development is appropriate for its context in terms of form, materials and siting. The site is located within the Dulwich Wood conservation area but it not within the setting of a Listed Building.
40. The proposed pavilion would be of a simplistic design, that being an elongated single storey structure with natural tile pitched roof, timber cladding and conservation grade roof lights. The building would be absent of windows on the elevations.
41. The proposal would be of an appropriate scale, preserving the openness of the Green Belt and integrating acceptably with the existing buildings on the site. The choice and composition of materials would respect the character of the area.
42. The proposed timber canopy would be sited on the east elevation, as such

would not be readily visible from within the wider site. In any case, it is of an acceptable scale and remains subservient to the host structure.

43. It is recognised that the proposed drawings show the erection of the Old Alleynians FC crest in the form of an advert on the west elevation. An informative will be attached to the decision to advise that this element would require advertisement consent.

Transport

Car Parking

44. The application site is located in a Public Transport Accessibility Level (PTAL) are rated 1b, as such, has low level of access to public transport. Given the ancillary nature of the structure to the wider use of the site, it is accepted that no further car parking space is required. There are existing vehicular parking spaces located at the south end of the paved road which forms part of the Old Alleynian grounds. Further there is are two bus stops close to the site providing routes to Brixton, Lewisham Station, New Cross Gate and Streatham Station on the Dulwich Common highway. West Dulwich Rail Station is approximately 12 minutes' walk.
45. The scale and nature of the replacement building would be similar to the previous structure, as such, it is not envisaged that car parking intensification in the surrounding area or on site would result.

Cycle Parking

46. There does not appear to be any existing, dedicated cycle parking within the site. Given the PTAL rating, it would be reasonable to secure 1 short stay and 1 long stay cycle parking space as set out in Policy T5 – Cycle Parking of the London Plan 2021 for developments considered to fall within D2 (now Use Class F2 – Local Community). As such, this will be secured by condition.

Flood Risk

47. The site is located in Flood Zone 1 which is considered an area with very low probability of flooding by reason fluvial and surface water (less than 0.1% chance) and the Herne Hill Critical Drainage Area. While the site is located within these designations, it is highlighted that it is replacement non-habitable building of similar scale to the original and in a similar location. These factors along with the low probability of flooding in the area, it is not considered that the proposal would have a detrimental impact on the flood risk to users of the pavilion or surrounding neighbours.

Ecology

48. The Ecologist has reviewed the documents and information provided by the applicant. While the site is not located within the SINC, it is adjacent to the

Dulwich Golf Course which lies within the designation. Given the small scale of the proposal, while it is acknowledged that the adjacent SINC is a form of ecological constraint in this instance, the opportunity for ecological enhancement to be delivered as part of this development is limited. The applicant would be required to install bat boxes within the structure to provide mitigation commensurate to the scale of the development.

Trees

49. The site is located within TPO zones and is therefore subject to a number of protected trees. The submitted Arboricultural Impact Assessment (AIA) and Method Statement has been reviewed by the council's tree officer. It is noted that the submitted AIA does not address the requirement of underground services by reason of the shower/toilet facilities. As such, details of foundations and apparatus would be secured by condition. The fire resulted in loss of trees at this site for which there are conditioned replacements as approved by application 20/AP/3300. The duty for which remains with the land owner. A pre commencement condition for tree planting will be required in this instance.

Policy D12 (A) of the London Plan (2021) - Fire Safety

50. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is "third-party independent and suitably-qualified". The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed.
51. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
52. The applicant has submitted a Fire Strategy Statement prepared by Almanac Collaborative Architecture and a fire strategy drawing ((P501 - Proposed fire strategy).
53. The document notes that fire assembly points would be located at an existing known meter cupboard point along the site access road. The meter cupboard, located off the primary fire access vehicle route will be clearly marked as to be easily located during an emergency. An internal fire appliance would be provided as would three wall mounted fire extinguishers.
54. The pavilion would have a category L-3 fire alarm system installed, which includes detectors in all escape routes and rooms that open on to an escape route. The maximum distance for escape in more than one direction would be 45m, while the maximum escape distance for the pavilion altogether would be 10m demonstrating compliance with current building regulations.

55. The primary means of escape would be protected by 60 minute fire resistant partition walls and 60 minute fire resistant doors. A fire retardant treatment would be applied to the external timber cladding. The applicant advises that the end users operations team would ensure all fire and smoke alarm systems are maintained and in working order.
56. It is considered that the proposed fire safety measures detailed in the strategy and demonstrated on the submitted plan would be appropriate for the scale and nature of the development. It is recognised that the previous pavilion was subject to fire damage, however full details of this event does not accompany this application. In any case, this is not a full assessment of the requirements of fire safety in the new building, as this will be dealt with comprehensively at the Building Regulations stage. Officers considered that the information provided satisfies the requirements of planning policy.

Energy

57. Policy P70 Energy applies to this development. The policy requires all development to minimise carbon emissions in accordance with the energy hierarchy of be lean, be clean, be green.
58. The applicant has not submitted an energy report as part of this application, however it is highlighted that development is now subject to new building regulation energy measures under [Part F \(Ventilation\)](#) and [Part L \(Conservation of fuel and power\)](#) and the [Approved Document for Overheating \(Part O\)](#). Given the modest scale of the proposal, it is not considered feasible for substantial green energy measures on site.

Mayoral and borough community infrastructure levy (CIL)

59. 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.
60. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.
61. The application would create 91sqm of new floor space. This would be below the 100sqm threshold, as such, the proposal is not liable for the levy.

Any Other Matters

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

63. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
64. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it, and;
 - 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.
65. 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.
66. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. An equalities impact assessment for this proposal is contained below:

Carbon concurrent

Achieving net carbon zero development in Southwark

67. All development is required to take measures to reduce carbon emissions on site with the aim of contributing to net carbon zero by 2050 in accordance with the adopted development plan.
68. The measures identified for this minor development are summarised in the table below:

Net carbon zero: summary table	
Be Lean measures (energy efficient design and construction)	The proposal includes timber cladding which is considered an energy efficient material due to its thermal insulation

	properties.	
Be Clean measures (low carbon energy supply)	None.	
Be Green measures (on site renewable energy generation and storage)	None.	
Any other comments	Due to the scale and internal use of the proposal, officers acknowledge the limitations on incorporating Be Clean and Be Green measures.	

Meeting Southwark's Climate Change Strategy and Action Plan

69. In July 2021, the council adopted its Climate Change Strategy and Action Plan for tackling the climate emergency. The plan sets out how emissions in the borough can be reduced from buildings, transport and waste disposal.
70. The Strategy sets out 148 Action Points that the council will undertake to achieve its ambition to do all it can to achieve a net zero carbon borough by 2030 across five key priority areas:
- Greener Buildings: these actions relate to Southwark's built environment and new developments e.g., emissions from privately rented homes, commercial offices and private property development. They cover scope one and two emissions.
 - Active and Sustainable Travel: these actions relate to surface transport across the borough, e.g., emissions from private car travel. They cover scope one, two and three emissions.
 - A Thriving Natural Environment: these actions relate to the maintenance and security of the borough's natural environment e.g., increasing tree canopy coverage.
 - A Circular Economy with Green Jobs: these actions relate to waste within the borough e.g., emissions from non-recyclable waste disposal. They cover scope one and two emissions.
 - Renewable Energy: these actions relate to the provision of more renewable energy within the borough i.e., local installation of technologies such as solar PV.
71. The following Action Point/s have identified as relevant to this planning application:

Priority Area:	Thriving Natural Environment
Theme	Building and development works alongside and enhances our natural environment
Officer commentary:	Conditions are recommended to landscape the garden, provide swift bricks and small mammal gaps and to prohibit outdoor lighting to limit any impact on bats; safeguard trees
Priority Area:	Active and Sustainable Travel
Theme	Make cycling and walking easier
Officer commentary	The new house will provide cycle parking

Positive and proactive statement

72. The council has published its Plan 2022 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.
73. 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.

Conclusion

74. The proposal demonstrates conformity with the principles of sustainable development. It respects the amenity of neighbouring properties and is of an acceptable design. The reasons why an exception to MOL policy are relevant here have been explained. Accordingly, it is recommended that planning permission be granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	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	Recommendation (draft decision notice)
Appendix 2	Planning history of the site and nearby sites
Appendix 3	Consultation responses received
Appendix 4	Consultation undertaken

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Kerri Simpson, Planning Projects Officer	
Version	Final	
Dated	11 February 2023	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director Environment, Neighbourhoods & Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		14 February 2023

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	Mr Adam Shapland alma-nac architecture	Reg. Number	22/AP/3392
Application Type	Minor application	Case Number	2082-M
Recommendation	GRANT permission		

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Construction of a timber framed pavillion to be used as a utility store and changing facility by Old Alleynian RFC

Old Alleynians Sports Ground Dulwich Common London Southwark

In accordance with application received on 27 September 2022 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed P05 PROPOSED SITE PLAN REV P01 received 27/09/2022

Plans - Proposed P06 PROPOSED PLANS REV P01 received 27/09/2022

Plans - Proposed P07 PROPOSED ELEVATIONS REV P01 received 27/09/2022

Other Documents

Arboricultural statement 011170 BS 5837 Arboricultural Report received 27/09/2022

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)

4. Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the 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. All foundation depths should, as a minimum, concord with NHBC 4.2.13, or be as engineer designed.

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 arboricultural mitigation works as outlined in the arboricultural impact assessment and method statement: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Chapter 8 (Promoting healthy and safe communities), Chapter 11 (Making effective use of land), Chapter 12 (Achieving well-designed places), Chapter 15 (Conserving and enhancing the natural environment) and Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening) and Policy G7 (Trees and Woodlands) of the London Plan (2021); and Policy P56 (Protection of amenity), Policy P57 (Open space), Policy P58 (Open water space), Policy P5: (Green infrastructure), P66 (Reducing noise pollution and enhancing soundscapes, Policy P13 (Design of places), P14 (Design quality), Policy P15 (Residential design), Policy P20 (Conservation areas), Policy P21 (Conservation of the historic environment and natural heritage) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

5. Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation. To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and

policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

Permission is subject to the following Grade Condition(s)

6. CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

7. Details of bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 2 nesting boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes 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. The nesting boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. 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 Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

3. MATERIALS TO BE AS SPECIFIED

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local

planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

Informatives

- 1 Notwithstanding the details shown on the proposed elevations hereby approved, advertisement consent should be sought for any proposed advertisement.

APPENDIX 2

Relevant planning history

Reference and Proposal	Status
<p>22/AP/0158</p> <p>(T4) and (T5) 2 x Elm trees, approximately 12m in height: Trees are dead and dying with extensive crown dieback. Fell to ground level.</p> <p>(G1) A Group of Ash and Hawthorn trees overhanging the rear of the sports club roof. Cut back to suitable growth points leaving a minimum 2m clearance above the roof.</p> <p>(G2) Group of mixed species overhanging bus stop: Remove deadwood and branches overhanging the road.</p> <p>(T8) Oak; Crown lift by 4m: leaning tree, low branches.</p>	<p>Granted TCA 03/03/2022</p>

Relevant planning policy

National Planning Policy Framework (2021)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 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. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- 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 13 Protecting Green Belt Land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conservation and Enhancement of the Natural Environment
- Chapter 16 Conserving and Enhancing the Historic Environment

The London Plan (2021)

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 chapters from the Plan are:

- Policy D4 Delivering good design
- Policy D12 Fire safety
- Policy G1 Green Infrastructure
- Policy G3 Metropolitan Open Land
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and Woodland
- Policy HC1 Heritage Conservation and Growth
- Policy S1 12 Flood Risk Management

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough

from 2019 to 2036. The relevant policies are:

- P14 Design quality
- P18 Efficient use of land
- P20 Conservation Areas
- P21 Conservation of the historic environment and natural heritage
- P56 Protection of amenity
- P47 Community Uses
- P57 Open Space
- P60 Biodiversity
- P61 Trees

APPENDIX 4**Consultation undertaken**

Site notice date: 15/11/2022

Press notice date: 20/10/2022

Case officer site visit date: 15/11/2022

Neighbour consultation letters sent:

N/A

Internal services consulted

Urban Forester
Ecology

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

None.

Re-consultation:

None.

APPENDIX 5**Consultation responses received****Internal services**

Urban Forester
Ecology

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

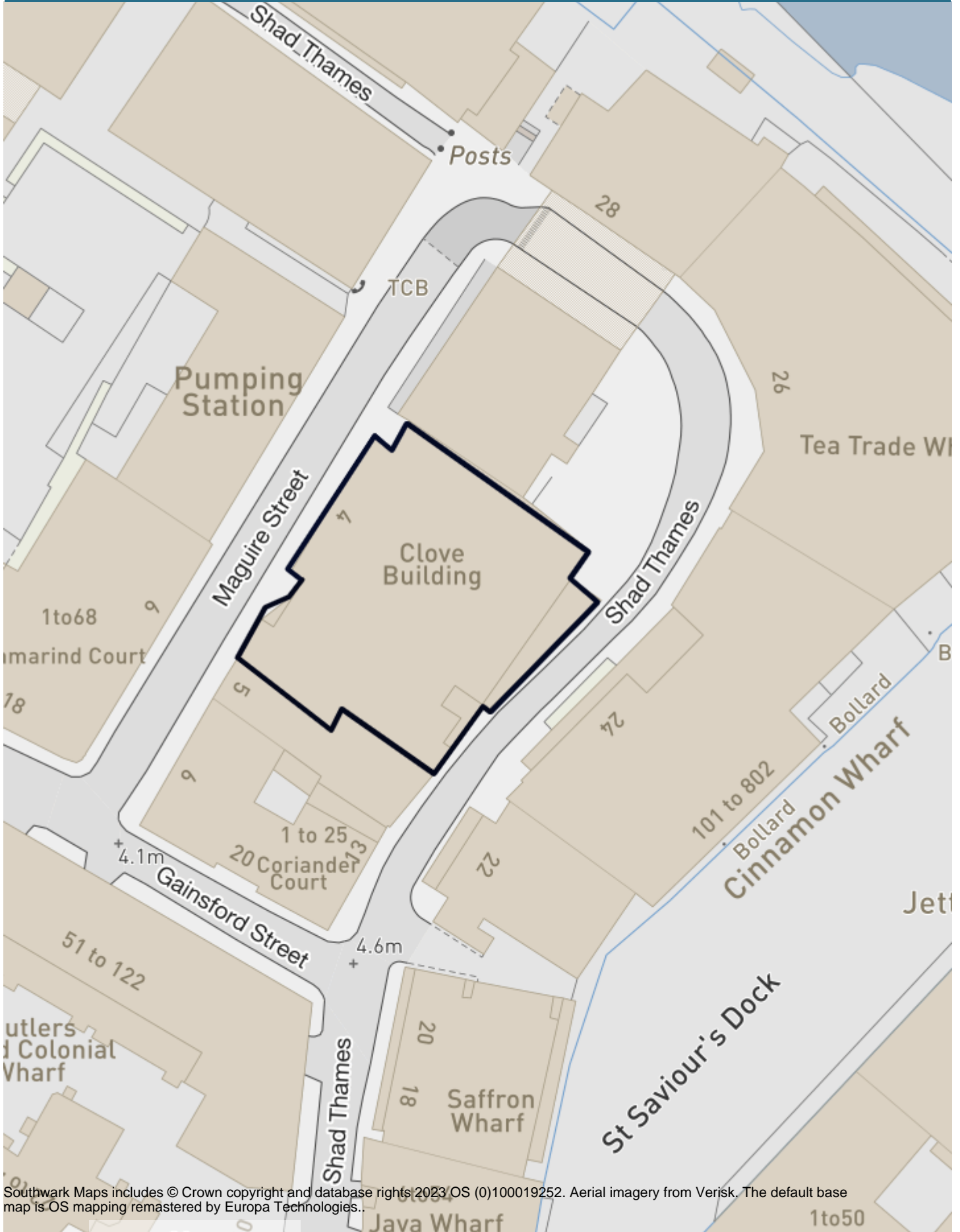
None.

Agenda Item 7.2



21/AP/3131

Clove Building, 4 Maquire Street, London



Southwark Maps includes © Crown copyright and database rights 2023 OS (0)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies.

Contents

Contents	1
BACKGROUND INFORMATION	2
Site location and description	2
Details of proposal	4
Public consultation	4
KEY ISSUES FOR CONSIDERATION	6
Summary of main issues.....	6
Legal context	7
ASSESSMENT.....	7
Principle of the proposed development.....	7
Affordable workspace	7
Design quality and impact upon Tower Bridge conservation area	8
Impact of proposed development on amenity of neighbours.....	10
Ecology, biodiversity and landscaping	18
Transport and highways.....	18
Environmental impacts.....	19
Energy sustainability	20
Fire Safety	20
Planning obligations (S.106 agreement)	21
Community involvement and engagement.....	22
Community impact and equalities assessment	22
Human rights implications.....	23
Positive and proactive statement	23
Positive and proactive engagement: summary table.....	23
CONCLUSION	24
BACKGROUND DOCUMENTS.....	24
APPENDICES	24
AUDIT TRAIL	25

Item No. 7.2	Classification: Open	Date: 28 February 2023	Meeting Name: Planning Sub-Committee B
Report title:	Development Management: 21/AP/3131 Address: Clove Building, 4 Maguire Street, Southwark London Proposal: Construction of one storey upward extension to create a seven storey building with mezzanine at roof level, providing office floor space (Use Class E), with landscaping, green roof and plant room including, installation of roof terrace and fifth floor infill extension with basement cycle parking, refuse storage and other associated works.		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning and Growth		
Application Start Date: 12 / 10 / 2021		Expiry Date: 30 / 06 / 2023	
Earliest Decision Date: 17 / 11 / 2021		PPA Date: 30 / 06 / 2023	

RECOMMENDATIONS

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 28 September 2023.
2. In the event that a legal agreement is not secured and agreed by 28 September 2023, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reason set out at paragraph 83 of this report.

BACKGROUND INFORMATION

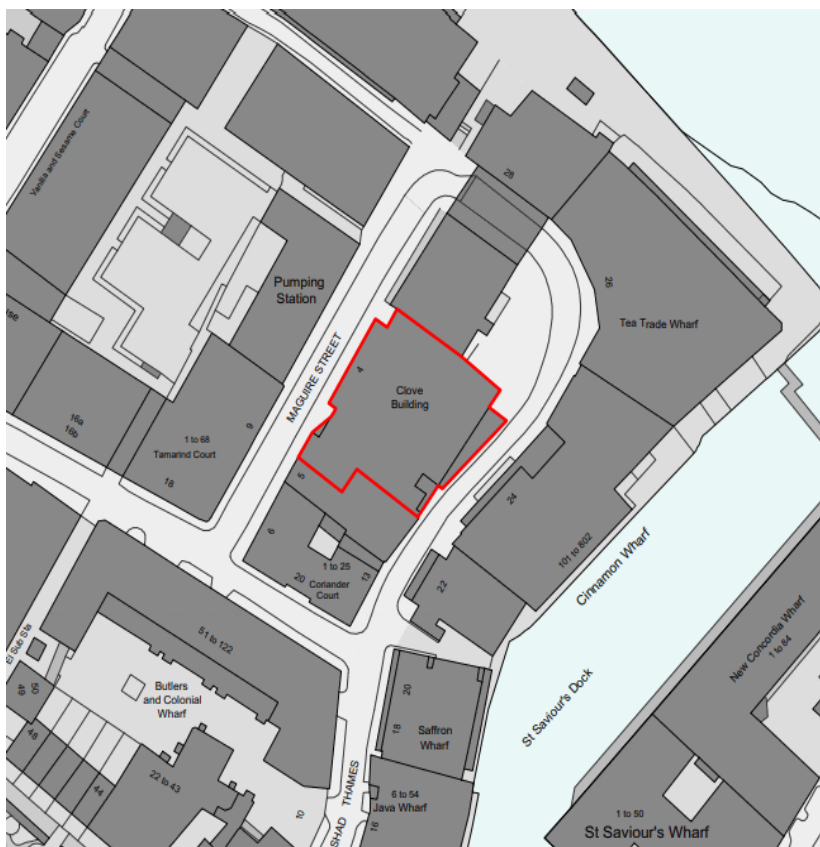
Site location and description

3. The application site is a five storey building (with basement) located in Shad Thames, within the Tower Bridge conservation area. The basement comprises a storage area, plant rooms and a circulation space. The ground floor comprises a car park, cycle store and offices. The upper floors are in office use. The main entrance is in Maguire Street, facing north-west. The entrance to the ground floor car park is located on Shad Thames facing south east. The site is surrounded by Tea Trade Wharf to the north east and Cinnamon Wharf to the east. The existing use of the building is Class E (Commercial).
4. The site is subject to the following planning designations:

- *Central Activity Zone (CAZ)*
- *Air Quality Management Area (AQMA)*
- *Archaeological Priority Zone (APZ)*
- *Conservation Area – Tower Bridge*
- *Conservation Area – adjoins St Saviours Dock*
- *EA Flood Zone 2 and 3*
- *Strategic Cultural Area – Bankside, Borough, London Bridge Strategic Cultural Areas*

Site Location Plan

5.



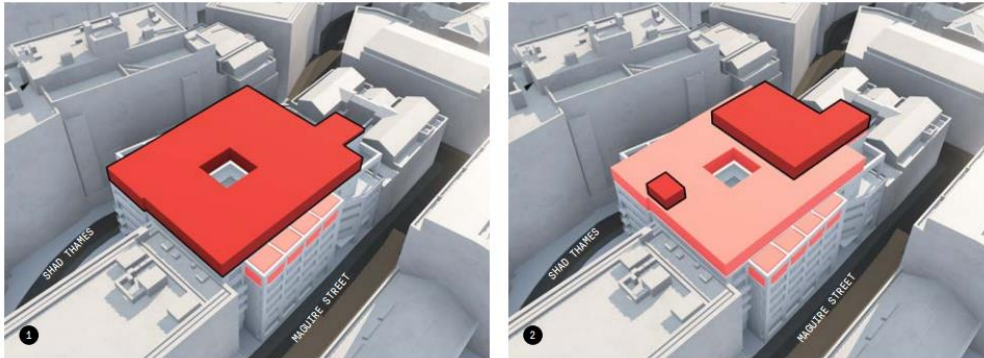
Existing building

6.



Details of proposal

7. Construction of one storey upward extension to create a seven storey building with mezzanine at roof level, providing office floor space (Use Class E), with landscaping, green roof and plant room including, installation of roof terrace and fifth floor infill extension with basement cycle parking, refuse storage and other associated works.
8. Roof-top extension



9. Other features of development include:
 - Uplift of c.1159 sqm with proposed development. Increasing total building space from c.6959 sqm to c.8118 sqm of commercial Class E Office space
 - Fifth floor infill extension is six stories above ground level.

Public consultation

10. 207 contributions were received which included 206 objections and 1 in support of the development. Summarised below are the material planning considerations raised by members of the public. Please note none-material comments have not been extracted into this summary, as they cannot form part of the decision making process. All comments as submitted are available within the appendix section of this report package.
11. Supportive (1)
 - Principle supportive of the proposed development.
12. Objections (206)

Principle of development

- Office and commercial development is not required within this area
- No Justification for the demand of office space
- COVID has increased remote flexible working and therefore the principle of development from previous policies is outdated

Design quality

- The design, in terms of massing and scale is not sympathetic or respectful to the heritage of the area and therefore is overdevelopment
- Scale and size of the development would impact harmfully on the adjoining listed Anise Court building
- Proposal would deteriorate the relationship of the Clove Building with its neighbours, to the detriment of the Tower Bridge and St Saviours' Dock conservation areas, failing to conserve or enhance the quality or setting of the conservation areas, harming the local character detrimentally
- The historical and industrial heritage of the Shad Thames area would be diluted with modern office development which is not appropriate
- The extension will significantly and permanently alter the industrial context and historical significance of the listed buildings. Shad Thames is a uniquely beautiful place benefitting from the careful and sympathetic preservation of its industrial heritage
- the size of the proposed extension will significantly change the skyline of the area and will damage the overall appearance of such an important historical area of London.

Daylight and sunlight

- Detrimental impact upon daylight and sunlight amenity to residential premises surrounding the building
- The impact of light amenity to residential habitable bedrooms would be severe
- The applicants Daylight and Sunlight Assessment fails to take into account the internal rooms of the adjacent buildings, which has resulted in inaccurate BRE measurements
- The applicants Daylight and Sunlight Assessment fails to provide accurate measurements due to inconsistency of analysis with BRE guidance with regards to overhangs and balconies.

Overlooking and privacy

- Impact upon privacy through overlooking from the building into residential flats
- The roof terrace would create a platform where people are able to view directly into other residential premises without restriction

Noise and pollution

- Impact of noise during construction and disturbance from use of terrace would create unreasonable harm in a residential area
- Noise from the plant equipment would not be acceptable, no details have been provided as to how this would be mitigated
- Disruption, noise and dust pollution from construction would be health risk
- The roof terrace would become an entertainment space for parties,

thereby not considered to be ancillary to office facilities

- Increased height and orientation of existing building would exacerbate the noise tunnel effect which already exists.

Ecology and biodiversity

- No specific details for birds or insect friendly planting, nor nesting boxes which would increase ecology and biodiversity benefits.

Other

- Further storey's could increase the impact of the wind canyon effect, becoming dangerous to walk
- Increase car deliveries and generated traffic would create pollution, the transport infrastructure around the site is not suitable for this increased traffic
- The streets surrounding the building are already very dark, the increased height would make these narrow streets even darker potentially raising safety risks for the public
- The plans fail to demonstrate the relationship with key residential buildings surrounding the site
- The development would harm the visual environment and TV industries economic relationship with the area who come to Shad Thames and film TV-production within the area, harming the economic prosperity of Southwark.

13. Three site visits were carried out by the Case Officer. One included a site visit with residents who objected to the application. This was conducted to ensure key issues residents raised were understood in context and real time. The on-site meeting was helpful in emphasising the issues residents had concerns with (listed in section 11). As part of the assessment of this application, the LPA have ensured suitable and reasonable mitigation to some of the issues raised.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
- Principle of proposed development in terms of land use
 - Affordable workspace
 - Design quality and impact upon Tower Bridge conservation area
 - Impact of proposed development on amenity of neighbours
 - Ecology and biodiversity
 - Transport and highways
 - Environmental impacts
 - Fire safety
 - Sustainable development implications
 - Planning obligations (S.106 undertaking or agreement)

- Mayoral and borough community infrastructure levy (CIL)

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

Legal context

15. 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 2016, 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.
16. 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

17. The statutory development plans for the Borough comprise the London Plan (2021), the Southwark Plan (2022). The National Planning Policy Framework (2021). A list of policies which are relevant to this application is provided at Appendix 2.

ASSESSMENT

Principle of the proposed development

18. The NFFP promotes sustainable development, which means improving the built and natural environment whilst creating jobs and improving the design and function of places. The site is within the Central Activities Zone (CAZ) and within the Bermondsey Area Vision policy zone (AV03), where a mix of uses and intensification is encouraged. The land use proposed is for the extension and refurbishment of an existing office building for additional office (Commercial) floor space only. The principle of the proposed development is therefore considered acceptable.

Affordable workspace

19. Policy P31 (Affordable Workspace) of the Southwark Plan (2022) requires such development proposals to deliver at least 10% of gross new employment floorspace as affordable workspace, on site at a discounted market rent.
20. The applicants have committed to providing 124sqm of affordable workspace

and; the following AWS provisions:

- Flexible leases to attract a variety of different types of businesses/social enterprises
 - Applicants for the affordable workspace must either have an existing small and independent business 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
 - On completion, the affordable workspace must be marketed using a website, newspapers, agencies, managing agent, database, and external signage. It must be actively marketed for nine 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 affordable workspace unit would be equipped with mechanical and electrical fit-out, sprinklers, heating and cooling provision and kitchen and WC facilities
 - The day-to-day management of the space to be carried out by a suitably competent management company
21. The Affordable Workspace is to be secured through the S106 legal agreement.

Design quality and impact upon Tower Bridge conservation area

Context

22. The Clove Building is a modernist style office building converted from a 1940s warehouse by Allies and Morrison in 1990. It is located in the Tower Bridge conservation area and spans the block between Maguire Street and Shad Thames. It is notable for its concrete frame and early warehouse conversion into offices during the regeneration of Shad Thames during the 1980s. It has a striking white frontage which contrasts with the predominant brick facades in the area. It is adjacent to the Design Museum and forms a mini- group with the 20th century office and leisure buildings on Shad Thames, including the grade II listed 22 Shad Thames. 5 Maguire Street, a former Victorian warehouse I brick is also grade II listed.

Impact upon Tower Bridge conservation area

23. The main defining elements of the Conservation Area are groups of buildings that combine into frontages that define streets, spaces and views. Often this group value of buildings is as important as the individual characteristics of listed buildings, and the scale, containment and background character that they provide is essential to the character of the Conservation Area. Both Maguire Street and Shad Thames are good examples of the historic street pattern of narrow streets with buildings fronting the pavement, a pattern developed through historic commercial warehouse floorspace requirements, allowing little for wide spaces or long views. There are however glimpsed views of the Thames frontage from Maguire Street. Most buildings have large footprints and are of 4 to 6 storeys, with the larger Butlers Wharf at 8 storeys occupying the more commercially favourable Thames riverside. The warehouse typology is continued in the vernacular with regular bays of windows and some buildings have retained their hoist openings, again adding to the regularity of the fenestration pattern, which often serves to break to the large scale of the former warehouses. While the Clove is clearly a 20th century building, it does exhibit much of the local warehouse typology; a large footprint fronting the pavement which spans a block, 6 storeys in height and a regular rhythm of large fenestration to break up the expanse of the façade. The building can be viewed mostly in short views from the immediate streets, however there are likely to be glimpsed views over the Design Museum from the Thames and beyond to the north, between the gap created by the Butlers Wharf buildings.
24. As mentioned within the pre-application response, there is concern raised to the addition floors on this building because this would not conform to the general hierarchy of development within the surrounding streets. The extra storeys would reach towards the higher end of the scale, with storey numbers and heights usually found in the Thames or Dock facing buildings or those on main routes through the area, not those on the interior side streets. This would increase the bulk of the building over and above the usual pattern of development and cause harm to this part of the conservation area.
25. Concern is also raised to the relationship with the adjacent 5 Maguire Street. The building would appear visually dominant over the diminutive scale of the former warehouse, and erode part of the experience of the significance of the building as a former warehouse. There would be some harm, albeit less than substantial harm to the significance of the Tower Bridge conservation area and the setting of the listed building at 5 Maguire Street.
26. Additional Townscape Visual Impact Assessment information was requested and provided by the applicant. These image have taken the form of indicating the height of the proposed buildings in relation to the Butlers Wharf buildings, which are notable large scale buildings within the conservation area, providing a hierarchy within the network of streets, of which the CA draws some of its significance from. The images show that there would be some change in scale, however there would remain a gap and appreciation of sky between the Butlers Wharf buildings when viewed from the Thames. There would not be enough change in this view to warrant an attribution of harm to the significance of the conservation area from this view point.

Conclusion on design

27. There would however be some very minor harm to the conservation area and the setting of 5 Maguire Street, as detailed previously. This harm is outweighed by public benefit, such as the provision of affordable workspace and would be compliant with para 202 of the NPPF (2021) in this regard. The NPPF requires less than substantial harm to be outweighed by public benefit. Consent therefore could be granted if the public benefit outweighed the minor harm to the designated heritage assets.

Impact of proposed development on amenity of neighbours

28. Policy P56 of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. Amenity considerations which will be taken into account include privacy and outlook, overlooking, smell, noise, vibration, daylight, sunlight and wind microclimate impacts. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Privacy and overlooking

29. The proposed development would include provision of windows and outlook across all elevations, including at perspective 360 degree views from the roof terrace level. The viewpoints from the proposed sixth floor would be consistent in matching the aspects with the existing floors of the host building. The separation distances between adjoining residential buildings is as follows:

Shad Thames

Cinnamon Wharf – Minimum: 10.5m, Maximum: 18.9m

Tea Trade Wharf – Minimum: 19.0m, Maximum: 35.9m

Maguire Street

Tamarind Court – 10.8m

Wheat Wharf Apartments – 21.0m

Gainsford Street

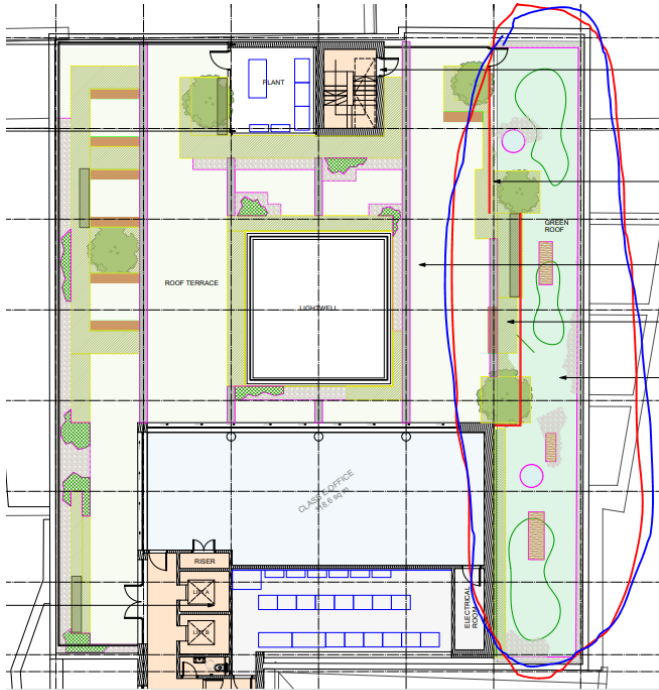
Butlers and Colonial Wharf – 26.7m

30. Roof Terrace

The pavilion seventh floor and roof terrace would create 360 degree views from the top of the host building. The vision splay from the eastern element of the terrace would be restricted with a 4.5m green roof buffer between the residential windows at Cinnamon Wharf and a 1.1m low-level screen. This would increase the minimum separation distance between terrace users and windows along Cinnamon Wharf to 15m. This would be more than the existing established view distances between both buildings. On balance, the green roof buffer is a good feature to increase the separation distance between the terrace and adjacent residential windows, in demonstrating appropriate mitigation to reduce any

impacts from overlooking.

31. Green roof buffer on eastern element of roof top (as circled)



32. Proposed sixth floor - (seventh storey)

The proposed sixth floor would recreate existing views and vision splays from the existing lower floors of the building. These views are already established and would be of no greater impact than what is currently existing. It is therefore considered this element of the scheme on balance appropriate.

33. The most impacted residential property 25 Coriander Court, includes a private roof terrace. The proposed windows across the south elevation would overlook this private amenity space and this has resulted in residential objections. Amendments have been sought to ensure any overlooking from this elevation is reduced. A condition seeking the relevant windows which would impact this amenity space to be obscure glazed is sought, details of which should be provided prior to installation of this glazing. This would be a reasonable method to reduce any overlooking and privacy impacts.

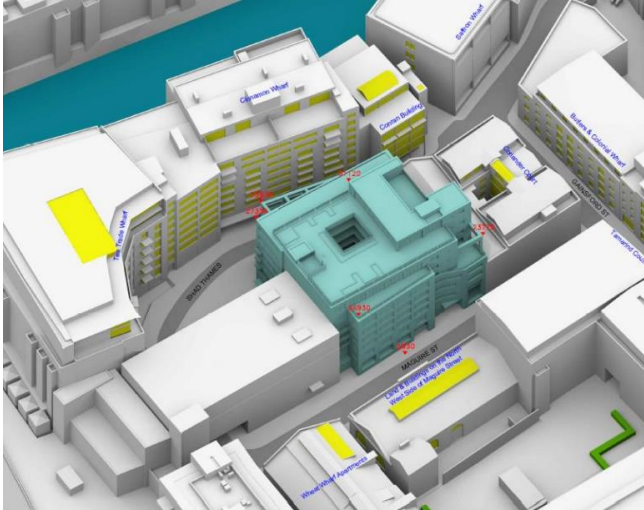
Sense of enclosure

34. The development is considered to be of an appropriate size to ensure it does not give rise to undue sense of enclosure or overbearingness for the majority of neighbours. It is acknowledged that the most impacted residential property is 25 Coriander Court (adjacent south), would experience sense of enclosure from its private roof terrace. The design has been amended from the pre-application to be reduced in bulk and massing, ensuring any sense of enclosure is minimised. The design is thought to prohibit a top-heavy building, and therefore the perception of scale is suitable to the surrounding built form. The development is

not thought to cause significant detrimental impact through overbearing impact to the majority of neighbours, although it is accepted no. 25 Coriander Court would experience a degree of overbearingness from the private roof terrace. Overall and on balance, there is limited impact to adjoining neighbours and therefore this element of the proposal is acceptable.

Daylight and sunlight

35. There is no specific national planning policy related to such matters however, the BRE Report "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (June 2022) is an established guidance document detailing industry standards considered appropriate for urban development analysis. The two main measures to assess the impact of daylight from the development are VSC (Vertical Sky Component) and NSL (No Skyline).
36. VSC (daylight spot) – assessment of all rooms/windows within surrounding buildings that both face and overlook the proposed development. If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight. It should be noted that "notice" does not necessarily equate to the loss of light being a material reduction to the level of amenity enjoyed by the neighbouring building.
37. NSL (No Skyline) - is a measure of the distribution of diffuse daylight within a room. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. If from a point in a room on the working plane (a plane 850mm above the floor) it is possible to see some sky then that point will lie inside the NSL contour. Conversely, if no sky is visible from that point then it would lie outside the contour.
38. In total, seven residential building surrounding the site have been assessed for daylight and sunlight. These are:
 - Tea Trade Wharf – 26 Shad Thames
 - Cinnamon Wharf – 24 Shad Thames
 - Saffron Wharf – 20 Shad Thames
 - Butlers and Colonial Wharf – Gainsford Street
 - Coriander Court – 20 Gainsford Street
 - Tamarind Court – 18 Gainsford Street
 - Wheat Wharf Apartments – 27 Shad Thames
39. Relationship of site and neighbouring buildings



40. The following buildings fully adhere to the BRE guidelines and therefore it is considered that will be a negligible change in light amenity to these properties:

- Saffron Wharf – 20 Shad Thames
- Coriander Court – 20 Gainsford Street
- Wheat Wharf Apartments – 27 Shad Thames

41. For the purpose of Planning, the tests within the BRE Guidelines are usually limited to habitable rooms within existing neighbouring residential buildings. A “habitable” room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and corridors are excluded from this definition. Nondomestic and commercial buildings are also excluded, as it is generally accepted that these uses normally rely primarily on supplementary artificial lighting throughout the day; and are therefore not dependent on natural light for their main source of amenity.

42. For all other neighbouring buildings where records drawings have not been available, reasonable efforts and assumed room layouts for the purpose of the No Skyline Daylight Distribution Analysis were based on an external inspection and general nature and typology of the buildings.

43. Cinnamon Wharf – 24 Shad Thames



44. Vertical Sky Component (VSC – Daylight)

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
71	69	97%	1	1	0
No Sky Line (Daylight Distribution)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
71	61	86	4	2	4

45. 97% of windows will experience no noticeable effect on their direct sky light. The most impacted windows are on the 5th and 6th floors which both serve studios. 86% of rooms will experience no noticeable reduction in daylight distribution. Of the 10 impacted rooms, 3 only marginally breach guidance. The remaining rooms (identified as bedrooms and living areas) would still retain a view of the sky, which can be considered acceptable for the urban typology of the area. The aggregate impact of the proposed development will not have an unacceptable loss of amenity taking account of BRE guidance.

46. Tamarind Court – 18 Gainsford Street



47. Vertical Sky Component (VSC – Daylight)

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
55	55	100%	0	0	0
No Sky Line (Daylight Distribution)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
49	46	94	2	1	0

48. 100% of windows identified will experience no effect on their direct sky light. 94% of rooms will experience no noticeable reduction in daylight distribution. Of the 3

impacted rooms, 2 of the bedrooms would experience a lower band (20-30%) extent of impact. The 1 remaining bedroom would experience a 37% reduction, although it would retain a view of the sky dome which can be considered acceptable for the urban typology of the area. The aggregate impact of the proposed development would not have an unacceptable loss of amenity taking account of BRE guidance.

49. Butlers and Colonial Wharf



50. Vertical Sky Component (VSC – Daylight)

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
64	64	100	0	0	0
No Sky Line (Daylight Distribution)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
64	62	97%	2	0	0

51. 100% of windows identified will experience no effect on their direct sky light. 97% of rooms will experience no noticeable reduction in daylight distribution. Of the 2 impacted rooms, the loss of daylight amenity would be 20.6% and 21.9% - only marginally over the 20% threshold of acceptability. The aggregate impact of the proposed development would not have an unacceptable loss of amenity taking account of BRE guidance.

52. Tea Trade Wharf



53. Vertical Sky Component (VSC – Daylight)

Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
40	40	100%	0	0	0
No Sky Line (Daylight Distribution)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
40	39	98%	1	0	0

54. 100% of windows identified will experience no effect on their direct sky light. 98% of rooms will experience no noticeable reduction in daylight distribution. Of the 1 room which is impacted, the loss would be 20.8%, only marginally over the 20% threshold of acceptability. The aggregate impact of the proposed development would not have an unacceptable loss of amenity taking account of BRE guidance.
55. It should be noted that neighbouring contributors submitted their own independent comments regarding the applicants Daylight and Sunlight Assessment. The review states that the size of the some of the assessed rooms were not correct, and also stated that the balconies and overhangs were not included from the initial analysis which may have obscured the results. The Council acknowledges that there are various methods and measures to assess Daylight and Sunlight, although are informed by BRE guidelines which a well-established method of analysis. The response did not include any technical alternative VSC/NSL measurements, and therefore the initial Assessment is taken in good faith. Matters of Daylight and Sunlight can be very technical and the Council are guided by qualified Daylight and Sunlight Surveyors.

Noise

56. The Noise Policy Statement for England (NPSE) applies to all forms of noise including environmental noise, neighbour noise and neighbourhood noise. The Government recognises that the effective management of noise requires a co-ordinated and long-term approach that encompasses many aspects of modern society.

57. Methods for rating and assessing industrial and commercial noise is given in the BS 4142 Methods for rating and assessing industrial and commercial sound (2014). This guidance was developed for the purposes of:

- a) investigating complaints
- b) assessing the sound from new, modified or additional sources of sound; and
- c) assessing sound at proposed new dwelling or premises used for residential purposes.

58. Note: Policy D14 (Noise) of the London Plan (2021) states:

In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- 1) Avoiding significant adverse noise impacts on health and quality of life.
- 2) Reflecting the Agent of Change principle as set out in Policy D13 Agent of Change.
- 3) Mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.
- 4) Improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity).
- 5) Separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation.
- 6) Where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles.
- 7) Promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

59. Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022) states that development must avoid significant adverse impacts on health and quality of life and mitigate any adverse impacts caused by noise. The Council's Environmental Protection Team (EPT) have reviewed the submitted Plant Noise Assessment (206/0087/R1 by Cole Jarman dated, July 2021) and the Roof Terrace Noise Impact Assessment (ref: 206/0087/R2 by RSK Acoustics dated, July 2022)

60. The Plant Noise Assessment's conclusions include that any adverse noise can be mitigated through acoustic barriers, silencers, and acoustic enclosures. The specification and further details of these mitigation measures are outlined within the report. To ensure these measures are incorporated into any such development, a condition require further details of plant acoustic mitigation will be attached.

61. The Roof Terrace Assessment concludes that noise from the roof terrace is found to cause at worst a short-term 'minor' impact, which reduced to 'negligible' in the long term if the hours of use are restricted to 07:00 – 21:00 daily. On balance this would be considered acceptable, and would be further controlled through a more restricted hours of use condition of between 08:00 – 19:00 Monday to Friday only; and no use at weekends or public holidays. This is to be attached as a compliance condition.
62. The acoustic mitigation details for plant noise and the restriction of hours of use condition for the roof terrace would likely ensure that neighbours are not adversely impacted from noise to a detrimental extent. The mitigation uses acoustic technology to limit background noise and appropriately uses planning conditions to ensure these measures are secured for the protection of neighbouring amenity; including restricted use of the roof terrace.

Ecology, biodiversity and landscaping

63. The existing site is of limited (bio) ecological value, and a new biodiverse roof would provide good opportunity for biodiversity net-gain. It is also requested that the development include a minimum of 10 nesting boxes-bricks to be installed. Further details of the biodiverse roof and swift bricks are to be secured through conditions, details of which should be provided prior to the commencement of works.
64. The proposed roof terrace plans incorporate a conceptual landscaping design. This includes as aforementioned a biodiverse roof and other features such as species rich herbaceous, shrub planting, vertical greening and gravelled garden areas. The space is designed to be integrated and flexible, seen as a good and valuable amenity space to a modern office building. These features contribute positively to the overall development, improving the urban greening of the proposed development. Further details of the landscaping scheme are to be conditioned as a pre-commencement condition.

Transport and highways

65. The application site is located within the Bermondsey (G) CPZ and has a PTAL rating of 2. The Bermondsey (G) CPZ provides car parking control at this location Monday to Sunday between 08:30 – 23:00.

Cycle parking

66. The development provides 130 cycle parking spaces. Based upon the GIA sqm uplift of c.1202sqm, 31 cycle parking spaces are required; if this calculation is based upon the entire GIA sqm of the development, 149 cycle parking spaces are required – as stipulated through policy P53 (Cycling) of the Southwark Plan (2022). Therefore as some of the internal works do not require permission itself, it is reasonable to agree that 130 cycle parking spaces is acceptable in this instance. The proposed basement plan indicates 84 to be provided as two-tier cycle/bike racks, 26 to be provided as vertical wall racks and 20 to be provided as Sheffield stands. This combination is considered suitable to allow sufficient

quantum of cycle parking to be provided within the building. An above grade condition will be attached to ensure further details of the cycle parking are provided.

Servicing and deliveries

67. The applicant has confirmed that servicing and deliveries would continue during construction and details of this has been provided within the Service and Delivery Management Plan (TPP Consulting, dated July 2021). All commercial deliveries are expected to occur between 8am to 6pm, Monday to Friday. A Goods-In Manager will oversee this on site, working closely with the Facilities Management Team. Procedures will be monitored and additional measures/amendments to this can be incorporated on a regular basis. A compliance condition will attached to ensure hours of servicing and delivery are managed.

Highways development

68. The Highways Development Team have reviewed the proposal; it would be necessary for the applicants to enter into a S278 agreement to mitigate and enhance the proposed development.

Construction management

69. An Outline Construction Management Plan has submitted as part of this application although, given the sensitive context of the site a fully detailed Construction Management Plan shall be required through a pre-commencement condition. This is to ensure health, safety and impacts from deliveries and servicing does not cause pollution or unreasonable disturbance during the construction phase.

Environmental impacts

Air quality

70. The site is located within an Air Quality Management Area (AQMA) and policies P65 (Improving Air Quality) of the Southwark Plan (2022) and SI1 (Improving Air Quality) of The London Plan (2021) states that development must address the impacts of poor air quality. No Air Quality Assessment has been provided within this submission, although temporary monitoring of construction on air quality should work to reduce the impact of dust and emissions during construction. Impacts of dust are covered within the Construction Environmental Management Plan condition.

Flood risk

71. The site is located within a Flood Zone 2 and 3 Zone. Policies SI12 (Flood Risk Management) of The London Plan (2021) and P68 (Reducing Flood Risk) states that development must not increase flood risk on or off site. The submitted Flood Risk Assessment (2436 The Clove Building FRA Heyne Tillett Steel dated, August 2021) has been reviewed by the Council's Flood Risk Engineers. The

type of flood risk e.g. from tidal, artificial, surface water, ground water and sewage is classified as low, and therefore the proposed mitigation in the form of SUD features are suitable to mitigate any flood risks. The roof terrace should incorporate a variety of different SUD mechanisms to ensure water discharge is not unrestricted. Further details of these SUD features, including a full maintenance schedule will be required through a condition.

Energy sustainability

72. The proposed scheme has been developed in-line with the energy policies within local and regional policy. The three step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on-site are 45%. This exceeds the 35% target stated within policy SI2 (Minimising greenhouse gas emissions) of The London Plan (2021). Whilst this is not a major development, it is encouraging and good practice to ensure emission savings are targeted.

Be Lean – use less energy

73. This element reduces the energy demand, through the adoption of passive and active design measures and implementations. The proposed energy efficiency measures includes solar shading to glazing and thermal mass to manage heat. The active cooling and heating demand has been minimised as far as possible through passive design measures including efficient building fabric, improved building air tightness and efficient lighting.

Be Clean – supply energy efficiently

74. The proposed development includes a combined heat and power (CHP) system, it utilises the heat produced in electricity generation rather than releasing it wastefully into the atmosphere. CHP systems use the heat produced in electricity generation which can achieve efficiencies of up to 85%.

Be Green – use renewable energy

75. The renewable technologies feasibility study carried out for the development identified photovoltaics and Air Source Heat Pumps (ASHP) as suitable technologies for the development. There is some space at roof level to include PV panels although the developer has opted for ASHPs as the preferred method of green energy generation.

Be Seen – monitor and verify

76. Following the implementation of the three previous stages of the hierarchy, a monitoring strategy will be put in place to ensure that the actual energy performance of the development can be monitored and reported post occupation.

Fire Safety

77. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address

criteria outlined in Policy D12 (A).

78. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
79. A Fire Statement has been provided for this proposal and covers the basics requirements of this policy. The statement covers matters required by planning policy but, is in no way a professional technical assessment of the fire risks presented by the development.

Planning obligations (S.106 agreement)

80. Policy IP3 (Community Infrastructure Levy (CIL) and Section 106 planning obligations) of the Southwark Plan (2022) and Policy DF1 (Delivery of the Plan and Planning Obligations) of the London Plan (2021) advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy IP3 of the Southwark Plan (2022) is reinforced by the adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. 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.

81. 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	Applicant Position
Provision of affordable workspace	Agreed.

83. In the event that an agreement has not been completed by 28 September 2023, the committee is asked to authorise the Director of Planning and Growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place for mitigation against the adverse impacts of the development. This would otherwise have secured employment and affordable workspace and it would

therefore be contrary policy DF1 (Delivery of the Plan and Planning Obligations) of the London Plan (2022), policy IP3 (Community Infrastructure Levy (CIL) and Section 106 planning obligations) of the Southwark Plan (2022) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Community involvement and engagement

84. A Statement of Community Involvement (SCI) and engagement summary template have been submitted with the application, detailing public consultation undertaken with key stakeholders and the local community prior to the submission of the planning application. The applicant conducted consultation with a wide range of local stakeholders, including residents, current site users, local businesses and community groups. The approach to consultation aimed to include local people that would have an influence into the final design, amenities and activities.

Community impact and equalities assessment

85. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
86. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The development would create affordable workspace, which is needed throughout the borough. The increase in affordable workspace stock across the borough provides SMEs, social enterprises and start-up businesses suitable workplace premises. This is considered to attract enterprise, skills and employment into the Borough increasing the opportunities of economic prosperity.
87. 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.

88. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

89. 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.
90. This application has the legitimate aim of providing new homes and improved employment space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

91. 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.
92. 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.

93. **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

94. That planning permission be granted; subject to conditions and the applicant entering into an appropriate legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	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	Recommendation - Draft Decision Notice
Appendix 2	Relevant Planning Policy
Appendix 3	Planning History
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Zaib Khan, Planning Officer	
Version	Final	
Dated	13 February 2023	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		14 February 2023

APPENDIX 1**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	Spice Property Investment Ltd	Reg. Number	21/AP/3131
Application Type	Minor application		
Recommendation	GRANT permission	Case Number	233-4

Draft of Decision Notice**Planning permission is GRANTED for the following development:**

Construction of sixth floor and part-seventh floor extension providing office floor space (Use Class E), with landscaping, green roof and plant room at roof level including installation of sixth floor roof terrace and fifth floor infill extension with basement cycle parking, refuse storage and other associated works.

Clove Building 4 Maguire Street London Southwark

In accordance with application received on 1 September 2021 and Applicant's Drawing Nos.:

Proposed Plans

Plans - Proposed Proposed Site Location Plan A-00-100 received 16/09/2021

Plans - Proposed Proposed Basement Plan A-02-099-B received 19/08/2022

Plans - Proposed Proposed Ground Floor Plan A-02-100-B received 19/08/2022

Plans - Proposed Proposed First Floor Plan A-02-101 received 01/09/2021

Plans - Proposed Proposed Second Floor Plan A-02-102 received 01/09/2021

Plans - Proposed Proposed Third Floor Plan A-02-103 received 01/09/2021

Plans - Proposed Proposed Fourth Floor Plan A-02-104 received 01/09/2021

Plans - Proposed Proposed Fifth Floor Plan A-02-105 received 01/09/2021
 Plans - Proposed Proposed Sixth Floor Plan A-02-106 received 01/09/2021
 Plans - Proposed Proposed Roof Plan A-02-108 received 01/09/2021
 Plans - Proposed Proposed North Elevation A-03-103 received 01/09/2021
 Plans - Proposed Proposed East Elevation A-03-102 received 01/09/2021
 Plans - Proposed Proposed South Elevation A-03-101 received 01/09/2021
 Plans - Proposed Proposed West Elevation A-03-100 received 01/09/2021
 Plans - Proposed Proposed Section AA A-04-100 received 16/09/2021
 Plans - Proposed Proposed Section BB A-04-101 received 16/09/2021
 Plans - Proposed Proposed Section CC A-04-102 received 16/09/2021
 Plans - Proposed Proposed Seventh Floor Plan A-02-107 received 01/09/2021

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)

3. Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written CEMP for the site has been devised. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- o Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- o Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- o Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.
- o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/construction>

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

4. Details of privacy screening

Prior to the commencement of works, details of the roof terrace privacy screening (plans, elevations and sections) shall be submitted to and approved in writing by the Local Planning Authority. The agreed privacy screening should be installed and maintained in perpetuity. The development shall not

be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of Amenity) of the Southwark Plan (2022).

5. 10 Swift Bricks

Prior to the commencement of works, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks 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. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. 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 Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

6. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiverse green roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiverse green 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) 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.

Part 2: Full Discharge of this condition will be granted 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 SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

7. 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, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials, edge details, SUD features and a maintenance schedule), 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 equivalent stem girth 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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

8. Plant Noise - Acoustic mitigation

Prior to above grade works, details of the acoustic measures and mitigation (acoustic barriers, silencers and acoustic enclosures) for the roof plant and any other associated equipment shall be submitted to and approved by the Local Planning Authority. These features shall be installed and constructed in accordance with any such approval given, and shall be permanently maintained thereafter. The noise emissions shall be fully in accordance with the submitted acoustic assessment (Cole Jarman report 206/0087/R1 dated 7th July 2021).

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

9. 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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

10. CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

11. Details of Lighting and Security Surveillance - Roof Terrace

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment at roof terrace level of the building, shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment 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 Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021); P56 Protection of amenity; P66 Reducing noise pollution and enhancing soundscapes, P15 Residential design, P16 Designing out crime, P13: Design of places and P14: Design quality of Southwark Plan (2022).

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

12. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the extension hereby permitted begins, details of the arrangements for the storing commercial refuse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities 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 Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P62 (Reducing Waste) of the Southwark Plan (2022).

13. DETAILS OF THE SHOWERING FACILITIES

Before the first occupation of the extension, details of showering facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Policy P50 (Highways Impacts) and Policy P51 (Walking) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

14. OBSCURE GLAZING TO BE PROVIDED

The window(s) on the south elevation at fourth, fifth and sixth floor level of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing for the duration of the use.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Coriander Court from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

15. Roof Terrace Hours

The commercial roof terrace (which is not restricted to servicing only) shall only be used during the hours of:

- 08:00 to 19:00 Monday to Friday.

Use of the roof terrace is not permitted on weekends or public holidays.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with policy P56 (Protection of Amenity) of the Southwark Plan (2022) and the National Planning Policy Framework (2021).

16. Deliveries and Collections

Any deliveries or collections to the commercial units shall only be between the following hours:

- 07:00 to 20:00 on Monday to Saturday and;

- 10:00 to 16:00 on Sundays

No deliveries or collections are permitted on public holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with policy P56 (Protection of Amenity) of the Southwark Plan (2022) and the National Planning Policy Framework (2021)

17. Removal of Permitted Development Rights

Notwithstanding the provisions of Schedule 2 Part 3 Class O of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no change of operations should occur on site without seeking permission from the Local Planning Authority.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Chapter 12 (Achieving good design) of the National Planning Policy Framework (2021); Policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan (2021); policy P56 (Protection of Amenity) of the Southwark Plan (2022).

18. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

19. Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of roof terrace/external areas of the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment 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 Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021); P56 Protection of amenity; P66 Reducing noise pollution and enhancing soundscapes, P15 Residential design, P16 Designing out crime, P13: Design of places and P14: Design quality of Southwark Plan (2022).

Relevant Planning Policy

National Planning Policy Framework (NPPF, 2021)

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activity Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D10 Basement development
- Policy D14 Noise
- Policy E1 Offices
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI13 Sustainable drainage
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Southwark Plan (2022)

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P18 Efficient use of land
- Policy P19 Listed buildings and structures
- Policy P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P30 Office and business development
- Policy P31 Affordable workspace
- Policy P53 Cycling
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards

- Policy P70 Energy
- Policy IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

APPENDIX 3

Planning History

Reference and Proposal	Status
97/AP/0868 Change of use at first floor level from museum to office (B1)	GRANTED- Change of Use Application 22/08/1997
97/CO/1576 Interpretative wall sign. (Ref:2.13)	GRANTED- Minor Application 21/01/1998
98/AP/1809 Display of non illuminated advertisement sign.	GRANTED- Advertisement Consent 15/02/1999
00/AP/0381 Siting of 4 air conditioning condenser units onto roof of existing office building.	GRANTED- Minor Application 19/05/2000
01/AP/1358 Continued use of ground floor for B1 business purposes.	GRANTED- Minor Application 01/11/2001
02/AP/1111 Change of use of part ground floor from class A1 to class B1 offices	GRANTED- Minor Application 15/08/2002
03/AP/0527 Installation of condensing unit at roof level to cool communications room on 4th floor	GRANTED- Minor Application 01/08/2003
17/AP/3131 Internal works at ground floor level to increase existing office (B1) space by 76 sq.m and relocate existing cycle parking	GRANTED- Minor Application 09/10/2017

APPENDIX 4**Consultation Undertaken****Site notice date:** 26/10/2021**Press notice date:** 30/09/2021**Neighbour consultation letters sent:** 19/10/2021**Internal services consulted**

Design and Conservation Team [Formal]

Transport Policy

Environmental Protection

Highways Development and Management

Ecology

Flood Risk Management & Urban Drainage

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Historic England

Neighbour and local groups consulted:110 Butlers and Colonial Wharf Shad
Thames London

Unit 2 Spice Quay 30 Shad Thames

Flat 609 Tea Trade Wharf 26 Shad
ThamesApartment 112 Tea Trade Wharf 26
Shad Thames16 Wheat Wharf 27 Shad Thames
LondonApartment 511 Tea Trade Wharf 26
Shad Thames44 Tamarind Court 18 Gainsford Street
London72 Butlers and Colonial Wharf Shad
Thames London

209 Cinnamon Wharf 24 Shad Thames London	52 Tamarind Court 18 Gainsford Street London
107 Cinnamon Wharf 24 Shad Thames London	45 Tamarind Court 18 Gainsford Street London
18 Wheat Wharf 27 Shad Thames London	34 Tamarind Court 18 Gainsford Street London
62 Tamarind Court 18 Gainsford Street London	16 Tamarind Court 18 Gainsford Street London
54 Tamarind Court 18 Gainsford Street London	3 Tamarind Court 18 Gainsford Street London
Ground Floor Wheat Wharf 27 Shad Thames	208 Cinnamon Wharf 24 Shad Thames London
G4 Tamarind Court 18 Maguire Street	12 Saffron Wharf 20 Shad Thames London
Flat 205 Tea Trade Wharf 26 Shad Thames	510 Cinnamon Wharf 24 Shad Thames London
Flat 108 Tea Trade Wharf 26 Shad Thames	503 Cinnamon Wharf 24 Shad Thames London
Flat 10 Tea Trade Wharf 26 Shad Thames	408 Cinnamon Wharf 24 Shad Thames London
109 Butlers and Colonial Wharf Shad Thames London	405 Cinnamon Wharf 24 Shad Thames London
67 Butlers and Colonial Wharf Shad Thames London	Apartment 716 Tea Trade Wharf 26 Shad Thames
Fourth Floor East Clove Building 4 Maguire Street	Apartment 512 Tea Trade Wharf 26 Shad Thames
61 Tamarind Court 18 Gainsford Street London	Flat 506 Tea Trade Wharf 26 Shad Thames
310 Cinnamon Wharf 24 Shad Thames London	Flat 302 Tea Trade Wharf 26 Shad Thames
307 Cinnamon Wharf 24 Shad Thames London	Flat 209 Tea Trade Wharf 26 Shad Thames
801 Cinnamon Wharf 24 Shad Thames London	Flat 208 Tea Trade Wharf 26 Shad Thames
702 Cinnamon Wharf 24 Shad Thames London	Flat 203 Tea Trade Wharf 26 Shad Thames
53 Tamarind Court 18 Gainsford Street London	Flat 106 Tea Trade Wharf 26 Shad Thames

101 Butlers and Colonial Wharf Shad Thames London

2 Tamarind Court 18 Gainsford Street London

Flat 402 Tea Trade Wharf 26 Shad Thames

504 Cinnamon Wharf 24 Shad Thames London

Flat 22 Coriander Court 20 Gainsford Street

Flat 210 Tea Trade Wharf 26 Shad Thames

88 Butlers and Colonial Wharf Shad Thames London

207 Cinnamon Wharf 24 Shad Thames London

11 Saffron Wharf 20 Shad Thames London

21 Wheat Wharf 27 Shad Thames London

Flat 410 Tea Trade Wharf 26 Shad Thames

407 Cinnamon Wharf 24 Shad Thames London

401 Cinnamon Wharf 24 Shad Thames London

70 Butlers and Colonial Wharf Shad Thames London

68 Butlers and Colonial Wharf Shad Thames London

Flat 14 Coriander Court 20 Gainsford Street

7 Saffron Wharf 20 Shad Thames London

701 Cinnamon Wharf 24 Shad Thames London

601 Cinnamon Wharf 24 Shad Thames London

Flat 2 13 Shad Thames London

Apartment 703 Tea Trade Wharf 26 Shad Thames

Apartment 510 Tea Trade Wharf 26 Shad Thames

Flat 502 Tea Trade Wharf 26 Shad Thames

Flat 401 Tea Trade Wharf 26 Shad Thames

Flat 311 Tea Trade Wharf 26 Shad Thames

Flat 105 Tea Trade Wharf 26 Shad Thames

Apartment G6 Tea Trade Wharf 26 Shad Thames

107 Butlers and Colonial Wharf Shad Thames London

83 Butlers and Colonial Wharf Shad Thames London

71 Butlers and Colonial Wharf Shad Thames London

66 Butlers and Colonial Wharf Shad Thames London

309 Cinnamon Wharf 24 Shad Thames London

55 Tamarind Court 18 Gainsford Street London

47 Tamarind Court 18 Gainsford Street London

18 Tamarind Court 18 Gainsford Street London

5 Saffron Wharf 20 Shad Thames London

Flat 6 13 Shad Thames London

Flat 23 Coriander Court 20 Gainsford Street

Flat 12 Coriander Court 20 Gainsford Street	15 Wheat Wharf 27 Shad Thames London
22 Wheat Wharf 27 Shad Thames London	7 Tamarind Court 18 Gainsford Street London
Apartment G3 Tea Trade Wharf 26 Shad Thames	4 Tamarind Court 18 Gainsford Street London
Apartment 407 Tea Trade Wharf 26 Shad Thames	10 Saffron Wharf 20 Shad Thames London
G6 Tamarind Court 18 Maguire Street	27 Tamarind Court 18 Gainsford Street London
Apartment 412 Tea Trade Wharf 26 Shad Thames	706 Cinnamon Wharf 24 Shad Thames London
6B Maguire Street London Southwark	Flat 7 Coriander Court 20 Gainsford Street
114 Butlers And Colonial Wharf Shad Thames London	Flat 2 Coriander Court 20 Gainsford Street
23 Tamarind Court 18 Gainsford Street London	Apartment 403 Tea Trade Wharf 26 Shad Thames
117 Butlers And Colonial Wharf Shad Thames London	Apartment 303 Tea Trade Wharf 26 Shad Thames
94 Butlers And Colonial Wharf Shad Thames London	Apartment 602 Tea Trade Wharf 26 Shad Thames
76 Butlers And Colonial Wharf Shad Thames London	G7 Tamarind Court 18 Maguire Street
308 Cinnamon Wharf 24 Shad Thames London	100 Butlers And Colonial Wharf Shad Thames London
303 Cinnamon Wharf 24 Shad Thames London	8 Tamarind Court 18 Gainsford Street London
Flat 6 Coriander Court 20 Gainsford Street	85 Butlers And Colonial Wharf Shad Thames London
87 Butlers And Colonial Wharf Shad Thames London	77 Butlers And Colonial Wharf Shad Thames London
Fourth Floor West Clove Building 4 Maguire Street	64 Butlers And Colonial Wharf Shad Thames London
Flat 9 13 Shad Thames London	115 Butlers And Colonial Wharf Shad Thames London
Flat 19 Coriander Court 20 Gainsford Street	Fifth Floor Clove Building 4 Maguire Street
24 Wheat Wharf 27 Shad Thames London	

2 Wheat Wharf 27 Shad Thames London
 1 Wheat Wharf 27 Shad Thames London
 602 Cinnamon Wharf 24 Shad Thames London
 24 Tamarind Court 18 Gainsford Street London
 6 Tamarind Court 18 Gainsford Street London
 105 Cinnamon Wharf 24 Shad Thames London
 Flat 20 Coriander Court 20 Gainsford Street
 17 Wheat Wharf 27 Shad Thames London
 8 Wheat Wharf 27 Shad Thames London
 27A Shad Thames London Southwark
 Fourth And Fith Floors Clove Building 4 Maguire Street
 Apartment G5 Tea Trade Wharf 26 Shad Thames
 Wt Hills Ltd Part Basement Clove Building 4 Maguire Street
 Design Museum Part Basement Clove Building 4 Maguire Street
 Apartment 601 Tea Trade Wharf 26 Shad Thames
 G1 Tamarind Court 18 Maguire Street
 Apartment 705 Tea Trade Wharf 26 Shad Thames
 Flat 501 Tea Trade Wharf 26 Shad Thames
 Flat 109 Tea Trade Wharf 26 Shad Thames
 50 Tamarind Court 18 Gainsford Street London
 97 Butlers And Colonial Wharf Shad Thames London

Apartment 101 Tea Trade Wharf 26 Shad Thames
 404 Cinnamon Wharf 24 Shad Thames London
 705 Cinnamon Wharf 24 Shad Thames London
 Apartment 310 Tea Trade Wharf 26 Shad Thames
 38 Tamarind Court 18 Gainsford Street London
 106 Butlers And Colonial Wharf Shad Thames London
 73 Butlers And Colonial Wharf Shad Thames London
 112 Butlers And Colonial Wharf Shad Thames London
 52 Butlers And Colonial Wharf Shad Thames London
 54 Butlers And Colonial Wharf Shad Thames London
 201 Cinnamon Wharf 24 Shad Thames London
 Flat 16 Coriander Court 20 Gainsford Street
 6 Wheat Wharf 27 Shad Thames London
 51 Tamarind Court 18 Gainsford Street London
 101 Cinnamon Wharf 24 Shad Thames London
 Apartment G2 Tea Trade Wharf 26 Shad Thames
 Apartment 408 Tea Trade Wharf 26 Shad Thames
 Unit 2 Saffron Wharf 20 Shad Thames
 Flat 505 Tea Trade Wharf 26 Shad Thames

Flat 102 Tea Trade Wharf 26 Shad Thames

80 Butlers And Colonial Wharf Shad Thames London

65 Butlers And Colonial Wharf Shad Thames London

301 Cinnamon Wharf 24 Shad Thames London

4 Wheat Wharf 27 Shad Thames London

707 Cinnamon Wharf 24 Shad Thames London

42 Tamarind Court 18 Gainsford Street London

21 Tamarind Court 18 Gainsford Street London

13 Tamarind Court 18 Gainsford Street London

202 Cinnamon Wharf 24 Shad Thames London

109 Cinnamon Wharf 24 Shad Thames London

102 Cinnamon Wharf 24 Shad Thames London

1 Tamarind Court 18 Gainsford Street London

6 Saffron Wharf 20 Shad Thames London

Flat 25 Coriander Court 20 Gainsford Street

19 Wheat Wharf 27 Shad Thames London

Third Floor East Clove Building 4 Maguire Street

Unit 1 Spice Quay 30 Shad Thames

Apartment 708 Tea Trade Wharf 26 Shad Thames

G8 Tamarind Court 18 Maguire Street

G5 Tamarind Court 18 Maguire Street

Flat 405 Tea Trade Wharf 26 Shad Thames

Flat 309 Tea Trade Wharf 26 Shad Thames

Apartment 206 Tea Trade Wharf 26 Shad Thames

Flat 202 Tea Trade Wharf 26 Shad Thames

Anise Building 15 Shad Thames London

105 Butlers And Colonial Wharf Shad Thames London

32 Tamarind Court 18 Gainsford Street London

15 Tamarind Court 18 Gainsford Street London

106 Cinnamon Wharf 24 Shad Thames London

99 Butlers And Colonial Wharf Shad Thames London

91 Butlers And Colonial Wharf Shad Thames London

Flat 1 Coriander Court 20 Gainsford Street

607 Cinnamon Wharf 24 Shad Thames London

78 Butlers And Colonial Wharf Shad Thames London

Flat 5 13 Shad Thames London

13 Saffron Wharf 20 Shad Thames London

1 Saffron Wharf 20 Shad Thames London

56 Tamarind Court 18 Gainsford Street London

41 Tamarind Court 18 Gainsford Street London

19 Tamarind Court 18 Gainsford Street
London

Flat 406 Tea Trade Wharf 26 Shad
Thames

G2 Tamarind Court 18 Maguire Street

93 Butlers And Colonial Wharf Shad
Thames London

92 Butlers And Colonial Wharf Shad
Thames London

84 Butlers And Colonial Wharf Shad
Thames London

82 Butlers And Colonial Wharf Shad
Thames London

81 Butlers And Colonial Wharf Shad
Thames London

63 Butlers And Colonial Wharf Shad
Thames London

61 Butlers And Colonial Wharf Shad
Thames London

606 Cinnamon Wharf 24 Shad Thames
London

39 Tamarind Court 18 Gainsford Street
London

37 Tamarind Court 18 Gainsford Street
London

28 Tamarind Court 18 Gainsford Street
London

26 Tamarind Court 18 Gainsford Street
London

8 Saffron Wharf 20 Shad Thames
London

25 Wheat Wharf 27 Shad Thames
London

11 Wheat Wharf 27 Shad Thames
London

507 Cinnamon Wharf 24 Shad Thames
London

403 Cinnamon Wharf 24 Shad Thames
London

122 Butlers And Colonial Wharf Shad
Thames London

Apartment 611 Tea Trade Wharf 26
Shad Thames

Flat 509 Tea Trade Wharf 26 Shad
Thames

Apartment 507 Tea Trade Wharf 26
Shad Thames

Flat 503 Tea Trade Wharf 26 Shad
Thames

Apartment 312 Tea Trade Wharf 26
Shad Thames

Flat 211 Tea Trade Wharf 26 Shad
Thames

Flat 9 Coriander Court 20 Gainsford
Street

Flat 3 Coriander Court 20 Gainsford
Street

103 Butlers And Colonial Wharf Shad
Thames London

98 Butlers And Colonial Wharf Shad
Thames London

306 Cinnamon Wharf 24 Shad Thames
London

58 Butlers And Colonial Wharf Shad
Thames London

406 Cinnamon Wharf 24 Shad Thames
London

Unit 1 Saffron Wharf 20 Shad Thames

108 Cinnamon Wharf 24 Shad Thames
London

508 Cinnamon Wharf 24 Shad Thames
London

51 Butlers And Colonial Wharf Shad
Thames London

57 Butlers And Colonial Wharf Shad Thames London

60 Butlers And Colonial Wharf Shad Thames London

104 Cinnamon Wharf 24 Shad Thames London

11 Tamarind Court 18 Gainsford Street London

17 Tamarind Court 18 Gainsford Street London

704 Cinnamon Wharf 24 Shad Thames London

Apartment 612 Tea Trade Wharf 26 Shad Thames

Flat 306 Tea Trade Wharf 26 Shad Thames

Flat 111 Tea Trade Wharf 26 Shad Thames

113 Butlers And Colonial Wharf Shad Thames London

62 Butlers And Colonial Wharf Shad Thames London

116 Butlers And Colonial Wharf Shad Thames London

Second Floor East Clove Building 4 Maguire Street

13A Shad Thames London Southwark

605 Cinnamon Wharf 24 Shad Thames London

60 Tamarind Court 18 Gainsford Street London

57 Tamarind Court 18 Gainsford Street London

48 Tamarind Court 18 Gainsford Street London

29 Tamarind Court 18 Gainsford Street London

20 Tamarind Court 18 Gainsford Street London

204 Cinnamon Wharf 24 Shad Thames London

Flat 4 13 Shad Thames London

2 Saffron Wharf 20 Shad Thames London

Flat 18 Coriander Court 20 Gainsford Street

506 Cinnamon Wharf 24 Shad Thames London

409 Cinnamon Wharf 24 Shad Thames London

All Bar One 34 Shad Thames London

Apartment 707 Tea Trade Wharf 26 Shad Thames

Apartment 308 Tea Trade Wharf 26 Shad Thames

Apartment 212 Tea Trade Wharf 26 Shad Thames

Design Museum 28 Shad Thames London

Flat 107 Tea Trade Wharf 26 Shad Thames

Flat 11 Coriander Court 20 Gainsford Street

3 Saffron Wharf 20 Shad Thames London

Flat 15 Coriander Court 20 Gainsford Street

Flat 3 13 Shad Thames London

Conran Building 22 Shad Thames London

305 Cinnamon Wharf 24 Shad Thames London

118 Butlers And Colonial Wharf Shad Thames London

86 Butlers And Colonial Wharf Shad Thames London

53 Butlers And Colonial Wharf Shad Thames London

206 Cinnamon Wharf 24 Shad Thames London

203 Cinnamon Wharf 24 Shad Thames London

Flat 21 Coriander Court 20 Gainsford Street

9 Wheat Wharf 27 Shad Thames London

3 Wheat Wharf 27 Shad Thames London

505 Cinnamon Wharf 24 Shad Thames London

410 Cinnamon Wharf 24 Shad Thames London

4 Saffron Wharf 20 Shad Thames London

46 Tamarind Court 18 Gainsford Street London

35 Tamarind Court 18 Gainsford Street London

30 Tamarind Court 18 Gainsford Street London

25 Tamarind Court 18 Gainsford Street London

14 Tamarind Court 18 Gainsford Street London

604 Cinnamon Wharf 24 Shad Thames London

Flat 5 Coriander Court 20 Gainsford Street

First Floor East Clove Building 4 Maguire Street

Apartment 715 Tea Trade Wharf 26 Shad Thames

Third Floor West Clove Building 4 Maguire Street

Unit 3 Spice Quay 30 Shad Thames

Apartment 706 Tea Trade Wharf 26 Shad Thames

Retail Unit The Clove Building Shad Thames

74 Butlers And Colonial Wharf Shad Thames London

59 Butlers And Colonial Wharf Shad Thames London

304 Cinnamon Wharf 24 Shad Thames London

5 Wheat Wharf 27 Shad Thames London

40 Tamarind Court 18 Gainsford Street London

36 Tamarind Court 18 Gainsford Street London

31 Tamarind Court 18 Gainsford Street London

5 Tamarind Court 18 Gainsford Street London

210 Cinnamon Wharf 24 Shad Thames London

110 Cinnamon Wharf 24 Shad Thames London

103 Cinnamon Wharf 24 Shad Thames London

Flat 1 13 Shad Thames London

9 Saffron Wharf 20 Shad Thames London

Flat 11 13 Shad Thames London

Flat 7 13 Shad Thames London

Flat 13 Coriander Court 20 Gainsford Street

23 Wheat Wharf 27 Shad Thames London

20 Wheat Wharf 27 Shad Thames London	69 Butlers And Colonial Wharf Shad Thames London
10 Wheat Wharf 27 Shad Thames London	First To Fourth Floors Conran Building 22 Shad Thames
509 Cinnamon Wharf 24 Shad Thames London	Second Floor West Clove Building 4 Maguire Street
501 Cinnamon Wharf 24 Shad Thames London	Flat 24 Coriander Court 20 Gainsford Street
Flat 409 Tea Trade Wharf 26 Shad Thames	502 Cinnamon Wharf 24 Shad Thames London
110 Tea Trade Wharf 26 Shad Thames London	59 Tamarind Court 18 Gainsford Street London
Flat 8 Coriander Court 20 Gainsford Street	49 Tamarind Court 18 Gainsford Street London
Part First Floor 28 Shad Thames London	43 Tamarind Court 18 Gainsford Street London
104 Butlers And Colonial Wharf Shad Thames London	22 Tamarind Court 18 Gainsford Street London
96 Butlers And Colonial Wharf Shad Thames London	802 Cinnamon Wharf 24 Shad Thames London
13 Wheat Wharf 27 Shad Thames London	Flat 10 Coriander Court 20 Gainsford Street
79 Butlers And Colonial Wharf Shad Thames London	411 Tea Trade Wharf 26 Shad Thames London
7 Wheat Wharf 27 Shad Thames London	Fourth Floor And Fifth Floor Flat Conran Building 22 Shad Thames
Retail Unit Clove Building 4 Maguire Street	Dorrington Part Basement Clove Building 4 Maguire Street
Flat 305 Tea Trade Wharf 26 Shad Thames	Flat 207 Tea Trade Wharf 26 Shad Thames
33 Tamarind Court 18 Gainsford Street London	Flat 201 Tea Trade Wharf 26 Shad Thames
Flat 301 Tea Trade Wharf 26 Shad Thames	111 Butlers And Colonial Wharf Shad Thames London
Flat 508 Tea Trade Wharf 26 Shad Thames	108 Butlers And Colonial Wharf Shad Thames London
12 Wheat Wharf 27 Shad Thames London	102 Butlers And Colonial Wharf Shad Thames London

9 Tamarind Court 18 Gainsford Street
London

95 Butlers And Colonial Wharf Shad
Thames London

90 Butlers And Colonial Wharf Shad
Thames London

89 Butlers And Colonial Wharf Shad
Thames London

75 Butlers And Colonial Wharf Shad
Thames London

56 Butlers And Colonial Wharf Shad
Thames London

55 Butlers And Colonial Wharf Shad
Thames London

402 Cinnamon Wharf 24 Shad Thames
London

302 Cinnamon Wharf 24 Shad Thames
London

703 Cinnamon Wharf 24 Shad Thames
London

603 Cinnamon Wharf 24 Shad Thames
London

58 Tamarind Court 18 Gainsford Street
London

12 Tamarind Court 18 Gainsford Street
London

10 Tamarind Court 18 Gainsford Street
London

205 Cinnamon Wharf 24 Shad Thames
London

Flat 8 13 Shad Thames London

Flat 17 Coriander Court 20 Gainsford
Street

14 Wheat Wharf 27 Shad Thames
London

Apartment 710 Tea Trade Wharf 26
Shad Thames

Apartment G7 Tea Trade Wharf 26 Shad
Thames

Apartment G1 Tea Trade Wharf 26 Shad
Thames

G3 Tamarind Court 18 Maguire Street

Flat 307 Tea Trade Wharf 26 Shad
Thames

Flat 103 Tea Trade Wharf 26 Shad
Thames

First Floor West Clove Building 4
Maguire Street

Flat 4 Coriander Court 20 Gainsford
Street

6A Maguire Street London Southwark

Consultation responses received

Internal services

Design and Conservation Team [Formal]

Transport Policy

Environmental Protection

Highways Development and Management

Ecology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Historic England

Neighbour and local groups consulted

42 Tamarind Court SE1 2NE

Apartment 512 Tea Trade Wharf 26 Shad Thames London

202 Tea Trade Wharf 26 Shad Thames London

801 cinnamon wharf 24 shad Thames London

Flat 43 Lupin Point Abbey Street London

76 Vanilla and Sesame Court Curlew St London

6 Sandover house 124 spa road London

26 Shad Thames Apt 305 London

403 cinnamon wharf 24 shad thames London

11C Canonbury Lane Islington London

201 Netheravon Road South London W4 2PZ

8 Shad Thames London SE1 2yp

Flat G6, Tamarind Court, 18 Gainsford Street London SE1 2NE

202 Tea Trade Wharf 26 Shad Thames London

609 Tea Trade Wharf 26 Shad Thames London

Flat 8 13 Shad Thames London

FLAT 3, TAMARIND COURT, 18 GAINSFORD STREET, LONDON

butlers and colonial wharf shad thames london

Butlers and Colonial Wharf London Se12py

Flat 401 Cardamom Building 31 Shad Thames London

17 coriander court London se1 2pg

82 Scott sufferance wharf London SE1 2df

Vogan's Mill Wharf, Flat 19 17 Mill Street London

Flat 405, Tea Trade Wharf Shad Thames London

Flat 93 Butlers and Colonial Wharf London

4 Cumberland road London SW13 9 ly

603, Cinnamon Wharf 24, Shad Thames London

77 Butlers and Colonial Wharf 10 Shad Thames London

313 The Circle Queen Elizabeth Street London

Flat 1 Wicksteed House County Street London

403 Cinnamon Wharf 24 Shad Thames London

301 Cinnamon Wharf 24 Shad Thames London

105 Cinnamon Wharf 24 Shad Thames London

701 Cinnamon Wharf 24 Shad Thames London

10 Tamarind Court London SE1 2NE

801 Cinnamon Wharf London SE1

56 butlers and Colonial Wharf 10-11 Shad thames London

Flat 15 Vanilla & Sesame Court Curlew Street London

601 cinnamon wharf London Se12yj

Flat 509 Cinnamon Wharf London Se1 2YJ

304 Cinnamon Wharf 24 Shad Thames London

52 Butlers and colonial wharf 10/11 Shad Thames London

Flat 16 Wheat Wharf 27 Shad Thames London

601 cinnamon wharf london se12yj

108 Cinnamon Wharf 24 Shad Thames London

36 Burma House 10 Shad Thames London

Flat 309 Cinnamon Wharf 24 Shad Thames London

flat 36 butlers and colonial wharf london

801 Cinnsmom Wharf London SE1
Flat 23 St. Saviours Wharf 25 Mill Street London
Flat 43 St. Saviour's Wharf Mill Street London
Butlers & Colonial wharf London SE1 2PY
Flat 310 Cinnamon Wharf 24 Shad Thames London
201 Cinnamon Wharf 24 Shad Thames London
10 Shad Thames 60 Butlers and Colonial Wharf London
102 Cardamom building 31 Shad Thames London
24 CORIANDER COURT 20 GAINSFORD STREET LONDON
9a Hillier Road Guildford GU1 2JG
304 CINNAMON WHARF, 24 SHAD THAMES LONDON
505 Cinnamon Wharf 24, Shad Thames London
307 Cinnamon Wharf London Se14yj
22 Butlers And Colonial Wharf London SE1 2PX
115 Butlers and Colonial Wharf Shad Thames London
Meadowgate Flat 27 Harrow Ha28et
Flat 53 Tamarind Court, 18 Gainsford Street 18 Gainsford Street London
501 Cinnamon Wharf London SE1 2YJ
Flat 512 Tea Trade Wharf 26 Shad Thames London
405 Tea Trade Wharf London Se1 2as
Flat 23 Tamarind Court 18 Gainsford Street London
Flat 4 1 Millennium Square London
Flat 10 13 Shad Thames London
116 Butler's & Colonial Wharf London SE1 2PY
103 Tea Trade Wharf 26 Shad Thames London
715, Tea Trade Wharf Shad Thames, London SE1 2AS
409 Cinnamon Wharf 24 Shad Thames London
Flat 4, St James Road London SE16 4QJ
15 Vanilla & Sesame Court Curlew Street London
26 305 Shad Thames London
101 Queen Victoria Street London EC4V 4EH
Apartment 7, Tea Trade Wharf 26 Shad Thames London

19 Dempster Road London SW18 1AS
 312 Tea Trade Wharf 26 Shad Thames London
 305 Tea Trade Wharf london se12as
 36 manor rise Bearsted Kent
 56 Vanilla and Sesame Court 45 Curlew Street London
 Apartment G03, Tea Trade Wharf 26 Shad Thames London
 108 Cinnamon Wharf 24 Shad Thames London
 706 Cinnamon Wharf 24 Shad Thames London
 801 Cinnamon Wharf 24 Shad Thames London
 34 bernard gardens London Sw19 7BE
 4 lower farm crt hellesdon road Norwich
 Flat 510 Cinnamon Wharf 24 Shad Thames London
 401 Cinnamon Wharf 24 Shad Thames LONDON
 100 Butlers & Colonial London SE1 2PY
 607 Cinnamon Wharf 24 Shad Thames LONDON
 110 Cinnamon Wharf Shad Thames London
 706 Cinnamon Wharf 24 Shad Thames London
 703 Tea Trade Wharf 26 Shad Thames London
 Flat 3, Tea Trade Wharf 26 Shad Thames London
 601 Cinnamon Wharf 24 Shad Thames London
 2 Lord Street Bollington Macclesfield
 94 Butlers & Colonial Wharf Shad Thames London
 71 vanilla and sesame court Curlew st London
 60 St Andrew?s Wharf Shad Thames London
 24 Coriander Court 20 Gainsford Street London
 10/11 Shad Thames 60 Butlers and Colonial Wharf London
 56 Butlers and Colonial Wharf 10-11 Shad Thames London
 282 The Circle Queen Elisabeth Street London
 flat 107 Cinnamon Wharf 24 Shad Thames London
 flat 107 Cinnamon Wharf 24 Shad Thames London
 Butlers and colonial London SE1 2PY
 81 Butlers and Colonial Wharf London SE1 2PY

204 Cinnamon Wharf 24 Shad Thames LONDON
9a, Shad Thames SOUTHWARK London
508 Cinnamon Wharf London SE1 2YJ
St. Andrews wharf London Se12yn
Flat 203 Cinnamon Wharf London
17 butlers and colonial wharf London SE1 2PX
502 Tea Trade Wharf London SE1 2AS
33 vanilla and sesame Court Curlew street London
707 Cinnamon Wharf 24 Shad Thames London
Flat 601, Cinnamon Wharf 24 Shad Thames LONDON
Flat 8 Wheat Wharf Apartments Shad Thames, London
FLAT 4, WHITEBEAM COURT 2A Warren Road Purley
42 Tamarind Court 18 Gainsford Street London
104 Butlers & Colonial Wharf Shad Thames London
8 Willow Spa Latham 12110
607 Cinnamon Wharf 24 Shad Thames London
110 Pekoe Court The Cardamom Building, 31 Shad Thames London
Flat 601 Cinnamon Wharf Shad Thames London
17 Butler's & Colonial Wharf 10 Shad Thames London
Flat 209, Tea Trade Wharf 26 Shad Thames London
Langton Villa Langton Road Tunbridge Wells
Flat 104, Cinnamon Wharf 24 Shad Thames London
Flat 706, Cinnamon Wharf 24 Shad Thames London
706 TEA TRADE WHARF 26 SHAD THAMES LONDON
708 Tea Trade Wharf Shad Thames London
Flat 11, Anise & Coriander 13 Shad Thames London
Flat 14 Wheat Wharf Apartments, 27 Shad Thames London,
Apartment 25, Coriander Court, 20 Gainsford St LONDON
Apt 18 Coriander Court 20 Gainsford St London
19 Wheat Wharf 27 Shad Thames London
Flat 11, Little London Court Mill Street London
43 St. Saviour's Wharf Mill Street London

701 Cinnamon Wharf 24 Shad Thames London
701 Cinnamon Wharf 24 Shad Thames London
33 Vanilla And Sesame Court Curlew Street London
118 Butlers & Colonial Wharf Shad Thames London
503 Cinnamon Wharf 24, Shad Thames LONDON
30 Butlers & Colonial Wharf London SE1 2PX
44 Tamarind Court 18 Gainsford St London
Flat 3704 9 Churchyard Row London
708 Tea Trade Wharf 26 Shad Thames London
The News Building 3rd Floor, 3 London Bridge Street
22 Coriander Court 20 Gainsford Street London
Apt 101 Tea Trade Wharf 26 Shad Thames London
Flat 509 Cinnamon Wharf 24 Shad Thames London
Flat 62 Tamarind Court 18 Gainsford Street London
24 Shad Thames, 802 Cinnamon Wharf London Se12yj
312 Tea Trade Wharf 26 Shad Thames London
Flat 310 Cinnamon Wharf 24 Shad Thames London
Flat 509, Cinnamon Wharf, 24 Shad Thames London
Tamarind Court 18 Gainsford Street London
APARTMENT 25, Coriander Court 20 Gainsford Street London
Flat 4, Tamarind Court 18 Gainsford St London
Apartment 25, Coriander Court, 20 Gainsford Street London SE12PG
Apartment 312 Tea Trade Wharf 26 Shad Thames London
30 Butlers and Colonial Wharf London SE1 2PX
35 Tamarind Court 18 Gainsford street London
403 Cinnamon Wharf 24 Shad Thames London
104 Butlers and Colonial Wharf London SE1 2PY
25 Coriander Court 20 Gainsford Street Southwark
706 TEA TRADE WHARF 26 SHAD THAMES LONDON
34 Radford road London Se13 6rz
105 Tea Trade Wharf, 26 Shad Thames London SE1 2AS
30 Cutlew Street London SE1 2ND

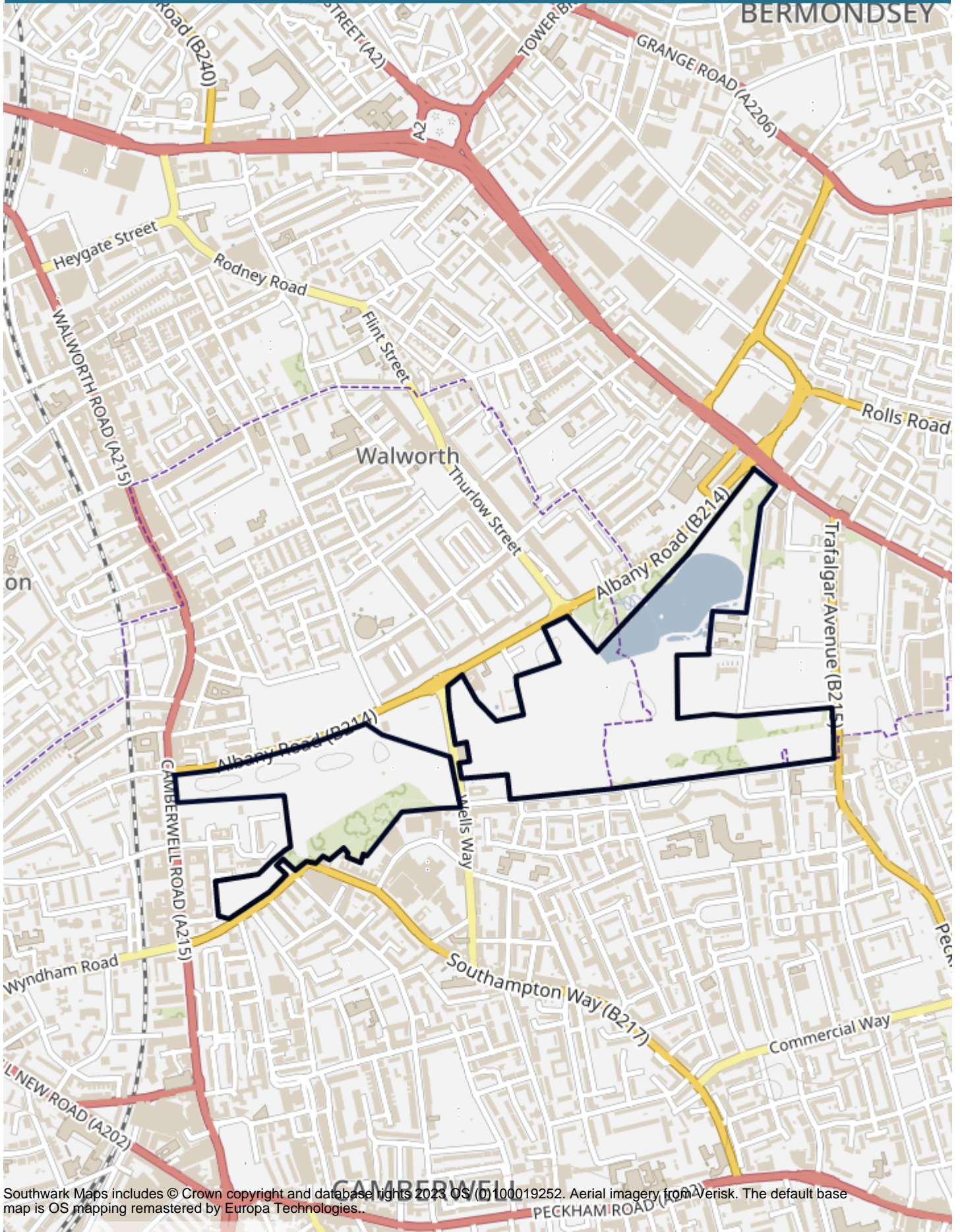
Flat 61 St Andrews Wharf 12 Shad Thames London
Se12py LONDON SE12PY
309 Cinnamon Wharf London Se1 2yj
57 Butlers & Colonial Wharf Shad Thames London
66 Butlers and Colonial Wharf 10-11 Shad Thames London
601 Tea Trade Wharf Shad Thames London
505 Tea Trade Wharf, 26 Shad Thames 26 Shad Thames London
157 Providence Square London Se1 2ef
32 Marius Road London SW17 7QQ
16 Harvey Road Guildford GU1 3sg
Flat 61 St Andrews Wharf 12 Shad Thames London
25 Butler & Colonial Wharf London Se1 2px
Apt 6, 13 Shad Thames London SE1 2PB
18 Eagle Wharf Court 43 Lafone Street London
15 Hartley House London SE16 4EP
117 Caraway 2 Cayenne Court London
3 Malt Field Lympstone EX8 5ND
Flat 14 1 Millennium Square London
Suffolk House Chiswick Mall London
315 cardamom buildings 31 Shad Thames London
77, BUTLERS AND COLONIAL WHARF LONDON SE12PY
21 Wheat Wharf 27 Shad Thames London
81 Butlers and colonial wharf Shad Thames London
208 Cardamom Building 31 Shad Thames London
94 Hermitage Court Knighten St Wapping
Flat 8 Vanilla & Sesame Court London SE12NN
67 St saviours 8 Shad Thames London
Flat 15, Parker Building, Freda Street London SE16 4ED
11 Wheat Wharf 27 Shad Thames London
Flat 67, Vanilla & Sesame Court Curlew Street London
Cinnamon Wharf 24 Shad Thames LONDON

Agenda Item 7.3



22/AP/4303

Burgess Park East and west, Albany Road, London SE1



Southwark Maps includes © Crown copyright and database rights 2023 OS (D)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies.

200 m



Scale = 1:500,000,000

15-Feb-2023

Contents

Contents.....	1
RECOMMENDATION	2
Site location and description	2
Details of proposal	4
Consultation responses from members of the public and local groups	5
Planning history of the site, and adjoining or nearby sites	6
KEY ISSUES FOR CONSIDERATION	6
Summary of main issues	6
Legal context	6
Planning policy.....	7
ASSESSMENT	7
Principle of the proposed development in terms of land use	7
Impact of proposed development on amenity of adjoining occupiers and surrounding area	13
Design	16
Transport	16
Ecological impacts	18
Impacts on trees	19
Flood risk	20
Consultation responses from external consultees	21
Community impact and equalities assessment.....	21
Human rights implications	22
Positive and proactive statement	22
Positive and proactive engagement: summary table	22
CONCLUSION	23
BACKGROUND INFORMATION.....	2
BACKGROUND DOCUMENTS	23
APPENDICES.....	23
AUDIT TRAIL.....	24

Item No. 7.3	Classification: Open	Date: 28 February 2023	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application for: Full Planning Application 22/AP/4303 Address: BURGESS PARK EAST AND WEST, ALBANY ROAD, LONDON, SE1 Proposal: Temporary use of Burgess Park for large-scale filming and larger-scale commercial/community events (56 days per annum over a temporary three-year period) to include installation of supporting associated infrastructure, access, parking and other ancillary works.		
Ward or groups affected:	Faraday Ward		
From:	Director of Planning and Growth		
Application Start Date 22/12/2022		PPA Expiry Date 23/03/2023	
Earliest Decision Date 07/02/2023			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

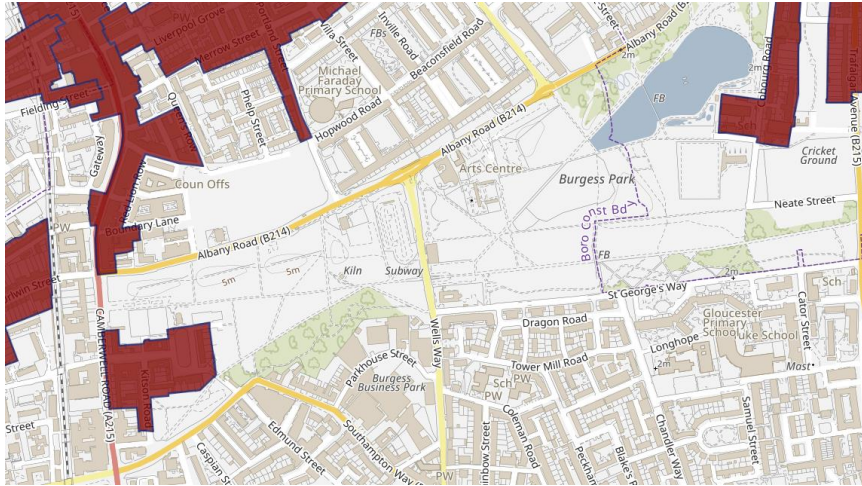
BACKGROUND INFORMATION

Site location and description

2. The application site is Burgess Park, which covers an area of 56 hectares. The park is bound by Old Kent Road and Albany Road to the north, Camberwell Road to the west, New Church Road and St George's Way to the south and Sumner Road to the east. Wells Way runs through the park north to south.
3. The entirety of Burgess Park is designated as Metropolitan Open Land (MOL). The application site is also subject to the following designations:
 - Aylesbury Vision Boundary
 - Aylesbury Action Area
 - Air Quality Management Area
 - Site of Importance for Nature Conservation

- Flood Zones 2 and 3
4. The application site is not located within a conservation area. The Addington Square Conservation Area is located to the west and the Cobourg Road Conservation Area is located to the east. To the north are the Walworth Grove and Liverpool Grove Conservation Areas.

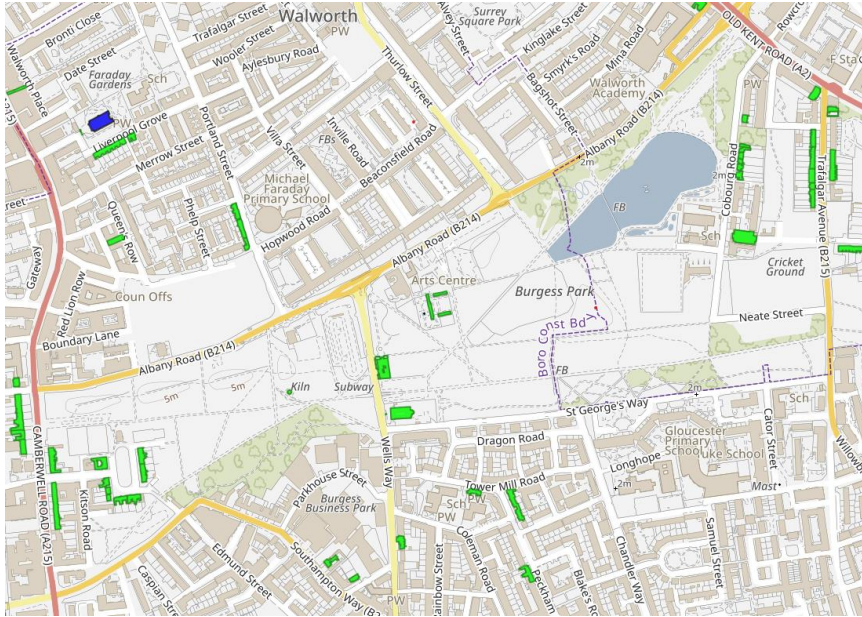
5. *Conservation areas*



6. Burgess Park itself is not statutorily listed, though there are various listed buildings and structures on and around the park. Notable listed buildings include:

- Groundwork Trust Offices Wells Way Grade II Listed
- Chumleigh Gardens Almshouses Grade II Listed
- Former Church of St George Wells Way Grade II Listed
- Lime Kilm (south west of junction of Albany Road and Wells Way) Grade II Listed
- Addington Square (Nos. 7-11, 13- 20, 33-42 and 47-48) Grade II Listed
- Camberwell Road (Nos. 117-129 and 131-155) Grade II Listed
- New Peckham Mosque Cobourg Road Grade II Listed
- Cobourg Road (Nos. 29-31 and 47-63) Grade II Listed

7. *Listed buildings*

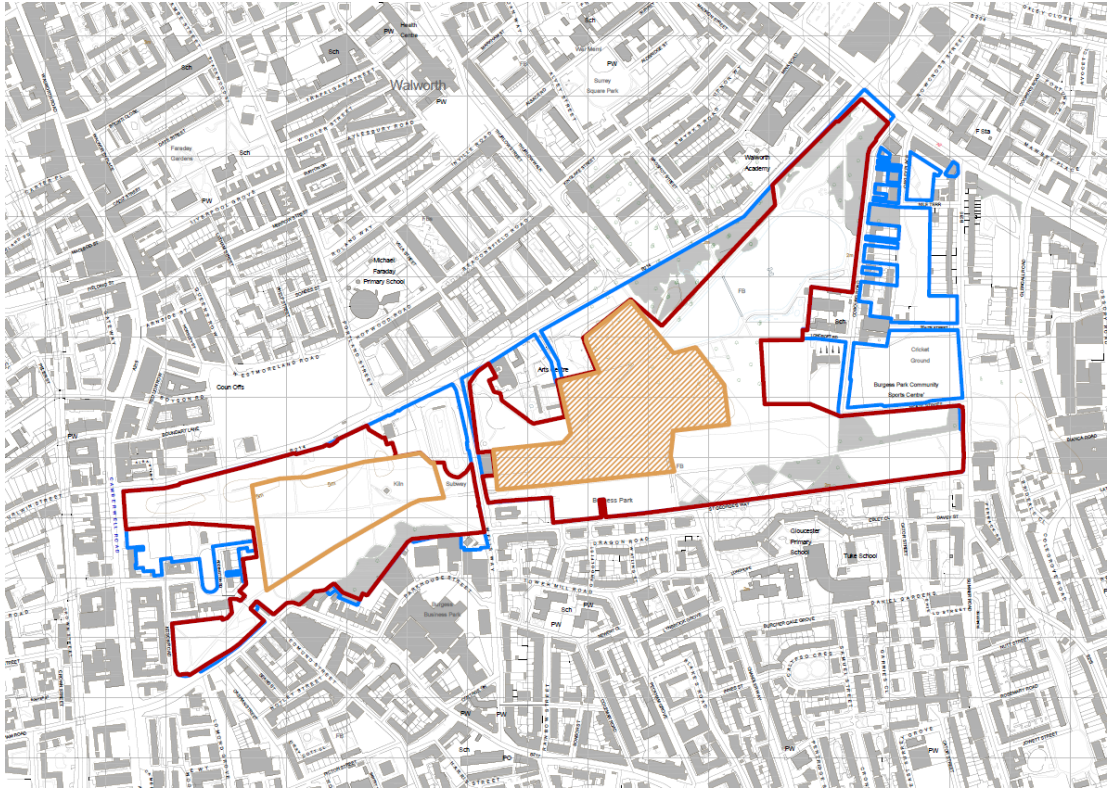


8. The wider park includes a BMX Track, Café, Sports Centre, Tennis Courts and other amenities. The area surrounding the park is predominantly residential in land use. The Aylesbury Estate is located directly to the north. Camberwell Road to the west, Old Kent Road to the north east and Parkhouse Street to the south have retail and commercial units.

Details of proposal

9. Burgess Park has been used in the past for filming and commercial/community events under permitted development rights. Schedule 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows the use of any land for any purpose for not more than 28 days in total in any calendar year and the provision on the land of any moveable structure for the purposes of the permitted use. The 28 day period was temporarily extended to 56 days between 01 July 2020 and 31 December 2020 in response to the COVID-19 pandemic.
10. The applicant is seeking planning permission for the temporary use of the park for large-scale filming and commercial/community events for no more than 56 days per annum over a three year period. Large-scale filming would take place anywhere within the red line boundary of the application site, as shown below, which covers 32.8 hectares. Events would take place in two specified areas, outlined in orange below. The red line boundary does not cover the entirety of Burgess Park. This is because some areas are unsuitable to such activity due to their topography and planting. Other areas have very specific uses such as the Sports Centre, BMX Track and Tennis Centre, which are their own planning units, with physical boundaries permanently in place to separate them from the park. As such, these areas are included within the blue line boundary.

11. *Site location plan*



12. The proposal is also for the installation of supporting associated infrastructure, access, parking and other ancillary works.

Consultation responses from members of the public and local groups

13. Summarised below are the material planning consideration raised by members of the public.
14. 34 objections have been received relating to the following matters:
- Loss of access to the park
 - Noise and light impacts on residents
 - Close proximity to neighbouring residents
 - Lack of information within the application (what events / filming and when)
 - The application is for commercial gain
 - Impact on MOL
 - 56 days is a significant increase
 - Impact and length of site set up and clearance
 - How areas outside the red line boundary would be controlled
 - Lack of clarity on the areas to be used
 - No information on temporary structures proposed
 - Three years is too long for a temporary permission
 - Impact on biodiversity and trees
 - Impact on conservation areas

- Increase in anti-social behaviour / littering
- Impact on traffic
- Conflict with free community events in the park
- Pollution

15. These matters are addressed in the relevant parts of this report.

Planning history of the site, and adjoining or nearby sites

16. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 2.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of land use
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport
- Ecology and biodiversity
- Impact on trees
- Community impact and equalities assessment.

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

Legal context

19. 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 and the Southwark Plan 2022. 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.

20. 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

21. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2021) 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.

ASSESSMENT

Principle of the proposed development in terms of land use

Permitted development rights

22. The proposed development seeks planning permission for the temporary use of the park for filming and commercial/community events for no more than 56 days per annum over a three year period.
23. Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO) states the following:

Permitted development

B. The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—

(a) the holding of a market;

(b) motor car and motorcycle racing including trials of speed, and practising for these activities, and the provision on the land of any moveable structure for the purposes of the permitted use.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) it would consist of development of a kind described in Class E of this Part (temporary use of land for film-making);

(b) the land in question is a building or is within the curtilage of a building;

(c) the use of the land is for a caravan site;

(d) the land is, or is within, a site of special scientific interest and the use of the land is for—

(i) motor car and motorcycle racing including trials of speed or other motor sports, and practising for these activities;

(ii)clay pigeon shooting; or

(iii)any war game, or

(e)the use of the land is for the display of an advertisement.

24. Under the Town and Country Planning (General Permitted) (Amendment) Order 2016 paragraph B.1 (a) of Part 4, Schedule 2 was omitted. This means that the GPDO allows the use of any land for not more than 28 days in total in any calendar year for filming and commercial/community events.
25. This permitted development right has been used to host filming and commercial/community uses in Burgess Park in the past. A new Part 4 Class BA was provided to the GPDO in 2020. This provided an additional 28 days of permitted development in the period from 01 July 2020 to 31 December 2020. This meant that permitted development rights were extended to 56 days in 2020. This was also used within Burgess Park.
26. The applicant is now seeking planning permission for a total of 56 days per annum for the next three years, which falls outside of current permitted development rights.
27. Under permitted development rights in 2022, Part 4 Class B was used for one filming activity and two events, meaning the maximum number of days were exceeded. These were the following events:

<u>Use</u>	<u>Type</u>	<u>Total days</u>
Apple TV	Commercial filming	23 days
Radiate Windrush Festival	Commercial event	4 days
Carnaval del Pueblo	Community event	7 days

28. There was an additional event, the Boiler Room and Overflo Festival, scheduled to take place in Burgess Park in September 2022. This event is to be rescheduled for 2023.
29. This application would ensure that all filming and events which constitute a change of use are covered by planning permission. It is recommended that a condition is attached to the planning permission removing permitted development rights under Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). This would enable the total number of days for the use of the park for large-scale filming and events to be limited to a maximum of 56 days per annum (and would remove the additional 28 days under permitted development rights).

Change of use

30. The need for planning permission or the use of permitted development rights only applies to activities which constitute a material change of use of the application site. As such, any use of Burgess Park which is not a material change of use would not count towards the 56 days this application seeks permission for.
31. The assessment of what constitutes a material change of use is not defined in planning law, but is a matter of planning judgement based on fact and degree. An event constituting a material change of use is considered to be an activity for which access to part of the park is restricted by a barrier, fence or marshal for a prolonged period. The council facilitates a number of community events throughout the year which involve the erection of stalls and entertainment. They are entirely free to access with no restriction or charge. They are in terms of the scale of the park de minimis. The area that they take up in comparison to the overall size of the park is very small as access through these events is unfettered and having community groups gather in the park is seen as part of its function. These events are not seen as constituting a material change of use. Making use of the park to gather and celebrate a community or cultural event would not require planning permission.
32. Examples of events that have taken place in the park in the past that are not considered to constitute a change of use, and therefore do not require planning permission or the use of permitted development rights include:

<u>Event</u>	<u>Details</u>
Southwark Eid-aL-Fitri (5 days)	Capacity of 1,000 Free-to-attend community event No fencing
Southwark Eid-ul Adha (4 days)	Capacity of 750 Free-to-attend community event No fencing

33. Commercial filming often requires access to an area to be restricted so that a film set can be created and action filmed. This will not be the case for all film making such as a documentaries or filming by students that do not require elaborate set creation. The test for filming to be a material change of use will in part depend on whether access to specific parts of the park would be restricted for a prolonged period of time. Prolonged restrictions might involve the erection of fencing or barriers and or the presence of marshals to ensure access is restricted.
34. Examples of filming activity that has taken place in the park which do not involve any parts of the park being restricted and therefore do not require planning permission or permitted development rights include:

<u>Filming</u>	<u>No. of people</u>	<u>Dates / hours</u>
RUN	17	08/01/2022 (5 hours)
Comic Relief	4	28/01/2022 (4 hours)
Chasing the Dream	4	14/02/2022 (1.5 hours)
Common Seas	4	01/03/2022 (1 hour)
Noir (Gymshark)	15	28/03/2022 (2 hours)
The Face	8	01/06/2022 (3.5 hours)
Live + Breathe	20	20/05/2022 (4 hours)

Events and filming

35. There is currently no comprehensive schedule for events or filming taking place within the three year period that this planning permission covers. A condition has been recommended for details of the scale, location and duration of the filming and events, as well as any ancillary infrastructure, to be submitted to and approved in writing by the Local Planning Authority, prior to each use commences. A condition has been also recommended which requires a record to be kept of the days on which access is restricted and filming and events are taking place. This should be made publically available to view online.
36. Though subject to change and not a comprehensive schedule, an idea of events that may take place in 2023 under this planning application include:

<u>Event</u>	<u>Dates</u>
Boiler Room / NTS	23 May – 31 May
Radiate Windrush	23 June – 26 June
Carnaval del Pueblo	16 August – 22 August
Boiler Room	12 September – 20 September

37. Filming takes place on a shorter lead-time and therefore there is no indicative idea of filming activity that may take place at this stage.
38. This application refers to large-scale commercial/community events. The scale of events is not defined within planning. For planning purposes, the consideration as to whether planning permission is required is whether an event constitutes a material change of use or not, as set out above. Notwithstanding this, the Southwark Council Outdoor Events Policy (June 2019) defines the scale of events as following:

<u>Scale</u>	<u>Audience Capacity</u>
Small	0 to 499
Medium	500 to 2,000
Large	2,001 to 7,999
Major	8,000+

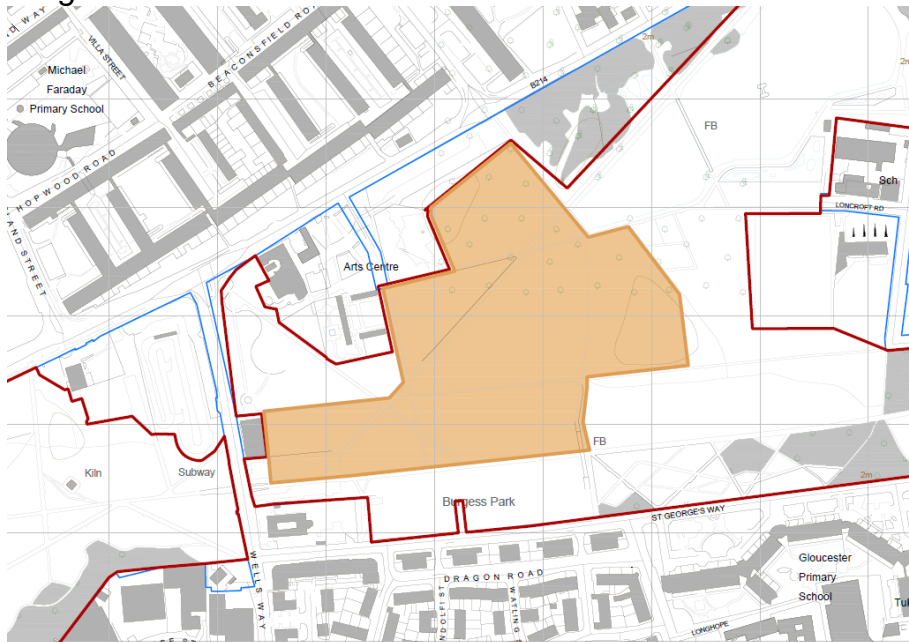
39. It is important to note that under the Outdoor Events Policy, the council has published information, guidance and conditions in relation to putting on events. This ensures that there is a maximum number of each scale of event per calendar year, and sets a minimum period of time between events:

<u>Scale</u>	<u>Maximum number per calendar year</u>	<u>Minimum time between events</u>
Small	Up to 12	No minimum
Medium	Up to 6	2 – 4 weeks depending upon size
Large	Up to 3	4 – 12 weeks depending upon size
Major	Up to 3	12 weeks – 6 months depending upon size

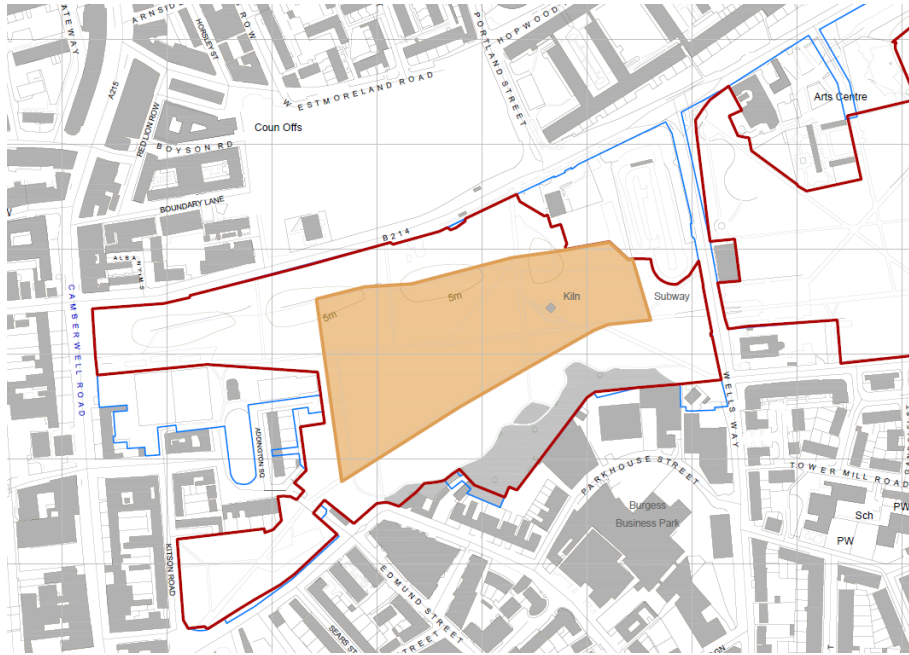
40. It is recommended that a condition is attached to the planning permission setting out that the events take place in accordance with Southwark's Outdoor Events Policy (June 2019).

41. It is proposed that filming takes place anywhere within the red line boundary of the application site. Events would only take place within two areas outlined in orange below. All large and major scale events would take place within Burgess Park East and other events would take place within Burgess Park West.

42. *Burgess Park East*



43. *Burgess Park West*



44. In addition to planning permission, events require a licence from the council and filming require an agreement from the council's film location services provider (FilmFixer).

Metropolitan Open Land

45. Burgess Park is designated as Metropolitan Open Land (MOL). Policy P57 (Open Space) of the Southwark Plan 2022 states that development will not be permitted on MOL. In exceptional circumstances, development may be permitted when:
- It consist of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
 - It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
 - It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.
46. Furthermore, Policy G3 (Metropolitan Open Land) of the London Plan 2021 affords MOL the same status and level of protection as Green Belt.
47. The proposed commercial and community events would allow for enjoyment of the open space. The temporary nature of the use and any ancillary structures for events and filming means that there would be a negligible impact on the

overall openness of the MOL. A condition has been recommended for details of the scale, location and duration of each filming and event, as well as details of any ancillary infrastructure, to be submitted to and approved in writing by the Local Planning Authority. This would enable the impacts of the uses and supporting infrastructure on the MOL to be further assessed. A condition has been recommended to ensure that the land is restored to its former condition as public open space following the temporary uses. It is acknowledged that any damage to the park is always rectified after each activity in consultation with the park manager. For events, Parks retain a ground deposit in addition to the hire fee which is not released until ground restoration is complete. This ensures that the MOL is not adversely affected by the temporary use of the park.

Summary

48. Burgess Park currently benefits from permitted development rights for a temporary change of use for 28 days in total in any calendar year. This application seeks to increase the number of days to 56 in total in any calendar for a temporary period of three years in order to cover all events and filming taking place within the park. Activities which do not constitute a change of use of the park do not require planning permission or permitted development rights, as they are not deemed to be development. Conditions have been recommended for full details of the events and filming to be submitted, and for the number of events and filming activity to be recorded and made publically accessible. Given the temporary nature of the events and filming and the fully removable nature of the associated infrastructure it is not considered that the proposed development would have any adverse impact on MOL.

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

Noise

49. A Noise Impact Assessment has been submitted which includes a background noise survey undertaken at locations considered to be acoustically representative of the nearest residential receptors to the site between 17 and 29 August 2022. These locations are the rear of Addington Square, Wells Way and Cobourg Road.
50. Generators, lighting rigs, vehicle movements and light construction activity are the main potential sources of noise associated with filming activity. A generic noise impact assessment has been undertaken on this basis. The assessment indicates a low impact at all residential receptors during the daytime period and a low impact at any receptors in Wells Way and Cobourg Road at night, however given that background noise levels at Addington Square were found to be particularly low at night, an impact between adverse and significant might be expected at these receptors at night. A condition has been recommended to limit the hours of use to ensure that unacceptable noise levels at night would be avoided.

51. Generators, lighting rigs, vehicle movements, light construction activity, noise associated with personnel / patrons and noise associated with live / amplified music are the main potential sources of noise associated with commercial/community events.
52. An indicative assessment has been undertaken based on assumed event activity at 100m from the nearest residential receptor. It is accepted that noise from music events can vary as audience numbers vary and music styles vary. It is not an activity that has a consistent noise output in the manner that a generator does.
53. In order to ensure that noise associated with live / amplified music is controlled, any events should be in accordance with the Noise Conditions for Open Air Events in Southwark. This guidance should be applied where residents or noise sensitive buildings are in close proximity to the event necessitating noise control over the event.
54. The guidance sets its own definitions for the scale of events, as follows:

<u>Scale</u>	<u>Audience Capacity</u>
Small	Up to 500
Large (1)	Up to 2,000
Large (2)	Up to 4,000
Large (3)	Up to 6,000
Large (4)	Up to 8,000

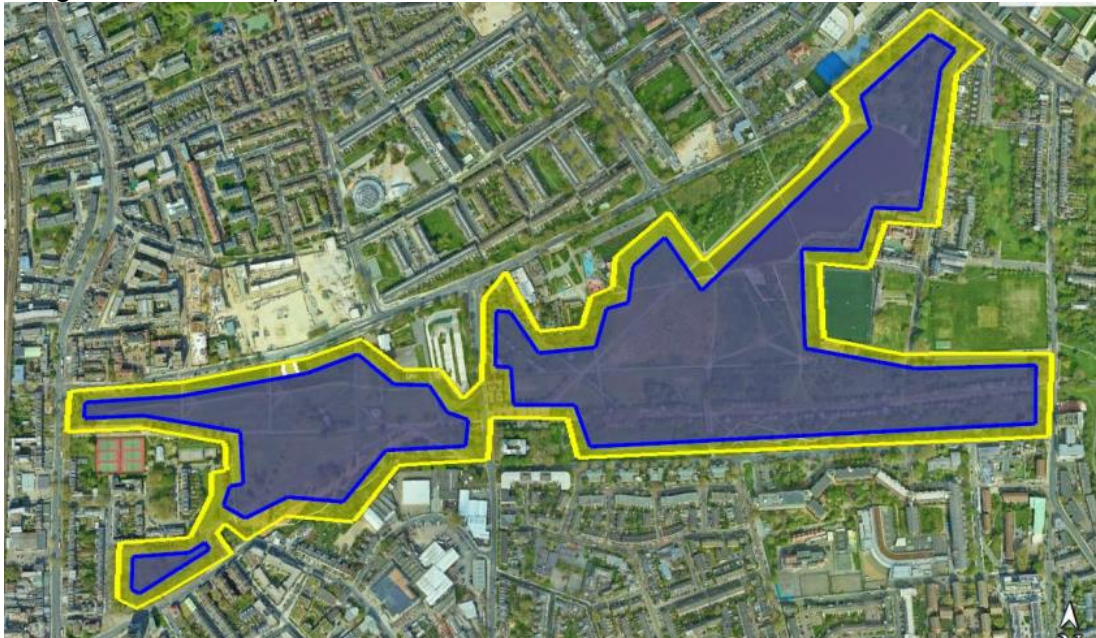
55. It does not set music noise levels for small or large(1) events, however sets the following for events with an audience capacity between 2,000 and 8,000. From the Code, the music noise levels (MNL) measured or predicted at 2m from the façade of noise sensitive premises shall not:
- a. *exceed 65dB(A) over a 15 minute period, or
 - b. *exceed the background noise level by more than 15dB(A) over a 15 minute period
56. A condition has been recommended for events to be carried out in accordance with the Noise Conditions for Open Air Events in Southwark. The document is included at Appendix 6.
57. A condition has been recommended for a Noise Management Plan to be submitted for any large and major scale events, as defined by the Southwark Council Outdoor Events Policy, of an audience capacity of over 2,001.
58. It is important to note that any outdoor events are subject to licensing which control noise levels. Subject to this, the details provided in the Noise Impact Assessment, and the recommended conditions, the proposed temporary use of Burgess Park for filming and events would not result in any unacceptable noise impacts on neighbouring residents.

59. A condition has been recommended to limit use of the park for filming and commercial/community events from 11:00 to 23:00 in seeking to limit nuisance and disturbance in the area.

Lighting

60. The submitted Lighting Impact Assessment identifies that the application site is within an urban environment which is defined as already having a high district brightness.
61. It is acknowledged that the lighting may be of a high illuminance, however due to the nature of the proposal, any lighting would be temporary in nature and monitored to reduce short term impact on local amenity. The assessment concludes that there would be some potential impacts as a result of the lighting installation, including light spill, direct source luminance or glare and upward light. Without any mitigation, the potential effects are likely to be 'Moderate Adverse' in the worst case. 'Moderate Adverse' is defined as a moderate increase in obtrusive light at sensitive receptors and / or users of the site, such as an increase in glare, light trespass to properties, increase in sky glow or effects on the natural environment.
62. As such, the Lighting Impact Assessment sets out mitigation measures to be implemented. These measures refer specifically to areas within 10 metres from the edge of the application site boundary (yellow- Zone 1), and areas beyond this towards the centre of the application site (blue – Zone 2), as shown below.

63. *Mitigation zone map*



64. The mitigation measures also include light level restrictions for the two zones as following:

	Pre-curfew light levels (mounted less than or equal to 1.8 metres)	Pre-curfew light levels (mounted more than or equal to 1.8 metres)	Post Curfew light levels (mounted less than or equal to 1.8 metres)	Post Curfew light levels (mounted more than or equal to 1.8 metres)
Zone 1	≤300 Lux	≤300 Lux	≤100 Lux	≤100 Lux
Zone 2	≤2000 Lux	≤500 Lux	≤500 Lux	≤250 Lux

≤ = less than or equal to

65. A condition has been recommended for all filming and events on the application site to be carried out with the mitigation measures set out in the Lighting Impact Assessment, and that in the event that any filming and events are expected to exceed these measures, full details of an appropriate Lighting Impact Assessment must be submitted prior to the filming or event taking place.

Design

66. The application site is not located within a conservation area. The Addington Square Conservation Area is located to the west and the Cobourg Road Conservation Area is located to the east. To the north are the Walworth Grove and Liverpool Grove Conservation Areas. There are various Grade II Listed buildings and structures in and around Burgess Park, though the park itself is not listed.
67. The use of Burgess Park for filming and commercial/community events would involve the installation of supporting associated infrastructure, access, parking and other ancillary works. A condition has been recommended which would ensure full details of all supporting infrastructure are submitted prior to each temporary use. Given the temporary nature of the supporting infrastructure there would be no harm to the character or appearance of the surrounding conservation areas, and no unacceptable harm to the surrounding listed buildings and structures.

Transport

68. Burgess Park, covering 56 hectares, has Public Transport Accessibility Level (PTAL) ratings ranging from 1a (very poor) to 6a (excellent). There are various access points into Burgess Park for vehicles, pedestrians and cyclists. Vehicular access associated with the proposed development would typically be via the existing access from Wells Way. This access provides vehicular access to areas of hardstanding and the wider park to accommodate car parking and loading, unloading and servicing. There would be limited vehicular movement elsewhere in the park, though vehicles may need to cross the park and this would include the installation and removal of temporary trackway to

protect the grass.

69. Where car parking is required for the filming and commercial/community events this is likely to be provided on, and adjacent to, an existing area of hardstanding to the east of Wells Way and accessed via Wells Way, as shown below. If additional car parking is required, depending on the type of activity taking place, full details of this should be provided.

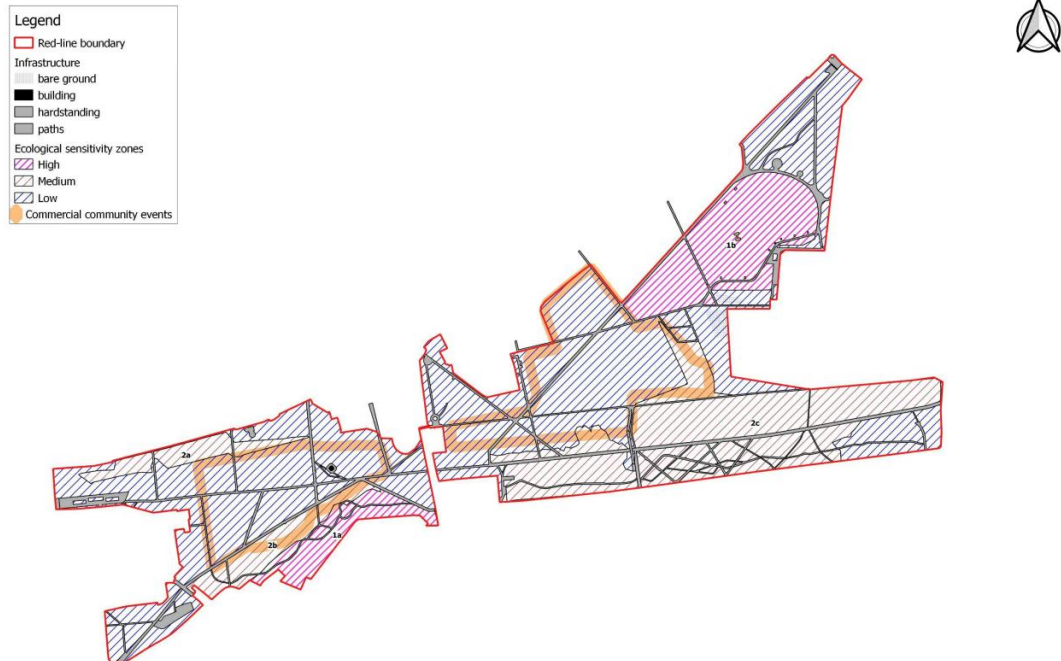
70. *Wells Way hardstanding*



71. In terms of visitor parking, the application site is bound by Controlled Parking Zones (CPZ) which restrict parking from 08:00 to 18:30 Monday to Friday. This means staff and attendees are not able to park around the site during these times, however it is acknowledged that visitors are able to park for free after 18:30 on weekdays and at weekends. It is anticipated that many visitors will be local residents walking to Burgess Park or making use of public transport and that those choosing to park for events will be limited given their nature (late night, target demographic and likely consumption of alcohol). Use of the park for events and filming would not result in unacceptable impacts on local street parking.
72. The size, audience capacity or cast/crew numbers, extent of associated infrastructure and closure of the park associated with the commercial/community events and filming activity would result in different transport impacts. A condition has been recommended for a Transport Plan to be submitted for any large and major scale events, as defined by the Southwark Council Outdoor Events Policy, of an audience capacity of over 2,001 detailing access routes and parking arrangements for the event. A condition has also been recommended for no deliveries or collections from vehicles arriving at or leaving the site to be undertaken on the public highway.
73. A compliance condition has been recommended for all refuse and recycling to be removed from the application site, and the area within 10 metres of the perimeter of the site, by the end of each event after completion of site clearance of each event or filming activity.

Ecological impacts

74. An Ecological Impact Assessment has been submitted which considers the ecological sensitivity of the park. This categorises the park into areas of high ecological sensitivity, medium ecological sensitivity and low ecological sensitivity.
75. *Map showing ecologically sensitive areas*



76. The assessment finds that areas of low ecological sensitivity are likely to be robust to large events and filming if appropriate ecological management measures are put in place. The proposed areas for large scale events and filming shown within the yellow line are the most appropriate areas within the park for such activity and would not adversely impact on ecology. Areas with medium ecological sensitivity are appropriate for some occasional events and filming with adequate ecological management measures in place, and these fall within the wider red line boundary area. Areas with high ecological sensitivity should be avoided for events. These areas are outside the yellow line and would not be used for events. In these areas, filming should only be undertaken with appropriate ecological management measures in place.
77. The Ecological Impact Assessment sets out the following recommendations for management:

<u>Sensitivity</u>	<u>Management</u>
Low ecological sensitivity	<ul style="list-style-type: none"> Floodlights should be directed away from areas of medium and high ecological sensitivity with regards to bird breeding

	season and bat activity and temporary fencing should be installed where it is necessary to protect these areas
Medium ecological sensitivity	<ul style="list-style-type: none"> • Use of temporary fencing to avoid unnecessary trampling of grasslands or incursion into more sensitive areas • Tree protection where necessary • Control of floodlighting with regards to bird breeding season and bat activity
High ecological sensitivity	<ul style="list-style-type: none"> • Filming using floodlighting or other powerful lighting should not be used during the bird breeding season (March – August) or when bats are active (April – October)

78. The location of large scale events and filming have been appropriately chosen so as not to cause adverse impacts on ecology. A condition has been recommended for the proposed development to be carried out in accordance with the recommendations made within the Ecological Impact Assessment. A condition has also been recommended that prior to the first opening of any events proposed in areas identified in the Ecological Impact Assessment as of high ecological sensitivity then an Ecological Mitigation and Management Plan shall be submitted.

Impacts on trees

79. An Arboricultural Method Statement for Tree Protection has been submitted. This confirms that no trees within Burgess Park, or surrounding the park, would be adversely affected as a result of the temporary use of the site.
80. The document suggests suitable restrictions to ensure that there would be no unacceptable impacts, including:
- No excavation without a written method statement having first been approved by the council
 - No lowering of levels for any purposes
 - No vehicular access unless sited upon adequate ground protection
 - No storage of vehicles, machinery or materials

- No storage or handling of any harmful chemical or substances
- No fire lighting, including areas outside of the RPA where flames would be with 5m of foliage
- No positioning of permanent or temporary structures without approval from the council
- Further tree protection recommendations, including tree protection fencing where required

81. A condition has been recommended for the proposed development to be carried out fully in accordance with the Arboricultural Method Statement.

Flood risk

82. A Flood Risk Assessment has been submitted which identifies that the application site is located within Flood Zones 2 and 3 and that the River Thames Tidal Defences protect the area to a 1 in 1000 year event. Flood protection would be achieved by the existing defences, and surface water and ground water would be discharged to the existing mains drainage arrangements for Burgess Park.

83. Using the park for temporary events would not give rise to any flood risk. The Environment Agency have raised no objection to the proposal.

Consultation responses from internal and divisional consultees

84. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

85. Environmental Protection Team:

- Noise Impact Assessment establishes background readings for the sensitive areas
- Specific noise impact assessment will be required for any noise activities
- Satisfied that the distance away from residential properties is acceptable
- Lighting Impact Assessment is sufficient but if further lighting is proposed additional details will be required.

86. Ecologist:

- Satisfied with Ecological Impact Assessment

87. Urban Forester:

- No trees would be affected
- Suitable restrictions are included within the Arboricultural Method Statement

88. Flood Risk Management:
- Requested further information to confirm compliance with the drainage hierarchy which has been provided and found acceptable

Consultation responses from external consultees

89. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
90. Environment Agency:
- No objection.

Community impact and equalities assessment

91. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
92. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
93. 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.

94. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
95. Commercial and community events within Burgess Park encourage greater use of the park. It is acknowledged that areas of the park would be restricted occasionally, however the entirety of the park would never close. Residents would always have access to Burgess Park as open space and Metropolitan Open Land. The loss of access is considered to be very minimal and outweighed by the positive benefits of increased access and use of the park.

Human rights implications

96. 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.
97. This application has the legitimate aim of providing social rented housing. 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

98. 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.
99. 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 statutory determination date?	YES

CONCLUSION

100. This application seeks the temporary use of Burgess Park for filming and commercial/community events for 56 days per annum over a temporary three-year period, and the installation of supporting associated infrastructure, access, parking and other ancillary works. It is recommended that the application is approved, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	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

APPENDICES

No.	Title
Appendix 1	Recommendation - Draft Decision Notice
Appendix 2	Relevant planning history
Appendix 3	Planning policies
Appendix 4	Consultation responses received
Appendix 5	Consultation undertaken
Appendix 6	Noise Conditions for Open Air Events in Southwark

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	14 February 2023	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		14 February 2023

APPENDIX 1**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	Mr Toni Ainge Southwark Council	Reg. Number	22/AP/4303
Application Type	Major application		
Recommendation		Case Number	M2022

Draft of Decision Notice**For the following development:**

Temporary use of Burgess Park for large-scale filming and larger-scale commercial/community events (56 days per annum over a temporary three-year period) to include installation of supporting associated infrastructure, access, parking and other ancillary works.

Burgess Park East And West Albany Road London Southwark

In accordance with application received on 21 December 2022 and Applicant's Drawing Nos.:

A.001 Location Plan 14/02/2023

A.002 Block Plan Burgess Park West, Events Area 1 14/02/2023

A.003 Block Plan Burgess Park East, Events Area 2 14/02/2023

Time limit for implementing this permission and the approved plans

1. The temporary uses hereby permitted shall only be for 56 days per annum for a period of three years from the date of this permission. Following use of the application site for filming or commercial/community events the land shall be restored to its former condition as public open space.

Reason:

The submitted proposal is for a temporary period only and further consideration would be required for permanent options for the site in the future.

Permission is subject to the following Compliance Conditions

2. Permitted development rights under Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO) are hereby removed for the application site.

Reason:

To ensure that the temporary use of Burgess Park hereby approved for filming and commercial/community events for 56 days per annum over a three years period are not exceeded.

3. The temporary uses hereby permitted (including the set up and take down of any associated structures) shall not be carried on outside of the hours 07:00 to 23:00 on Mondays to Sundays.

Reason:

To safeguard local amenity in accordance with the National Planning Policy Framework 2021 and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

4. The temporary uses hereby permitted shall be in accordance with Southwark's Outdoor Events Policy (June 2019) or any replacement thereof.

Reason:

To ensure that the temporary use of the application site is not continuous and does not adversely impact on the amenity of neighbour occupiers in

accordance with the National Planning Policy Framework 2021 and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

5. The temporary uses hereby permitted shall be carried out in accordance with the Noise Conditions for Open Air Events in Southwark document unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that there would not be any adverse noise impacts on neighbouring occupiers in accordance with the National Planning Policy Framework 2021, Policy D14 (Noise) of the London Plan 2021 and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

6. The temporary uses hereby permitted shall be carried out in accordance with the Ecological Impact Assessment for Burgess Park August 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

7. No deliveries or collections from vehicles arriving at or leaving the site shall be undertaken on the public highway.

Reason:

To minimise danger, obstruction and inconvenience to users of the highway in accordance with the National Planning Policy Framework 2021, Policies T4 (Assessing and mitigating transport impacts), T6 (Car parking) and T7 (Deliveries, servicing and construction) of the London Plan 2021 and Policies P50 (Highways impacts) and P54 (Car parking) of the Southwark Plan 2022.

8. The temporary uses hereby permitted shall be carried out in accordance with the Arboricultural Method Statement for Tree Protection PRI23953ams 15 November 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area and on Metropolitan Open Land in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure) G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021

and Policies P57 (Open space) and Policy P60 (Biodiversity) of the Southwark Plan 2022.

9. All refuse and recycling shall be removed from the application site, and the area within 10m of the perimeter of the site by the end of one day after completion of site clearance of each event or filming activity.

Reason:

To manage waste and ensure that it is removed from the site therefore not impacting on the amenity of neighbouring occupiers or the natural environment in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open space), G6 (Biodiversity and access to nature) and SI7 (Reducing waste and supporting the circular economy) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P63 (Reducing waste) of the Southwark Plan 2022.

10. An up-to-date register of filming and events taking place shall be kept and made present on the Council's website. This shall include details on when access is restricted.

Reason:

To ensure that the temporary use of the application site does not exceed the 56 days per annum hereby permitted, in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open Space), G6 (Biodiversity and access to nature) and, G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions

11. a) The temporary uses hereby permitted shall be carried out in accordance with the Lighting Impact Assessment 2511-DFL-ELG-XX-RP-EQ-13001 November 2022, unless otherwise agreed in writing by the Local Planning Authority.

b) In the event that any temporary use of the application site hereby approved exceeds the light level restrictions as set out in the Lighting Impact Assessment 2511-DFL-ELG-XX-RP-EQ-13001 November 2022 then an updated Lighting Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the launch of any relevant filming or event.

Reason:

To limit any impact of light pollution on the amenity of adjoining occupiers and the natural environment in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open space), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

12. A Noise Management Plan shall be submitted for any events with amplified music and an audience capacity over 2,001, prior to the setup of the events. The Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any events of this scale.

Reason:

To ensure that there would not be any adverse noise impacts on neighbouring occupiers in accordance with the National Planning Policy Framework 2021, Policy D14 (Noise) of the London Plan 2021 and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

13. Prior to first opening of any filming or commercial/community events proposed on land identified in the Ecological Impact Assessment, as of higher ecological sensitivity and where the risks of adverse ecological harm are greater, then the applicant shall submit and Ecological Management Plan for these areas to the Local Planning Authority for approval. This plan shall detail measures to be put in place to mitigate any potential ecological implications of each activity within the areas of higher ecological sensitivity.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

14. A Transport Plan shall be submitted to and approved in writing by the Local Planning Authority for any events with an audience capacity over 2,001, prior to the setup of such events.

The Transport Plan shall detail access routes and parking arrangements for the events. The development hereby approved shall be carried out in accordance with the Transport Plan for each year unless otherwise approved in writing by the Local Planning Authority.

Reason:

To minimise danger, obstruction and inconvenience to users of the highway in accordance with the National Planning Policy Framework 2021, Policies T4 (Assessing and mitigating transport impacts), T6 (Car parking) and T7 (Deliveries, servicing and construction) of the London Plan 2021 and Policies P50 (Highways impacts) and P54 (Car parking) of the Southwark Plan 2022.

15. The temporary uses hereby permitted shall not be carried out until the scale, location and duration of each filming and event, and details of any ancillary infrastructure, have been submitted to and approved in writing by the Local Planning Authority prior to each use taking place.

Reason:

To ensure that the temporary use of the application site does not exceed the 56 days per annum hereby permitted, in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open Space), G6 (Biodiversity and access to nature) and, G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

APPENDIX 2**Relevant planning history**

No relevant planning history

APPENDIX 3

Planning Policies

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 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. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- 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

The London Plan 2021

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:

- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- Policy P50 Highways impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P56 Protection of amenity
- Policy P57 Open space
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P62 Reducing waste
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk

Consultation undertaken

Site notice date: 04/01/2023 (eight were placed close to park entrances)

Press notice date: 02/02/2023

Case officer site visit date: 04/01/2023

Neighbour consultation letters sent: 17/01/2023

Internal services consulted:

Highways Development and Management

Transport Policy

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Waste Management

Urban Forester

Statutory and non-statutory organisations:

Environment Agency

Friends of Burgess Park

Neighbour and local groups consulted:

323 Wendover Thurlow Street London	London
320 Wendover Thurlow Street London	First Floor And Second Floor Flat 173 Camberwell Road London
317 Wendover Thurlow Street London	Flat C 160 Camberwell Road London
314 Wendover Thurlow Street London	Third Floor Flat 156 Camberwell Road London
308 Wendover Thurlow Street London	416A Albany Road London Southwark
305 Wendover Thurlow Street London	32 Silverthorne Lofts 400 Albany Road London
First Floor Flat 84 Camberwell Road	

29 Silverthorne Lofts 400 Albany Road London	Almshouse North Chumleigh Street London
26 Silverthorne Lofts 400 Albany Road London	Flat 4 83 New Church Road London
24 Silverthorne Lofts 400 Albany Road London	Flat 8 402 Albany Road London
21 Silverthorne Lofts 400 Albany Road London	Flat 5 402 Albany Road London
18 Silverthorne Lofts 400 Albany Road London	38 Silverthorne Lofts 400 Albany Road London
16 Silverthorne Lofts 400 Albany Road London	Basement North Camberwell Public Baths Wells Way
13 Silverthorne Lofts 400 Albany Road London	9A Dragon Road London Southwark
11 Silverthorne Lofts 400 Albany Road London	Flat 17 1A Bethwin Road London
10 Silverthorne Lofts 400 Albany Road London	Ground Floor 156 Camberwell Road London
7 Silverthorne Lofts 400 Albany Road London	Flat 7A 1A Bethwin Road London
5 86 Camberwell Road London	Railway Arches 270 271 And 272 Camberwell Road London
2 86 Camberwell Road London	Burgess Park Tennis Centre 44 Addington Square London
Basement Rear Of 90 Camberwell Road	Flat 68 64 St Georges Way London
Second Floor Flat 89 Camberwell Road London	Flat 60 64 St Georges Way London
Flat 5 85 Camberwell Road London	Flat 11 82 St Georges Way London
Flat 2 85 Camberwell Road London	Flat 9 82 St Georges Way London
Flat 1 83 Camberwell Road London	Flat 8 82 St Georges Way London
Flat 1 56 Camberwell Road London	Flat 6 82 St Georges Way London
Flat A 1A Bethwin Road London	Flat 5 82 St Georges Way London
8 Comfort Street London Southwark	Flat 3 82 St Georges Way London
Flat 11 402 Albany Road London	Flat 2 82 St Georges Way London
The Sculpture Studio Chumleigh Street London	74 St Georges Way London Southwark
Almshouse West Chumleigh Street London	Flat 10 76 St Georges Way London
	Flat 8 76 St Georges Way London
	Flat 7 76 St Georges Way London
	Flat 5 76 St Georges Way London
	Flat 4 76 St Georges Way London
	Flat 2 76 St Georges Way London

Flat 1 76 St Georges Way London
Flat 12 70 St Georges Way London
34 Andoversford Court Bibury Close
London
Flat 11 70 St Georges Way London
Flat 10 70 St Georges Way London
Flat 7 70 St Georges Way London
Flat 4 70 St Georges Way London
Flat 2 70 St Georges Way London
Flat 1 70 St Georges Way London
86 Andoversford Court Bibury Close
London
84 Andoversford Court Bibury Close
London
82 Andoversford Court Bibury Close
London
81 Andoversford Court Bibury Close
London
79 Andoversford Court Bibury Close
London
64 Andoversford Court Bibury Close
London
62 Andoversford Court Bibury Close
London
61 Andoversford Court Bibury Close
London
59 Andoversford Court Bibury Close
London
44 Andoversford Court Bibury Close
London
43 Andoversford Court Bibury Close
London
41 Andoversford Court Bibury Close
London
40 Andoversford Court Bibury Close
London
38 Andoversford Court Bibury Close

132

London
37 Andoversford Court Bibury Close
London
35 Andoversford Court Bibury Close
London
20 Andoversford Court Bibury Close
London
18 Andoversford Court Bibury Close
London
17 Andoversford Court Bibury Close
London
14 Andoversford Court Bibury Close
London
Flat 7 94 St Georges Way London
Flat 5 94 St Georges Way London
Flat 66 64 St Georges Way London
Flat 65 64 St Georges Way London
Flat 63 64 St Georges Way London
Flat 61 64 St Georges Way London
Flat 59 64 St Georges Way London
Flat 58 64 St Georges Way London
Flat 7B 1A Bethwin Road London
Flat D 1A Bethwin Road London
Flat C 1A Bethwin Road London
Flat B 1A Bethwin Road London
Flat 5 83 New Church Road London
Flat 2 83 New Church Road London
Flat 1 83 New Church Road London
Flat C 4 Boundary Lane London
Flat B 4 Boundary Lane London
Flat A 4 Boundary Lane London
Rear Of 88 Camberwell Road London
Flat 4 129 Camberwell Road London
Flat 2 129 Camberwell Road London

55 Addington Square London Southwark	Road London
Flat B 144 Camberwell Road London	Flat 7 59 Wells Way London
Flat A 144 Camberwell Road London	Flat 11 59 Wells Way London
New Deal For Communities Wendover Thurlow Street	67 Wells Way London Southwark
Flat 22 Alexandra Court 45A Urlwin Street	65 Wells Way London Southwark
Flat 20 Alexandra Court 45A Urlwin Street	61 Wells Way London Southwark
Flat 17 Alexandra Court 45A Urlwin Street	Flat 4 90A Camberwell Road London
Flat 16 Alexandra Court 45A Urlwin Street	Flat 7 63 Wells Way London
Flat 14 Alexandra Court 45A Urlwin Street	Flat 6 63 Wells Way London
Flat 12 Alexandra Court 45A Urlwin Street	Flat 62 Wallington Court 6 Harcourt Street
Flat 11 Alexandra Court 45A Urlwin Street	Flat 63 Wallington Court 6 Harcourt Street
Flat 9 Alexandra Court 45A Urlwin Street	Flat 64 Wallington Court 6 Harcourt Street
Flat 7 Alexandra Court 45A Urlwin Street	Flat 65 Wallington Court 6 Harcourt Street
Flat 4 Alexandra Court 45A Urlwin Street	Flat 66 Wallington Court 6 Harcourt Street
Flat 2 Alexandra Court 45A Urlwin Street	Flat 67 Wallington Court 6 Harcourt Street
Flat E 160 Camberwell Road London	Flat 68 Wallington Court 6 Harcourt Street
Flat B 160 Camberwell Road London	Flat 69 Wallington Court 6 Harcourt Street
Flat A 160 Camberwell Road London	Flat 70 Wallington Court 6 Harcourt Street
Second Floor Flat 156 Camberwell Road London	Flat 71 Wallington Court 6 Harcourt Street
Ground Floor And First Floor Flat 156 Camberwell Road London	Flat 72 Wallington Court 6 Harcourt Street
Basement Flat 115 Camberwell Road London	Flat 73 Wallington Court 6 Harcourt Street
1-3 Southampton Way London Southwark	Flat 74 Wallington Court 6 Harcourt Street
Flat 7 1C Bethwin Road London	Flat 75 Wallington Court 6 Harcourt Street
Part Ground Floor 146-150 Camberwell	

Flat 76 Wallington Court 6 Harcourt Street
 Flat 77 Wallington Court 6 Harcourt Street
 Flat 78 Wallington Court 6 Harcourt Street
 Flat 79 Wallington Court 6 Harcourt Street
 Flat 2 Gaitskell House Villa Street
 Flat 7 Langley Court 1 Bradenham Close
 Flat 6 Langley Court 1 Bradenham Close
 Flat 5 Langley Court 1 Bradenham Close
 Flat 4 Langley Court 1 Bradenham Close
 Flat 3 Langley Court 1 Bradenham Close
 Flat 2 Langley Court 1 Bradenham Close
 Flat 1 Langley Court 1 Bradenham Close
 17 Bradenham Close London Southwark
 15 Bradenham Close London Southwark
 13 Bradenham Close London Southwark
 9 Bradenham Close London Southwark
 7 Bradenham Close London Southwark
 5 Bradenham Close London Southwark
 3 Bradenham Close London Southwark
 39A Southampton Way London Southwark
 15A Southampton Way London Southwark
 3 Rust Square London Southwark
 28 Kitson Road London Southwark
 50 Addington Square London Southwark
 Flat 80 Wallington Court 6 Harcourt Street
 Flat 81 Wallington Court 6 Harcourt Street
 Flat 82 Wallington Court 6 Harcourt

Street
 Flat 83 Wallington Court 6 Harcourt Street
 Flat 84 Wallington Court 6 Harcourt Street
 Flat 85 Wallington Court 6 Harcourt Street
 Flat 86 Wallington Court 6 Harcourt Street
 Flat 87 Wallington Court 6 Harcourt Street
 Flat 88 Wallington Court 6 Harcourt Street
 Flat 89 Wallington Court 6 Harcourt Street
 7 Dragon Road London Southwark
 41 Silverthorne Lofts 400 Albany Road London
 Flat 21 Alexandra Court 45A Urlwin Street
 Flat 18 Alexandra Court 45A Urlwin Street
 Flat 67 64 St Georges Way London
 Flat 53 62 St Georges Way London
 Flat 5 Alexandra Court 45A Urlwin Street
 Flat 3 Alexandra Court 45A Urlwin Street
 Railway Arch 277 Camberwell Road London
 Flat 11 56 Camberwell Road London
 Flat 1 63 Wells Way London
 Flat 15 59 Wells Way London
 Flat C 175 Camberwell Road London
 86A Camberwell Road London Southwark
 18 86 Camberwell Road London
 12 86 Camberwell Road London

9 86 Camberwell Road London
 6B Boundary Lane London Southwark
 Flat 9 63 Wells Way London
 Flat 3 63 Wells Way London
 Flat 42 62 St Georges Way London
 Flat 34 60 St Georges Way London
 Flat 31 60 St Georges Way London
 Flat 20 60 St Georges Way London
 1A Bethwin Road London Southwark
 Flat 3 59 Wells Way London
 Flat 9 1A Bethwin Road London
 Flat 6 1A Bethwin Road London
 Flat 3 1A Bethwin Road London
 Flat 12 1A Bethwin Road London
 Flat 13 Alexandra Court 45A Urlwin Street
 Flat 50 62 St Georges Way London
 Flat 47 62 St Georges Way London
 Flat 44 62 St Georges Way London
 Flat 39 62 St Georges Way London
 Flat 30 60 St Georges Way London
 Flat 26 60 St Georges Way London
 Flat 22 60 St Georges Way London
 Flat 18 Masterman House Elmington Estate Lomond Grove
 Flat 17 Masterman House Elmington Estate Lomond Grove
 Flat 15 Masterman House Elmington Estate Lomond Grove
 Flat 13 Masterman House Elmington Estate Lomond Grove
 Flat 11 Masterman House Elmington Estate Lomond Grove
 5 Donato Drive London Southwark
 Flat 11 Kenyon House Elmington Estate New Church Road
 Flat 1 Kenyon House Elmington Estate New Church Road
 Flat 64 Masterman House Elmington Estate Lomond Grove
 Flat 61 Masterman House Elmington Estate Lomond Grove
 Flat 59 Masterman House Elmington Estate Lomond Grove
 Flat 57 Masterman House Elmington Estate Lomond Grove
 Flat 50 Arments Court 392 Albany Road
 Flat 9 Arments Court 392 Albany Road
 Flat 6 Arments Court 392 Albany Road
 Flat 4 Arments Court 392 Albany Road
 Flat 3 Arments Court 392 Albany Road
 Flat 1 Arments Court 392 Albany Road
 38 Boundary Lane London Southwark
 34 Boundary Lane London Southwark
 32 Boundary Lane London Southwark
 4 John Crane Street London Southwark
 2 John Crane Street London Southwark
 1 John Crane Street London Southwark
 Flat 4 94 St Georges Way London
 Flat 2 94 St Georges Way London
 Flat 1 94 St Georges Way London
 Flat 12 88 St Georges Way London
 Flat 11 88 St Georges Way London
 Flat 8 88 St Georges Way London
 Flat 6 88 St Georges Way London
 Flat 5 88 St Georges Way London
 Apartment 7 1D Bethwin Road London
 Apartment 6 1D Bethwin Road London

Apartment 4 1D Bethwin Road London
 Flat 1 88 Camberwell Road London
 Flat 7 138-142 Camberwell Road London
 Flat 20 Ayres Court 74 New Church Road
 Flat 19 Ayres Court 74 New Church Road
 Flat 16 Ayres Court 74 New Church Road
 1B Sears Street London Southwark
 Flat 14 Ayres Court 74 New Church Road
 Flat 12 Ayres Court 74 New Church Road
 Flat 11 Ayres Court 74 New Church Road
 Flat 9 Ayres Court 74 New Church Road
 Flat 8 Ayres Court 74 New Church Road
 Flat 6 Ayres Court 74 New Church Road
 Flat 3 Ayres Court 74 New Church Road
 Flat 1 Ayres Court 74 New Church Road
 Joyce Meggie House 1 Haywood Street London
 Flat 9 59 Wells Way London
 Flat 5 59 Wells Way London
 Flat 37 62 St Georges Way London
 Flat 36 62 St Georges Way London
 Flat 33 60 St Georges Way London
 Flat 32 60 St Georges Way London
 Flat 23 60 St Georges Way London
 Flat 17 60 St Georges Way London
 Flat 2 59 Wells Way London
 1 Donato Drive London Southwark
 7 Donato Drive London Southwark
 3 Donato Drive London Southwark
 Flat 5 63 Wells Way London
 Flat 2 63 Wells Way London
 Flat 8 59 Wells Way London
 9B Dragon Road London Southwark
 5 Dragon Road London Southwark
 1 Dragon Road London Southwark
 Flat 69 64 St Georges Way London
 Flat 62 64 St Georges Way London
 Flat 57 64 St Georges Way London
 Flat 55 62 St Georges Way London
 Flat 54 62 St Georges Way London
 Flat 51 62 St Georges Way London
 Flat 48 62 St Georges Way London
 Flat 46 62 St Georges Way London
 Flat 45 62 St Georges Way London
 Railway Arch 278 Camberwell Road London
 Railway Arch 276 Camberwell Road London
 Railway Arch 275 Camberwell Road London
 Flat 6 1C Bethwin Road London
 Flat 5 1C Bethwin Road London
 Flat 3 1C Bethwin Road London
 Flat 2 1C Bethwin Road London
 Unit 5 1 Bethwin Road London
 Unit 4 1 Bethwin Road London
 Unit 1 1 Bethwin Road London
 Unit 6 1B Bethwin Road London
 Flat 12 1C Bethwin Road London
 Flat 10 1C Bethwin Road London
 Flat 9 1C Bethwin Road London

Flat 14 1A Bethwin Road London	Close
Flat 1 116 Camberwell Road London	Flat 65 Langley Court 11 Bradenham Close
Third Floor Flat 89 Camberwell Road London	Flat 64 Langley Court 11 Bradenham Close
First Floor Flat 89 Camberwell Road London	Flat 62 Langley Court 11 Bradenham Close
Flat 6 85 Camberwell Road London	Flat 63 Langley Court 11 Bradenham Close
Flat 4 85 Camberwell Road London	Flat 60 Langley Court 11 Bradenham Close
Flat 3 85 Camberwell Road London	Flat 59 Langley Court 11 Bradenham Close
Flat 4 84 Camberwell Road London	Flat 57 Langley Court 11 Bradenham Close
58 Camberwell Road London Southwark	Flat 58 Langley Court 11 Bradenham Close
Flat 2 56 Camberwell Road London	Flat 31 Langley Court 1 Bradenham Close
Flat 7 Hambling Court 42 Southampton Way	Flat 30 Langley Court 1 Bradenham Close
Flat 6 Hambling Court 42 Southampton Way	Flat 28 Langley Court 1 Bradenham Close
Flat 91 Wallington Court 6 Harcourt Street	Flat 29 Langley Court 1 Bradenham Close
Flat 90 Wallington Court 6 Harcourt Street	Flat 26 Langley Court 1 Bradenham Close
8 Harcourt Street London Southwark	Flat 25 Langley Court 1 Bradenham Close
7 Harcourt Street London Southwark	Flat 24 Langley Court 1 Bradenham Close
5 Harcourt Street London Southwark	Flat 23 Langley Court 1 Bradenham Close
4 Harcourt Street London Southwark	Flat 22 Langley Court 1 Bradenham Close
3 Harcourt Street London Southwark	Flat 21 Langley Court 1 Bradenham Close
2 Harcourt Street London Southwark	Flat 20 Langley Court 1 Bradenham
1 Harcourt Street London Southwark	
388 Albany Road London Southwark	
386 Albany Road London Southwark	
2 Mann Street London Southwark	
Flat 9 138 - 142 Camberwell Road London	
Flat 8 138 - 142 Camberwell Road London	
Flat 67 Langley Court 11 Bradenham	

Close

Flat 19 Langley Court 1 Bradenham

Close

Flat 18 Langley Court 1 Bradenham

Close

Flat 17 Langley Court 1 Bradenham

Close

Flat 16 Langley Court 1 Bradenham

Close

Flat 15 Langley Court 1 Bradenham

Close

Flat 14 Langley Court 1 Bradenham

Close

Flat 12 Langley Court 1 Bradenham

Close

Flat 11 Langley Court 1 Bradenham

Close

Flat 10 Langley Court 1 Bradenham

Close

Flat 8 Langley Court 1 Bradenham Close

Flat 9 Langley Court 1 Bradenham Close

9 Harcourt Street London Southwark

Alexandra Court 45B Urlwin Street
London

Flat 56 Langley Court 11 Bradenham
Close

Flat 55 Langley Court 11 Bradenham
Close

Flat 56 Masterman House Elmington
Estate Lomond Grove

Flat 54 Masterman House Elmington
Estate Lomond Grove

Flat 52 Masterman House Elmington
Estate Lomond Grove

Flat 50 Masterman House Elmington
Estate Lomond Grove

Flat 49 Masterman House Elmington
Estate Lomond Grove

Flat 47 Masterman House Elmington
Estate Lomond Grove

Flat 45 Masterman House Elmington
Estate Lomond Grove

Flat 43 Masterman House Elmington
Estate Lomond Grove

Flat 7 Masterman House Elmington
Estate Lomond Grove

Flat 5 Masterman House Elmington
Estate Lomond Grove

Flat 40 Masterman House Elmington
Estate Lomond Grove

Flat 39 Masterman House Elmington
Estate Lomond Grove

Flat 37 Masterman House Elmington
Estate Lomond Grove

Flat 35 Masterman House Elmington
Estate Lomond Grove

Flat 34 Masterman House Elmington
Estate Lomond Grove

Flat 32 Masterman House Elmington
Estate Lomond Grove

Flat 30 Masterman House Elmington
Estate Lomond Grove

Flat 29 Masterman House Elmington
Estate Lomond Grove

Flat 28 Masterman House Elmington
Estate Lomond Grove

Flat 22 Masterman House Elmington
Estate Lomond Grove

Flat 8 Kenyon House Elmington Estate
New Church Road

Flat 7 Kenyon House Elmington Estate
New Church Road

Flat 5 Kenyon House Elmington Estate
New Church Road

Flat 3 Kenyon House Elmington Estate
New Church Road

Flat 12 Kenyon House Elmington Estate New Church Road	Flat 3 Hambling Court 42 Southampton Way
Flat 4 59 Wells Way London	Flat 2 Hambling Court 42 Southampton Way
Flat 14 1C Bethwin Road London	Flat 1 Hambling Court 42 Southampton Way
Flat 11 1C Bethwin Road London	Flat 28 Arklow House Albany Road
Flat 21 Masterman House Elmington Estate Lomond Grove	Flat 16 Arklow House Albany Road
Flat 2 Masterman House Elmington Estate Lomond Grove	1A Sears Street London Southwark
Chumleigh Gardens Chumleigh Street London	15 Silverthorne Lofts 400 Albany Road London
163B Camberwell Road London Southwark	14 Silverthorne Lofts 400 Albany Road London
Flat 1B 86 Camberwell Road London	9 Silverthorne Lofts 400 Albany Road London
Flat 8 56 Camberwell Road London	8 Silverthorne Lofts 400 Albany Road London
Flat 5 56 Camberwell Road London	6 Silverthorne Lofts 400 Albany Road London
Flat 10 56 Camberwell Road London	12 Comfort Street London Southwark
Flat 3 4 Crown Buildings Crown Street	10 Comfort Street London Southwark
Flat 2 4 Crown Buildings Crown Street	5 Silverthorne Lofts 400 Albany Road London
First Floor North Camberwell Public Baths Wells Way	3 Silverthorne Lofts 400 Albany Road London
3A Sears Street London Southwark	1 Silverthorne Lofts 400 Albany Road London
9-11 Southampton Way London Southwark	6A Boundary Lane London Southwark
Ground Floor Rear 84 Camberwell Road London	Flat 41 62 St Georges Way London
127A Camberwell Road London Southwark	Flat 38 62 St Georges Way London
Flat 3 145 Camberwell Road London	Flat 35 60 St Georges Way London
Flat C 72 Camberwell Road London	Flat 29 60 St Georges Way London
Flat 5 159-161 Camberwell Road London	Flat 25 60 St Georges Way London
Flat 5 Hambling Court 42 Southampton Way	Flat 24 60 St Georges Way London
Flat 4 Hambling Court 42 Southampton Way	Flat 21 60 St Georges Way London
	Flat 19 60 St Georges Way London

Flat 18 60 St Georges Way London	Flat 53 Langley Court 11 Bradenham Close
Flat 8 1A Bethwin Road London	Flat 52 Langley Court 11 Bradenham Close
Flat 7 1A Bethwin Road London	Flat 51 Langley Court 11 Bradenham Close
Flat 5 1A Bethwin Road London	Flat 50 Langley Court 11 Bradenham Close
Flat 4 1A Bethwin Road London	Flat 49 Langley Court 11 Bradenham Close
Flat 2 1A Bethwin Road London	Flat 48 Langley Court 11 Bradenham Close
Flat 10 1A Bethwin Road London	Flat 47 Langley Court 11 Bradenham Close
Flat 1 1A Bethwin Road London	Flat 46 Langley Court 11 Bradenham Close
Flat 8 63 Wells Way London	Flat 45 Langley Court 11 Bradenham Close
34 Silverthorne Lofts 400 Albany Road London	Flat 44 Langley Court 11 Bradenham Close
Flat 9 56 Camberwell Road London	Flat 43 Langley Court 11 Bradenham Close
Flat 6 56 Camberwell Road London	Flat 42 Langley Court 11 Bradenham Close
Flat 4 56 Camberwell Road London	Flat 41 Langley Court 11 Bradenham Close
36 Silverthorne Lofts 400 Albany Road London	Flat 40 Langley Court 11 Bradenham Close
31 Silverthorne Lofts 400 Albany Road London	Flat 39 Langley Court 1 Bradenham Close
30 Silverthorne Lofts 400 Albany Road London	Flat 38 Langley Court 1 Bradenham Close
28 Silverthorne Lofts 400 Albany Road London	Flat 37 Langley Court 1 Bradenham Close
27 Silverthorne Lofts 400 Albany Road London	Flat 36 Langley Court 1 Bradenham Close
25 Silverthorne Lofts 400 Albany Road London	Flat 35 Langley Court 1 Bradenham Close
22 Silverthorne Lofts 400 Albany Road London	
20 Silverthorne Lofts 400 Albany Road London	
19 Silverthorne Lofts 400 Albany Road London	
17 Silverthorne Lofts 400 Albany Road London	
Flat 54 Langley Court 11 Bradenham Close	

Flat 34 Langley Court 1 Bradenham
Close

Flat 33 Langley Court 1 Bradenham
Close

Flat 32 Langley Court 1 Bradenham
Close

9 New Church Road London Southwark

Third Floor Walworth Methodist Church
Clubland Church 54 Camberwell Road

92 Gayhurst Hopwood Road London

140 Gayhurst Hopwood Road London

125 Gayhurst Hopwood Road London

109 Gayhurst Hopwood Road London

15 86 Camberwell Road London

Ground Floor First Floor And Second
Floor 115 Camberwell Road London

Flat 4 74 Camberwell Road London

Flat 23 Danesfield 220 Albany Road

Flat 4 155 Camberwell Road London

164B Camberwell Road London
Southwark

255 Wendover Thurlow Street London

469 Wendover Thurlow Street London

454 Wendover Thurlow Street London

437 Wendover Thurlow Street London

137 Latimer Beaconsfield Road London

420 Wendover Thurlow Street London

403 Wendover Thurlow Street London

388 Wendover Thurlow Street London

371 Wendover Thurlow Street London

Flat 1 Alexandra Court 45A Urlwin Street

Flat 3 83 New Church Road London

Flat 16 60 St Georges Way London

Flat 4 402 Albany Road London

Flat 1 59 Wells Way London

Flat 5 136 Camberwell Road London

Flat 5 112 Camberwell Road London

Flat 1 165 Camberwell Road London

Flat 1 112 Camberwell Road London

Flat 2 91 Camberwell Road London

Flat 8 159-161 Camberwell Road
London

First Floor Flat 117 Camberwell Road
London

Basement Flat 82 Camberwell Road
London

Flat 6 136 Camberwell Road London

Flat 2 84 Camberwell Road London

Flat 2 155 Camberwell Road London

Flat 2 145 Camberwell Road London

Flat B 25 Southampton Way London

Unit 3 1 Bethwin Road London

Unit 7 1B Bethwin Road London

Flat 1 1C Bethwin Road London

First Floor Flat 118 Camberwell Road
London

127B Camberwell Road London
Southwark

Flat 2 116 Camberwell Road London

Flat D 72 Camberwell Road London

Flat 7 159-161 Camberwell Road
London

Flat 7 136 Camberwell Road London

Flat 3 159-161 Camberwell Road
London

Flat 3 136 Camberwell Road London

Flat 3 112 Camberwell Road London

Ground Floor And Part First Floor 47-48
Addington Square London

Second Floor Flat 117 Camberwell Road London	Southwark
Flat 34 Hambling Court 42 Southampton Way	Flat 15 Emberton 190 Albany Road
Flat 33 Hambling Court 42 Southampton Way	Flat 12 Emberton 190 Albany Road
Flat 32 Hambling Court 42 Southampton Way	First Floor Flat 154 Camberwell Road London
Flat 31 Hambling Court 42 Southampton Way	Flat 4 114 Camberwell Road London
Flat 30 Hambling Court 42 Southampton Way	Flat 3 114 Camberwell Road London
Flat 29 Hambling Court 42 Southampton Way	Flat 2 114 Camberwell Road London
Flat 28 Hambling Court 42 Southampton Way	Flat 1 114 Camberwell Road London
Flat 27 Hambling Court 42 Southampton Way	73-75 Camberwell Road London Southwark
Unit 3 90A Camberwell Road London	Rear Of 35-39 Parkhouse Street London
Part Ground Floor And Second Floor 146-150 Camberwell Road London	Evelina Mansions New Church Road London
Rear Of 120-132 Camberwell Road London	Second Floor Flat 154 Camberwell Road London
96-106 Camberwell Road London Southwark	390 Albany Road London Southwark
Flat B 72 Camberwell Road London	Cambridge House 1 Addington Square London
Ground Floor Flat 118 Camberwell Road London	62 Camberwell Road London Southwark
Flat 4 116 Camberwell Road London	Third Floor Flat 154 Camberwell Road London
3A Kitson Road London Southwark	73A Camberwell Road London Southwark
Flat 1 145 Camberwell Road London	47 Urlwin Street London Southwark
Basement Flat 127 Camberwell Road London	12 Parkhouse Street London Southwark
Basement Flat 141 Camberwell Road London	13 Southampton Way London Southwark
William Iv 337-339 Albany Road London	6 Sears Street London Southwark
123 Camberwell Road London	36A New Church Road London Southwark
	3 Chumleigh Gardens Chumleigh Street London
	Flat 9 Admiral Court Lomond Grove
	Flat 8 Admiral Court Lomond Grove
	Flat 7 Admiral Court Lomond Grove

Flat 6 Admiral Court Lomond Grove	Flat 2 138-142 Camberwell Road London
Flat 5 Admiral Court Lomond Grove	Flat 1 138-142 Camberwell Road London
Flat 4 Admiral Court Lomond Grove	70 Camberwell Road London Southwark
Flat 3 Admiral Court Lomond Grove	110 Camberwell Road London Southwark
Flat 2 Admiral Court Lomond Grove	8 Evelina Mansions New Church Road London
Flat 1 Admiral Court Lomond Grove	36 Evelina Mansions New Church Road London
2 Bradenham Close London Southwark	19 Evelina Mansions New Church Road London
79 Camberwell Road London Southwark	65 Evelina Mansions New Church Road London
Ground Floor Front 160 Camberwell Road London	Flat 29 Calverton 240 Albany Road
First Place Nursery Cambridge House 1 Addington Square	Flat 28 Emberton 190 Albany Road
Flat 4 79 Camberwell Road London	Flat 66 Gaitskell House Villa Street
Flat 1 79 Camberwell Road London	Flat 6 59 Wells Way London
Flat 3 79 Camberwell Road London	43 Dragon Road London Southwark
Flat 2 79 Camberwell Road London	6 Albany Mews London Southwark
121 Camberwell Road London Southwark	68 Andoversford Court Bibury Close London
The Studio 90A Camberwell Road London	25 Andoversford Court Bibury Close London
Flat 10 138-142 Camberwell Road London	87 Andoversford Court Bibury Close London
Flat 13 138-142 Camberwell Road London	58 Andoversford Court Bibury Close London
Flat 12 138-142 Camberwell Road London	15 Andoversford Court Bibury Close London
Flat 11 138-142 Camberwell Road London	78 Andoversford Court Bibury Close London
Flat 6 138-142 Camberwell Road London	Flat 8 70 St Georges Way London
Flat 5 138-142 Camberwell Road London	Flat 19 Alexandra Court 45A Urlwin Street
Flat 4 138-142 Camberwell Road London	Flat 1A 86 Camberwell Road London
Flat 3 138-142 Camberwell Road London	

27 Southampton Way London Southwark

36 Andoversford Court Bibury Close London

80 St Georges Way London Southwark

Flat 15 Alexandra Court 45A Urlwin Street

Aylesbury Learning Centre Wendover Thurlow Street

Flat 46 Arments Court 392 Albany Road

Flat 5 Ayres Court 74 New Church Road

3 Dragon Road London Southwark

288 Wendover Thurlow Street London

76 Ravenstone Bagshot Street London

Flat 10 59 Wells Way London

Flat 64 64 St Georges Way London

302 Wendover Thurlow Street London

259 Wendover Thurlow Street London

459 Wendover Thurlow Street London

Flat 2 402 Albany Road London

Basement Flat 118 Camberwell Road London

Unit 2 1 Bethwin Road London

35 Addington Square London Southwark

1 Sears Street London Southwark

Flat 1C 86 Camberwell Road London

Flat 1 85 Camberwell Road London

2 Silverthorne Lofts 400 Albany Road London

4 Silverthorne Lofts 400 Albany Road London

Flat 27 60 St Georges Way London

18 Hambledon Villa Street London

72 Gayhurst Hopwood Road London

158 Gayhurst Hopwood Road London

35 Ravenstone Bagshot Street London

Flat 1 88 St Georges Way London

78 St Georges Way London Southwark

68 St Georges Way London Southwark

Flat 10 Emberton 190 Albany Road

153 Camberwell Road London Southwark

Flat 14 Danesfield 220 Albany Road

Flat 13 Danesfield 220 Albany Road

Flat 1 Danesfield 220 Albany Road

Flat 9 Calverton 240 Albany Road

Flat 7 Calverton 240 Albany Road

Flat 6 Calverton 240 Albany Road

Flat 4 Calverton 240 Albany Road

Flat 31 Calverton 240 Albany Road

Flat 3 Calverton 240 Albany Road

Flat 27 Calverton 240 Albany Road

Flat 25 Calverton 240 Albany Road

Flat 24 Calverton 240 Albany Road

Flat 22 Calverton 240 Albany Road

Flat 2 Calverton 240 Albany Road

Flat 19 Calverton 240 Albany Road

Flat 17 Calverton 240 Albany Road

167A Camberwell Road London Southwark

Flat 15 Calverton 240 Albany Road

Flat 14 Calverton 240 Albany Road

Flat 12 Calverton 240 Albany Road

Flat 1 Calverton 240 Albany Road

Flat 9 Emberton 190 Albany Road

Flat 7 Emberton 190 Albany Road

Flat 5 Emberton 190 Albany Road

Flat 4 Emberton 190 Albany Road	Church Road
Flat 33 Emberton 190 Albany Road	Flat 13 Emberton 190 Albany Road
Flat 31 Emberton 190 Albany Road	Flat 22 Ayres Court 74 New Church Road
Flat 30 Emberton 190 Albany Road	Flat C 144 Camberwell Road London
Flat 29 Emberton 190 Albany Road	284 Wendover Thurlow Street London
Flat 26 Emberton 190 Albany Road	267 Wendover Thurlow Street London
Flat 24 Emberton 190 Albany Road	73 Latimer Beaconsfield Road London
Flat 23 Emberton 190 Albany Road	Flat 18 Downend Court Bibury Close
Flat 21 Emberton 190 Albany Road	Apartment 2 1D Bethwin Road London
Flat 20 Emberton 190 Albany Road	Flat 63 Masterman House Elmington Estate Lomond Grove
Flat 19 Emberton 190 Albany Road	Flat 26 Masterman House Elmington Estate Lomond Grove
Flat 16 Emberton 190 Albany Road	173 Camberwell Road London Southwark
108A Camberwell Road London Southwark	Flat 4 63 Wells Way London
89 Camberwell Road London Southwark	Flat 13 1A Bethwin Road London
162 Camberwell Road London Southwark	Flat 3 402 Albany Road London
125 Camberwell Road London Southwark	Flat 12 59 Wells Way London
177 Camberwell Road London Southwark	27 Dragon Road London Southwark
85 Camberwell Road London Southwark	Flat 6 Alexandra Court 45A Urlwin Street
64 Camberwell Road London Southwark	Flat 2 167 Camberwell Road London
151C Camberwell Road London Southwark	Flat 3 Masterman House Elmington Estate Lomond Grove
76-78 Camberwell Road London Southwark	32 Andoversford Court Bibury Close London
66-68 Camberwell Road London Southwark	Flat A 72 Camberwell Road London
38 Urlwin Street London Southwark	Flat 17 Ayres Court 74 New Church Road
Ellison House Albany Road London	13 86 Camberwell Road London
Kitson Villa Kitson Road London	First Floor Under 241-471 Wendover Thurlow Street
55 Evelina Mansions New Church Road London	162A Camberwell Road London Southwark
Flat 4 Leslie Prince Court 50-52 New	

110 Latimer Beaconsfield Road London
152A Camberwell Road London Southwark
Flat 7 56 Camberwell Road London
33 Silverthorne Lofts 400 Albany Road London
12 Silverthorne Lofts 400 Albany Road London
141 Gayhurst Hopwood Road London
Flat 10 82 St Georges Way London
Flat 9 136 Camberwell Road London
10 Albany Mews London Southwark
419 Wendover Thurlow Street London
Flat 14 59 Wells Way London
390 Wendover Thurlow Street London
255A Wendover Thurlow Street London
Flat 26 Calverton 240 Albany Road
71 Gayhurst Hopwood Road London
Flat 8 Alexandra Court 45A Urlwin Street
Flat 2 1 Bethwin Road London
198 Albany Road London Southwark
10 Dragon Road London Southwark
12 Dragon Road London Southwark
31 Dragon Road London Southwark
64A Camberwell Road London Southwark
85 Andoversford Court Bibury Close London
306 Wendover Thurlow Street London
92A Camberwell Road London Southwark
7A New Church Road London Southwark
152B Camberwell Road London Southwark

146

82 Camberwell Road London Southwark
164 Camberwell Road London Southwark
158 Camberwell Road London Southwark
116 Camberwell Road London Southwark
112 Camberwell Road London Southwark
8 Rust Square London Southwark
1 Grosvenor Terrace London Southwark
1 Albany Mews London Southwark
202A Albany Road London Southwark
200 Albany Road London Southwark
179 Camberwell Road London Southwark
175 Camberwell Road London Southwark
167 Camberwell Road London Southwark
165 Camberwell Road London Southwark
157 Camberwell Road London Southwark
149 Camberwell Road London Southwark
147 Camberwell Road London Southwark
91 Camberwell Road London Southwark
Unit 2 90A Camberwell Road London
4A Albany Mews London Southwark
2A Albany Mews London Southwark
1A Albany Mews London Southwark
8 Albany Mews London Southwark
2 Albany Mews London Southwark
11 Albany Mews London Southwark

9 Albany Mews London Southwark	48 New Church Road London Southwark
3 Albany Mews London Southwark	46 New Church Road London Southwark
5-7 Southampton Way London Southwark	44 New Church Road London Southwark
Flat 3 116 Camberwell Road London	Flat 23 Calverton 240 Albany Road
Flat 2 112 Camberwell Road London	39 Addington Square London Southwark
Second Floor Flat 118 Camberwell Road London	Flat 3 Gaitskell House Villa Street
Flat 4 112 Camberwell Road London	6 Hambledon Villa Street London
Second Floor And Third Floor Flat 157 Camberwell Road London	355 Wendover Thurlow Street London
1-2 Crown Buildings Crown Street London	20A Boundary Lane London Southwark
Flat 4 159-161 Camberwell Road London	Flat 38 Masterman House Elmington Estate Lomond Grove
77 Camberwell Road London Southwark	Flat 13 1C Bethwin Road London
144 Camberwell Road London Southwark	42 Andoversford Court Bibury Close London
164C Camberwell Road London Southwark	Flat 6 Kenyon House Elmington Estate New Church Road
87C Camberwell Road London Southwark	5A Kitson Road London Southwark
87A Camberwell Road London Southwark	29 Southampton Way London Southwark
41 Parkhouse Street London Southwark	286 Wendover Thurlow Street London
108B Camberwell Road London Southwark	417 Wendover Thurlow Street London
Flat C 36 Addington Square London	385 Wendover Thurlow Street London
11C Addington Square London Southwark	Flat 9 88 St Georges Way London
11B Addington Square London Southwark	356 Wendover Thurlow Street London
11A Addington Square London Southwark	Block C Evelina Mansions New Church Road
Flat 2 17 Addington Square London	Flat 3 56 Camberwell Road London
Flat 1 17 Addington Square London	5 Albany Mews London Southwark
	45 Evelina Mansions New Church Road London
	26 Evelina Mansions New Church Road London
	72 Evelina Mansions New Church Road London
	Flat 47 Gaitskell House Villa Street

35A-35B Southampton Way London Southwark

17B Southampton Way London Southwark

Flat 20 Masterman House Elmington Estate Lomond Grove

Flat 42 Masterman House Elmington Estate Lomond Grove

252A Wendover Thurlow Street London

169 Camberwell Road London Southwark

87 Camberwell Road London Southwark

3 New Church Road London Southwark

Flat 64 Gaitskell House Villa Street

Flat 47 Arments Court 392 Albany Road

Flat 26 Arments Court 392 Albany Road

Flat 7 Arments Court 392 Albany Road

Flat 1 90A Camberwell Road London

Flat 3 91 Camberwell Road London

Flat 52 62 St Georges Way London

Flat 40 62 St Georges Way London

20B Boundary Lane London Southwark

27A Southampton Way London Southwark

35 Evelina Mansions New Church Road London

Flat 67 Masterman House Elmington Estate Lomond Grove

280 Chandler Way London Southwark

453 Wendover Thurlow Street London

Flat 4 Ayres Court 74 New Church Road

39 Parkhouse Street London Southwark

Flat 11 Calverton 240 Albany Road

Flat 3 17 Addington Square London

36 Kitson Road London Southwark

38 New Church Road London Southwark

5 New Church Road London Southwark

19 New Church Road London Southwark

17 New Church Road London Southwark

15 New Church Road London Southwark

29 Evelina Mansions New Church Road London

27 Evelina Mansions New Church Road London

24 Evelina Mansions New Church Road London

Flat 29 55 Wells Way London

Flat 27 55 Wells Way London

Flat 26 55 Wells Way London

Flat 24 55 Wells Way London

Flat 23 55 Wells Way London

Flat 22 55 Wells Way London

Flat 20 55 Wells Way London

Flat 59 Gaitskell House Villa Street

Flat 13 55 Wells Way London

88 Andoversford Court Bibury Close London

117 Camberwell Road London Southwark

7 Parkhouse Street London Southwark

Flat A 6 Addington Square London

4 Sears Street London Southwark

4 Hambledon Villa Street London

35 Silverthorne Lofts 400 Albany Road London

285 Wendover Thurlow Street London

266 Wendover Thurlow Street London

Flat 27 Arments Court 392 Albany Road

12 Andoversford Court Bibury Close

London
 33A Southampton Way London
 Southwark
 4 Kitson Road London Southwark
 14 Kitson Road London Southwark
 Flat 12 Gaitskell House Villa Street
 40 New Church Road London Southwark
 Flat 21 55 Wells Way London
 81 Gayhurst Hopwood Road London
 127 Gayhurst Hopwood Road London
 107 Gayhurst Hopwood Road London
 72 Ravenstone Bagshot Street London
 120-132 Camberwell Road London
 Southwark
 Flat 18 Ayres Court 74 New Church
 Road
 Flat 48 Arments Court 392 Albany Road
 Flat 3 165 Camberwell Road London
 Flat 3 129 Camberwell Road London
 Flat 11 Downend Court Bibury Close
 Flat 4 136 Camberwell Road London
 4 Albany Mews London Southwark
 Community Trust Network Clubland
 Church 54 Camberwell Road
 Flat 56 64 St Georges Way London
 Flat 10 Alexandra Court 45A Urlwin
 Street
 100 Gayhurst Hopwood Road London
 Flat 25 Danesfield 220 Albany Road
 Flat 4 37 Addington Square London
 151B Camberwell Road London
 Southwark
 Flat 3 88 St Georges Way London
 Flat 11 76 St Georges Way London

Flat 8 1C Bethwin Road London
 78 Latimer Beaconsfield Road London
 Flat 1 Emberton 190 Albany Road
 Flat 52 Gaitskell House Villa Street
 458 Wendover Thurlow Street London
 438 Wendover Thurlow Street London
 104 Latimer Beaconsfield Road London
 410 Wendover Thurlow Street London
 66 Wells Way London Southwark
 392 Wendover Thurlow Street London
 372 Wendover Thurlow Street London
 23 Evelina Mansions New Church Road
 London
 21 Evelina Mansions New Church Road
 London
 20 Evelina Mansions New Church Road
 London
 17 Evelina Mansions New Church Road
 London
 16 Evelina Mansions New Church Road
 London
 14 Evelina Mansions New Church Road
 London
 13 Evelina Mansions New Church Road
 London
 11 Evelina Mansions New Church Road
 London
 1 Evelina Mansions New Church Road
 London
 70 Evelina Mansions New Church Road
 London
 69 Evelina Mansions New Church Road
 London
 67 Evelina Mansions New Church Road
 London
 64 Evelina Mansions New Church Road

London
62 Evelina Mansions New Church Road
London
61 Evelina Mansions New Church Road
London
59 Evelina Mansions New Church Road
London
Flat 5 37 Addington Square London
Flat 2 37 Addington Square London
21 Addington Square London Southwark
5B Addington Square London Southwark
Flat C 6 Addington Square London
3B Sears Street London Southwark
18 Addington Square London Southwark
9A Parkhouse Street London Southwark
7A Parkhouse Street London Southwark
37A Parkhouse Street London
Southwark
3A Parkhouse Street London Southwark
11A Parkhouse Street London
Southwark
1A Parkhouse Street London Southwark
7 Evelina Mansions New Church Road
London
5 Evelina Mansions New Church Road
London
48 Evelina Mansions New Church Road
London
46 Evelina Mansions New Church Road
London
43 Evelina Mansions New Church Road
London
41 Evelina Mansions New Church Road
London
40 Evelina Mansions New Church Road
London

150

39 Evelina Mansions New Church Road
London
38 Evelina Mansions New Church Road
London
34 Evelina Mansions New Church Road
London
33 Evelina Mansions New Church Road
London
31 Evelina Mansions New Church Road
London
30 Evelina Mansions New Church Road
London
21-23 Parkhouse Street London
Southwark
58 Evelina Mansions New Church Road
London
57 Evelina Mansions New Church Road
London
53 Evelina Mansions New Church Road
London
52 Evelina Mansions New Church Road
London
50 Evelina Mansions New Church Road
London
49 Evelina Mansions New Church Road
London
Flat 9 Leslie Prince Court 50-52 New
Church Road
3 Evelina Mansions New Church Road
London
51 Evelina Mansions New Church Road
London
48 Andoversford Court Bibury Close
London
5 Andoversford Court Bibury Close
London
346 Wendover Thurlow Street London
326 Wendover Thurlow Street London

307 Wendover Thurlow Street London
 Flat 11 Danesfield 220 Albany Road
 Flat 21 Calverton 240 Albany Road
 Flat 34 Emberton 190 Albany Road
 Flat 18 Emberton 190 Albany Road
 Flat 66 Masterman House Elmington
 Estate Lomond Grove
 Flat 9 Masterman House Elmington
 Estate Lomond Grove
 Flat 24 Masterman House Elmington
 Estate Lomond Grove
 245 Wendover Thurlow Street London
 416 Albany Road London Southwark
 162 Gayhurst Hopwood Road London
 Apartment 5 1D Bethwin Road London
 66 Andoversford Court Bibury Close
 London
 21 Andoversford Court Bibury Close
 London
 86 St Georges Way London Southwark
 Flat 5 70 St Georges Way London
 163 Camberwell Road London
 Southwark
 50 Andoversford Court Bibury Close
 London
 Flat 43 62 St Georges Way London
 Flat 10 Masterman House Elmington
 Estate Lomond Grove
 Flat 4 1C Bethwin Road London
 16 Dragon Road London Southwark
 2 Dragon Road London Southwark
 Flat 11 94 St Georges Way London
 Flat 8 94 St Georges Way London
 Flat 9 70 St Georges Way London
 Flat 6 70 St Georges Way London
 Flat 3 70 St Georges Way London
 Flat 9 Downend Court Bibury Close
 Apartment 8 1D Bethwin Road London
 Flat 16 Hambling Court 42 Southampton
 Way
 Flat 15 Hambling Court 42 Southampton
 Way
 Flat 14 Hambling Court 42 Southampton
 Way
 Flat 13 Hambling Court 42 Southampton
 Way
 Flat 12 Hambling Court 42 Southampton
 Way
 Flat 11 Hambling Court 42 Southampton
 Way
 Flat 10 Hambling Court 42 Southampton
 Way
 Flat 9 Hambling Court 42 Southampton
 Way
 Flat 8 Hambling Court 42 Southampton
 Way
 Flat 2 88 Camberwell Road London
 Flat 3 90 Camberwell Road London
 56 Andoversford Court Bibury Close
 London
 83 Andoversford Court Bibury Close
 London
 80 Andoversford Court Bibury Close
 London
 Flat 8 Leslie Prince Court 50-52 New
 Church Road
 35A Addington Square London
 Southwark
 Flat B 36 Addington Square London
 9A New Church Road London
 Southwark
 Flat 5 74 Camberwell Road London

Flat 2 74 Camberwell Road London	Flat 15 55 Wells Way London
Flat 1 74 Camberwell Road London	Flat 12 55 Wells Way London
Flat 8 Danesfield 220 Albany Road	Flat 10 55 Wells Way London
Flat 7 Danesfield 220 Albany Road	Flat 7 55 Wells Way London
Flat 5 Danesfield 220 Albany Road	Flat 6 55 Wells Way London
Flat 31 Danesfield 220 Albany Road	Flat 5 55 Wells Way London
5 Parkhouse Street London Southwark	Flat 3 55 Wells Way London
37 Parkhouse Street London Southwark	Flat 2 55 Wells Way London
3 Parkhouse Street London Southwark	First Floor And Second Floor Flat 4 Addington Square London
11 Parkhouse Street London Southwark	Flat 6 Leslie Prince Court 50-52 New Church Road
1 Parkhouse Street London Southwark	Flat 3 Leslie Prince Court 50-52 New Church Road
Flat A 36 Addington Square London	Flat 12 Leslie Prince Court 50-52 New Church Road
34 Addington Square London Southwark	Flat 1 Leslie Prince Court 50-52 New Church Road
33 Addington Square London Southwark	41 Southampton Way London Southwark
7 Addington Square London Southwark	65 Andoversford Court Bibury Close London
20 Addington Square London Southwark	63 Andoversford Court Bibury Close London
2 Addington Square London Southwark	60 Andoversford Court Bibury Close London
16 Addington Square London Southwark	57 Andoversford Court Bibury Close London
15 Addington Square London Southwark	39 Andoversford Court Bibury Close London
13 Addington Square London Southwark	22 Andoversford Court Bibury Close London
Flat 30 Danesfield 220 Albany Road	19 Andoversford Court Bibury Close London
Flat 29 Danesfield 220 Albany Road	16 Andoversford Court Bibury Close London
Flat 28 Danesfield 220 Albany Road	13 Andoversford Court Bibury Close London
Flat 26 Danesfield 220 Albany Road	
Flat 21 Danesfield 220 Albany Road	
Flat 20 Danesfield 220 Albany Road	
Flat 19 Danesfield 220 Albany Road	
Flat 18 Danesfield 220 Albany Road	
Flat 16 Danesfield 220 Albany Road	
Flat 19 55 Wells Way London	
Flat 18 55 Wells Way London	
Flat 16 55 Wells Way London	

Flat 6 94 St Georges Way London	Flat 15 Downend Court Bibury Close
Flat 3 94 St Georges Way London	Flat 12 Downend Court Bibury Close
90 St Georges Way London Southwark	Flat 1 Downend Court Bibury Close
Flat 10 88 St Georges Way London	1 Andoversford Court Bibury Close London
Flat 7 88 St Georges Way London	1 Watling Street London Southwark
Flat 2 88 St Georges Way London	47 Dragon Road London Southwark
Flat 9 282 Chandler Way London	41 Dragon Road London Southwark
75 Andoversford Court Bibury Close London	33 Dragon Road London Southwark
73 Andoversford Court Bibury Close London	First Floor Flat 157 Camberwell Road London
70 Andoversford Court Bibury Close London	348 Wendover Thurlow Street London
67 Andoversford Court Bibury Close London	Flat 9 Kenyon House Elmington Estate New Church Road
53 Andoversford Court Bibury Close London	Flat 4 Kenyon House Elmington Estate New Church Road
47 Andoversford Court Bibury Close London	Flat 2 Kenyon House Elmington Estate New Church Road
30 Andoversford Court Bibury Close London	Flat 10 Kenyon House Elmington Estate New Church Road
27 Andoversford Court Bibury Close London	Flat 65 Masterman House Elmington Estate Lomond Grove
24 Andoversford Court Bibury Close London	Flat 62 Masterman House Elmington Estate Lomond Grove
10 Andoversford Court Bibury Close London	35 Southampton Way London Southwark
7 Andoversford Court Bibury Close London	31 Southampton Way London Southwark
4 Andoversford Court Bibury Close London	21 Southampton Way London Southwark
19 Dragon Road London Southwark	17 Southampton Way London Southwark
13 Dragon Road London Southwark	43A Southampton Way London Southwark
Flat 6 Downend Court Bibury Close	41B Southampton Way London Southwark
Flat 3 Downend Court Bibury Close	39B Southampton Way London Southwark
Flat 17 Downend Court Bibury Close	31A Southampton Way London Southwark

29A Southampton Way London Southwark

23B Southampton Way London Southwark

7 Rust Square London Southwark

6 Rust Square London Southwark

4 Rust Square London Southwark

2 Rust Square London Southwark

8 Kitson Road London Southwark

5 Kitson Road London Southwark

38 Kitson Road London Southwark

34 Kitson Road London Southwark

32 Kitson Road London Southwark

26 Kitson Road London Southwark

20 Kitson Road London Southwark

2 Kitson Road London Southwark

16 Kitson Road London Southwark

1 Kitson Road London Southwark

52 Addington Square London Southwark

49 Addington Square London Southwark

41 Addington Square London Southwark

40 Addington Square London Southwark

38 Addington Square London Southwark

Flat 1 37 Addington Square London

23A Southampton Way London Southwark

19B Southampton Way London Southwark

19A Southampton Way London Southwark

17A Southampton Way London Southwark

15C Southampton Way London Southwark

43 Parkhouse Street London Southwark

18 Boundary Lane London Southwark

14 Boundary Lane London Southwark

8 Hambledon Villa Street London

7 Hambledon Villa Street London

Flat 46 Gaitskell House Villa Street

Flat 44 Gaitskell House Villa Street

Flat 43 Gaitskell House Villa Street

Flat 17 Gaitskell House Villa Street

Flat 15 Gaitskell House Villa Street

Flat 14 Gaitskell House Villa Street

Flat 10 Gaitskell House Villa Street

Flat 9 Gaitskell House Villa Street

Flat 7 Gaitskell House Villa Street

Flat 6 Gaitskell House Villa Street

Flat 4 Gaitskell House Villa Street

Flat 1 Gaitskell House Villa Street

8 Boundary Lane London Southwark

Flat 60 Masterman House Elmington Estate Lomond Grove

Flat 58 Masterman House Elmington Estate Lomond Grove

9 Dragon Road London Southwark

Basement And Ground Floor 92 Camberwell Road London

Basemen Ground And First Floor 90 Camberwell Road London

Flat 25 Masterman House Elmington Estate Lomond Grove

Flat 23 Masterman House Elmington Estate Lomond Grove

Flat 19 Masterman House Elmington Estate Lomond Grove

Flat A 25 Southampton Way London

Flat 1 91 Camberwell Road London	39C Southampton Way London
445 Wendover Thurlow Street London	Southwark
442 Wendover Thurlow Street London	Flat 8 136 Camberwell Road London
439 Wendover Thurlow Street London	10 Boundary Lane London Southwark
436 Wendover Thurlow Street London	364 Wendover Thurlow Street London
433 Wendover Thurlow Street London	361 Wendover Thurlow Street London
430 Wendover Thurlow Street London	358 Wendover Thurlow Street London
427 Wendover Thurlow Street London	354 Wendover Thurlow Street London
424 Wendover Thurlow Street London	351 Wendover Thurlow Street London
422 Wendover Thurlow Street London	367 Wendover Thurlow Street London
414 Wendover Thurlow Street London	8 86 Camberwell Road London
411 Wendover Thurlow Street London	Flat D 160 Camberwell Road London
Ground Floor Flat 117 Camberwell Road London	Flat 2 159-161 Camberwell Road London
Ground Floor Flat 39 Parkhouse Street London	5 Hambledon Villa Street London
Ground Floor North Camberwell Public Baths Wells Way	20 Hambledon Villa Street London
Flat 3 282 Chandler Way London	17 Hambledon Villa Street London
59 Dragon Road London Southwark	15 Hambledon Villa Street London
51 Dragon Road London Southwark	14 Hambledon Villa Street London
Flat 7 82 St Georges Way London	12 Hambledon Villa Street London
Flat 4 82 St Georges Way London	11 Hambledon Villa Street London
Flat 1 82 St Georges Way London	251A Wendover Thurlow Street London
Flat 12 76 St Georges Way London	256A Wendover Thurlow Street London
Flat 9 76 St Georges Way London	254A Wendover Thurlow Street London
Flat 6 76 St Georges Way London	253A Wendover Thurlow Street London
Flat 3 76 St Georges Way London	132 Latimer Beaconsfield Road London
72 St Georges Way London Southwark	369 Wendover Thurlow Street London
Flat 6 282 Chandler Way London	368 Wendover Thurlow Street London
87B Camberwell Road London Southwark	366 Wendover Thurlow Street London
Rear Of 157 Camberwell Road London	365 Wendover Thurlow Street London
	363 Wendover Thurlow Street London
	362 Wendover Thurlow Street London

360 Wendover Thurlow Street London	397 Wendover Thurlow Street London
359 Wendover Thurlow Street London	Flat 2 90 Camberwell Road London
357 Wendover Thurlow Street London	Flat 2 136 Camberwell Road London
67 Gayhurst Hopwood Road London	Flat 55 Masterman House Elmington Estate Lomond Grove
66 Gayhurst Hopwood Road London	Flat 53 Masterman House Elmington Estate Lomond Grove
64 Gayhurst Hopwood Road London	Flat 51 Masterman House Elmington Estate Lomond Grove
63 Gayhurst Hopwood Road London	Flat 6 Masterman House Elmington Estate Lomond Grove
161 Gayhurst Hopwood Road London	Flat 4 Masterman House Elmington Estate Lomond Grove
159 Gayhurst Hopwood Road London	Flat 36 Masterman House Elmington Estate Lomond Grove
156 Gayhurst Hopwood Road London	Flat 33 Masterman House Elmington Estate Lomond Grove
155 Gayhurst Hopwood Road London	Flat 31 Masterman House Elmington Estate Lomond Grove
153 Gayhurst Hopwood Road London	Flat 27 Masterman House Elmington Estate Lomond Grove
152 Gayhurst Hopwood Road London	3 Crown Buildings Crown Street London
150 Gayhurst Hopwood Road London	First Floor Flat 15 New Church Road London
149 Gayhurst Hopwood Road London	Flat 48 Masterman House Elmington Estate Lomond Grove
147 Gayhurst Hopwood Road London	Flat 46 Masterman House Elmington Estate Lomond Grove
146 Gayhurst Hopwood Road London	Flat 44 Masterman House Elmington Estate Lomond Grove
16C Boundary Lane London Southwark	Flat 41 Masterman House Elmington Estate Lomond Grove
16B Boundary Lane London Southwark	Flat 8 Masterman House Elmington Estate Lomond Grove
421 Wendover Thurlow Street London	408 Wendover Thurlow Street London
418 Wendover Thurlow Street London	405 Wendover Thurlow Street London
416 Wendover Thurlow Street London	402 Wendover Thurlow Street London
415 Wendover Thurlow Street London	
413 Wendover Thurlow Street London	
412 Wendover Thurlow Street London	
409 Wendover Thurlow Street London	
407 Wendover Thurlow Street London	
406 Wendover Thurlow Street London	
404 Wendover Thurlow Street London	
401 Wendover Thurlow Street London	
400 Wendover Thurlow Street London	
398 Wendover Thurlow Street London	

399 Wendover Thurlow Street London	391 Wendover Thurlow Street London
396 Wendover Thurlow Street London	389 Wendover Thurlow Street London
393 Wendover Thurlow Street London	386 Wendover Thurlow Street London
387 Wendover Thurlow Street London	384 Wendover Thurlow Street London
382 Wendover Thurlow Street London	36 Ravenstone Bagshot Street London
379 Wendover Thurlow Street London	33 Ravenstone Bagshot Street London
376 Wendover Thurlow Street London	383 Wendover Thurlow Street London
373 Wendover Thurlow Street London	381 Wendover Thurlow Street London
370 Wendover Thurlow Street London	380 Wendover Thurlow Street London
81 Camberwell Road London Southwark	378 Wendover Thurlow Street London
Flat 9 159-161 Camberwell Road London	377 Wendover Thurlow Street London
Flat 1 159-161 Camberwell Road London	375 Wendover Thurlow Street London
Flat 1 90 Camberwell Road London	374 Wendover Thurlow Street London
Flat 1 136 Camberwell Road London	353 Wendover Thurlow Street London
Flat 6 159-161 Camberwell Road London	352 Wendover Thurlow Street London
3 Hambledon Villa Street London	350 Wendover Thurlow Street London
19 Hambledon Villa Street London	349 Wendover Thurlow Street London
16 Hambledon Villa Street London	347 Wendover Thurlow Street London
13 Hambledon Villa Street London	344 Wendover Thurlow Street London
10 Hambledon Villa Street London	343 Wendover Thurlow Street London
345 Wendover Thurlow Street London	341 Wendover Thurlow Street London
342 Wendover Thurlow Street London	340 Wendover Thurlow Street London
339 Wendover Thurlow Street London	337 Wendover Thurlow Street London
336 Wendover Thurlow Street London	335 Wendover Thurlow Street London
333 Wendover Thurlow Street London	334 Wendover Thurlow Street London
330 Wendover Thurlow Street London	332 Wendover Thurlow Street London
327 Wendover Thurlow Street London	331 Wendover Thurlow Street London
246 Wendover Thurlow Street London	329 Wendover Thurlow Street London
395 Wendover Thurlow Street London	328 Wendover Thurlow Street London
394 Wendover Thurlow Street London	325 Wendover Thurlow Street London
	324 Wendover Thurlow Street London
	321 Wendover Thurlow Street London

319 Wendover Thurlow Street London	Flat 14 55 Wells Way London
318 Wendover Thurlow Street London	Flat 11 55 Wells Way London
316 Wendover Thurlow Street London	Flat 3 Danesfield 220 Albany Road
315 Wendover Thurlow Street London	Flat 27 Danesfield 220 Albany Road
313 Wendover Thurlow Street London	Flat 24 Danesfield 220 Albany Road
312 Wendover Thurlow Street London	Flat 22 Danesfield 220 Albany Road
310 Wendover Thurlow Street London	Flat 2 Danesfield 220 Albany Road
309 Wendover Thurlow Street London	Flat 17 Danesfield 220 Albany Road
304 Wendover Thurlow Street London	Flat 15 Danesfield 220 Albany Road
303 Wendover Thurlow Street London	16A Boundary Lane London Southwark
301 Wendover Thurlow Street London	9 Hambledon Villa Street London
300 Wendover Thurlow Street London	83 Camberwell Road London Southwark
12B Boundary Lane London Southwark	Flat 49 62 St Georges Way London
299 Wendover Thurlow Street London	20C Boundary Lane London Southwark
298 Wendover Thurlow Street London	Flat 28 60 St Georges Way London
296 Wendover Thurlow Street London	Flat 4 165 Camberwell Road London
295 Wendover Thurlow Street London	Flat 3 155 Camberwell Road London
243 Wendover Thurlow Street London	37 Addington Square London Southwark
471 Wendover Thurlow Street London	Flat 13 59 Wells Way London
468 Wendover Thurlow Street London	23 Silverthorne Lofts 400 Albany Road London
465 Wendover Thurlow Street London	Flat 11 1A Bethwin Road London
462 Wendover Thurlow Street London	Flat 2 165 Camberwell Road London
456 Wendover Thurlow Street London	108C Camberwell Road London Southwark
2 Boundary Lane London Southwark	Flat 16 Masterman House Elmington Estate Lomond Grove
262 Wendover Thurlow Street London	Flat 14 Masterman House Elmington Estate Lomond Grove
257 Wendover Thurlow Street London	Flat 12 Masterman House Elmington Estate Lomond Grove
254 Wendover Thurlow Street London	Flat 1 Masterman House Elmington Estate Lomond Grove
252 Wendover Thurlow Street London	
249 Wendover Thurlow Street London	
Flat 28 55 Wells Way London	
Flat 25 55 Wells Way London	
Flat 17 55 Wells Way London	34 Ravenstone Bagshot Street London

31 Ravenstone Bagshot Street London	Flat 63 Gaitskell House Villa Street
29 Ravenstone Bagshot Street London	Flat 62 Gaitskell House Villa Street
451 Wendover Thurlow Street London	Flat 60 Gaitskell House Villa Street
448 Wendover Thurlow Street London	Flat 58 Gaitskell House Villa Street
9 Evelina Mansions New Church Road London	Flat 57 Gaitskell House Villa Street
6 Evelina Mansions New Church Road London	Flat 55 Gaitskell House Villa Street
47 Evelina Mansions New Church Road London	Flat 54 Gaitskell House Villa Street
44 Evelina Mansions New Church Road London	Flat 50 Gaitskell House Villa Street
293 Wendover Thurlow Street London	Flat 49 Gaitskell House Villa Street
292 Wendover Thurlow Street London	85 Latimer Beaconsfield Road London
290 Wendover Thurlow Street London	83 Latimer Beaconsfield Road London
289 Wendover Thurlow Street London	82 Latimer Beaconsfield Road London
287 Wendover Thurlow Street London	80 Latimer Beaconsfield Road London
282 Wendover Thurlow Street London	79 Latimer Beaconsfield Road London
281 Wendover Thurlow Street London	77 Latimer Beaconsfield Road London
279 Wendover Thurlow Street London	76 Latimer Beaconsfield Road London
278 Wendover Thurlow Street London	74 Latimer Beaconsfield Road London
276 Wendover Thurlow Street London	99 Gayhurst Hopwood Road London
275 Wendover Thurlow Street London	98 Gayhurst Hopwood Road London
273 Wendover Thurlow Street London	96 Gayhurst Hopwood Road London
272 Wendover Thurlow Street London	95 Gayhurst Hopwood Road London
270 Wendover Thurlow Street London	93 Gayhurst Hopwood Road London
269 Wendover Thurlow Street London	90 Gayhurst Hopwood Road London
264 Wendover Thurlow Street London	89 Gayhurst Hopwood Road London
263 Wendover Thurlow Street London	87 Gayhurst Hopwood Road London
261 Wendover Thurlow Street London	86 Gayhurst Hopwood Road London
260 Wendover Thurlow Street London	84 Gayhurst Hopwood Road London
258 Wendover Thurlow Street London	83 Gayhurst Hopwood Road London
Flat 65 Gaitskell House Villa Street	80 Gayhurst Hopwood Road London
	143 Gayhurst Hopwood Road London
	Flat 3 120A Camberwell Road London
	Flat 2 120A Camberwell Road London

Flat B 5 Sears Street London
Flat A 5 Sears Street London
Stroke Care Clubland Church 54
Camberwell Road
Flat 23 Ayres Court 74 New Church
Road
151A Camberwell Road London
Southwark
Flat 3 167 Camberwell Road London
Flat 1 167 Camberwell Road London
Apartment 3 1D Bethwin Road London
Apartment 1 1D Bethwin Road London
Flat 4 171 Camberwell Road London
Flat 3 171 Camberwell Road London
Flat 2 171 Camberwell Road London
Flat 1 171 Camberwell Road London
171 Camberwell Road London
Southwark
Flat B 11 New Church Road London
Flat A 11 New Church Road London
11 New Church Road London Southwark
181 Camberwell Road London
Southwark
Christ Apostolic Church 181 Camberwell
Road London
21 Cavendish Apartments 16A
Camberwell Road London
20 Cavendish Apartments 16A
Camberwell Road London
19 Cavendish Apartments 16A
Camberwell Road London
18 Cavendish Apartments 16A
Camberwell Road London
17 Cavendish Apartments 16A
Camberwell Road London
16 Cavendish Apartments 16A

160

Camberwell Road London
15 Cavendish Apartments 16A
Camberwell Road London
42 Evelina Mansions New Church Road
London
4 Evelina Mansions New Church Road
London
37 Evelina Mansions New Church Road
London
32 Evelina Mansions New Church Road
London
28 Evelina Mansions New Church Road
London
25 Evelina Mansions New Church Road
London
22 Evelina Mansions New Church Road
London
2 Evelina Mansions New Church Road
London
18 Evelina Mansions New Church Road
London
15 Evelina Mansions New Church Road
London
Clubland Church 54 Camberwell Road
London
148 Gayhurst Hopwood Road London
145 Gayhurst Hopwood Road London
9 Parkhouse Street London Southwark
13 Parkhouse Street London Southwark
Flat 61 Gaitskell House Villa Street
Flat 56 Gaitskell House Villa Street
Flat 53 Gaitskell House Villa Street
Flat 51 Gaitskell House Villa Street
Flat 48 Gaitskell House Villa Street
Flat 45 Gaitskell House Villa Street
Flat 35 Emberton 190 Albany Road

85A Camberwell Road London Southwark	131 Gayhurst Hopwood Road London
Flat 8 55 Wells Way London	130 Gayhurst Hopwood Road London
Flat 4 55 Wells Way London	128 Gayhurst Hopwood Road London
Flat 1 55 Wells Way London	124 Gayhurst Hopwood Road London
Flat 3 37 Addington Square London	122 Gayhurst Hopwood Road London
3 Addington Square London Southwark	121 Gayhurst Hopwood Road London
Flat B 6 Addington Square London	119 Gayhurst Hopwood Road London
Flat 32 Emberton 190 Albany Road	118 Gayhurst Hopwood Road London
Flat 3 Emberton 190 Albany Road	116 Gayhurst Hopwood Road London
Flat 27 Emberton 190 Albany Road	115 Gayhurst Hopwood Road London
Flat 25 Emberton 190 Albany Road	113 Gayhurst Hopwood Road London
Flat 22 Emberton 190 Albany Road	112 Gayhurst Hopwood Road London
Flat 2 Emberton 190 Albany Road	110 Gayhurst Hopwood Road London
Flat 17 Emberton 190 Albany Road	106 Gayhurst Hopwood Road London
First Floor 120-132 Camberwell Road London	104 Gayhurst Hopwood Road London
285-287 Albany Road London Southwark	103 Gayhurst Hopwood Road London
48A New Church Road London Southwark	101 Gayhurst Hopwood Road London
Flat D 36 Addington Square London	256 Wendover Thurlow Street London
Flat 14 Emberton 190 Albany Road	253 Wendover Thurlow Street London
Flat 11 Emberton 190 Albany Road	251 Wendover Thurlow Street London
43B Southampton Way London Southwark	250 Wendover Thurlow Street London
41A Southampton Way London Southwark	248 Wendover Thurlow Street London
142 Gayhurst Hopwood Road London	247 Wendover Thurlow Street London
139 Gayhurst Hopwood Road London	244 Wendover Thurlow Street London
137 Gayhurst Hopwood Road London	242 Wendover Thurlow Street London
136 Gayhurst Hopwood Road London	241 Wendover Thurlow Street London
134 Gayhurst Hopwood Road London	470 Wendover Thurlow Street London
133 Gayhurst Hopwood Road London	467 Wendover Thurlow Street London
	466 Wendover Thurlow Street London
	464 Wendover Thurlow Street London
	463 Wendover Thurlow Street London
	461 Wendover Thurlow Street London

460 Wendover Thurlow Street London	Flat 16 1A Bethwin Road London
457 Wendover Thurlow Street London	Flat 15 1A Bethwin Road London
455 Wendover Thurlow Street London	12 Chumleigh Street London Southwark
452 Wendover Thurlow Street London	Flat 1 4 Crown Buildings Crown Street
450 Wendover Thurlow Street London	Flat 6 402 Albany Road London
449 Wendover Thurlow Street London	Flat 1 402 Albany Road London
447 Wendover Thurlow Street London	39 Silverthorne Lofts 400 Albany Road London
446 Wendover Thurlow Street London	37 Silverthorne Lofts 400 Albany Road London
444 Wendover Thurlow Street London	Ground Floor Front 154 Camberwell Road London
443 Wendover Thurlow Street London	Top Floor Flat Clubland Church 54 Camberwell Road
441 Wendover Thurlow Street London	Flat B 169 Camberwell Road London
440 Wendover Thurlow Street London	Flat A 169 Camberwell Road London
435 Wendover Thurlow Street London	Flat Crown Buildings 2 Crown Street
Flat 26 Hambling Court 42 Southampton Way	92B Camberwell Road London Southwark
Flat 25 Hambling Court 42 Southampton Way	14 Cavendish Apartments 16A Camberwell Road London
Flat 24 Hambling Court 42 Southampton Way	13 Cavendish Apartments 16A Camberwell Road London
Flat 23 Hambling Court 42 Southampton Way	12 Cavendish Apartments 16A Camberwell Road London
Flat 22 Hambling Court 42 Southampton Way	11 Cavendish Apartments 16A Camberwell Road London
Flat 21 Hambling Court 42 Southampton Way	10 Cavendish Apartments 16A Camberwell Road London
Flat 20 Hambling Court 42 Southampton Way	9 Cavendish Apartments 16A Camberwell Road London
Flat 19 Hambling Court 42 Southampton Way	8 Cavendish Apartments 16A Camberwell Road London
Flat 18 Hambling Court 42 Southampton Way	7 Cavendish Apartments 16A Camberwell Road London
Flat 17 Hambling Court 42 Southampton Way	6 Cavendish Apartments 16A Camberwell Road London
Flat 1 1 Bethwin Road London	
Flat 18 1A Bethwin Road London	

5 Cavendish Apartments 16A Camberwell Road London	2 Caine Apartments 16 Wyndham Road London
4 Cavendish Apartments 16A Camberwell Road London	1 Caine Apartments 16 Wyndham Road London
3 Cavendish Apartments 16A Camberwell Road London	8 Haversham Apartments 12 Wyndham Road London
2 Cavendish Apartments 16A Camberwell Road London	7 Haversham Apartments 12 Wyndham Road London
1 Cavendish Apartments 16A Camberwell Road London	6 Haversham Apartments 12 Wyndham Road London
6 Harvard Apartments 14 Camberwell Road London	5 Haversham Apartments 12 Wyndham Road London
5 Harvard Apartments 14 Camberwell Road London	4 Haversham Apartments 12 Wyndham Road London
4 Harvard Apartments 14 Camberwell Road London	3 Haversham Apartments 12 Wyndham Road London
3 Harvard Apartments 14 Camberwell Road London	2 Haversham Apartments 12 Wyndham Road London
2 Harvard Apartments 14 Camberwell Road London	1 Haversham Apartments 12 Wyndham Road London
1 Harvard Apartments 14 Camberwell Road London	15 Marshal Apartments 10 Wyndham Road London
10 Caine Apartments 16 Wyndham Road London	14 Marshal Apartments 10 Wyndham Road London
9 Caine Apartments 16 Wyndham Road London	13 Marshal Apartments 10 Wyndham Road London
8 Caine Apartments 16 Wyndham Road London	12 Marshal Apartments 10 Wyndham Road London
7 Caine Apartments 16 Wyndham Road London	11 Marshal Apartments 10 Wyndham Road London
6 Caine Apartments 16 Wyndham Road London	Flat 16C Langley Court 1 Bradenham Close
5 Caine Apartments 16 Wyndham Road London	Flat 16B Langley Court 1 Bradenham Close
4 Caine Apartments 16 Wyndham Road London	Flat 6E Langley Court 1 Bradenham Close
3 Caine Apartments 16 Wyndham Road London	Flat 6D Langley Court 1 Bradenham Close

33B Southampton Way London
Southwark

13A Parkhouse Street London
Southwark

75 Latimer Beaconsfield Road London

72 Latimer Beaconsfield Road London

113 Latimer Beaconsfield Road London

108 Latimer Beaconsfield Road London

105 Latimer Beaconsfield Road London

102 Latimer Beaconsfield Road London

141 Latimer Beaconsfield Road London

138 Latimer Beaconsfield Road London

135 Latimer Beaconsfield Road London

133 Latimer Beaconsfield Road London

97 Gayhurst Hopwood Road London

94 Gayhurst Hopwood Road London

91 Gayhurst Hopwood Road London

88 Gayhurst Hopwood Road London

5 Rust Square London Southwark

1 Rust Square London Southwark

40 Kitson Road London Southwark

3 Kitson Road London Southwark

24 Kitson Road London Southwark

80 Camberwell Road London Southwark

118 Camberwell Road London
Southwark

164A Camberwell Road London
Southwark

5A Parkhouse Street London Southwark

108 Gayhurst Hopwood Road London

105 Gayhurst Hopwood Road London

102 Gayhurst Hopwood Road London

77 Gayhurst Hopwood Road London

Flat 10 Leslie Prince Court 50-52 New
Church Road

Flat 7 Leslie Prince Court 50-52 New
Church Road

Flat 5 Leslie Prince Court 50-52 New
Church Road

Flat 2 Leslie Prince Court 50-52 New
Church Road

74 Gayhurst Hopwood Road London

68 Gayhurst Hopwood Road London

65 Gayhurst Hopwood Road London

62 Gayhurst Hopwood Road London

160 Gayhurst Hopwood Road London

157 Gayhurst Hopwood Road London

154 Gayhurst Hopwood Road London

151 Gayhurst Hopwood Road London

152 Camberwell Road London
Southwark

114 Camberwell Road London
Southwark

108 Camberwell Road London
Southwark

Flat 12 Danesfield 220 Albany Road

Flat 10 Danesfield 220 Albany Road

Flat 8 Calverton 240 Albany Road

Flat 5 Calverton 240 Albany Road

Flat 30 Calverton 240 Albany Road

Flat 28 Calverton 240 Albany Road

Flat 20 Calverton 240 Albany Road

434 Wendover Thurlow Street London

432 Wendover Thurlow Street London

431 Wendover Thurlow Street London

429 Wendover Thurlow Street London

428 Wendover Thurlow Street London

426 Wendover Thurlow Street London	London
425 Wendover Thurlow Street London	74 Andoversford Court Bibury Close London
423 Wendover Thurlow Street London	72 Andoversford Court Bibury Close London
112 Latimer Beaconsfield Road London	71 Andoversford Court Bibury Close London
111 Latimer Beaconsfield Road London	69 Andoversford Court Bibury Close London
109 Latimer Beaconsfield Road London	54 Andoversford Court Bibury Close London
107 Latimer Beaconsfield Road London	52 Andoversford Court Bibury Close London
106 Latimer Beaconsfield Road London	51 Andoversford Court Bibury Close London
103 Latimer Beaconsfield Road London	49 Andoversford Court Bibury Close London
101 Latimer Beaconsfield Road London	46 Andoversford Court Bibury Close London
100 Latimer Beaconsfield Road London	45 Andoversford Court Bibury Close London
140 Latimer Beaconsfield Road London	31 Andoversford Court Bibury Close London
139 Latimer Beaconsfield Road London	29 Andoversford Court Bibury Close London
136 Latimer Beaconsfield Road London	28 Andoversford Court Bibury Close London
134 Latimer Beaconsfield Road London	Ground Floor 136 Camberwell Road London
80 Ravenstone Bagshot Street London	Flat D 144 Camberwell Road London
78 Ravenstone Bagshot Street London	Flat 13 402 Albany Road London
77 Ravenstone Bagshot Street London	Flat 12 402 Albany Road London
75 Ravenstone Bagshot Street London	Flat 10 402 Albany Road London
74 Ravenstone Bagshot Street London	Flat 9 402 Albany Road London
79 Gayhurst Hopwood Road London	Flat 7 402 Albany Road London
78 Gayhurst Hopwood Road London	Flat 49 Arments Court 392 Albany Road
76 Gayhurst Hopwood Road London	Flat 45 Arments Court 392 Albany Road
75 Gayhurst Hopwood Road London	
73 Gayhurst Hopwood Road London	
70 Gayhurst Hopwood Road London	
69 Gayhurst Hopwood Road London	
32 Ravenstone Bagshot Street London	
30 Ravenstone Bagshot Street London	
12C Boundary Lane London Southwark	
12A Boundary Lane London Southwark	
76 Andoversford Court Bibury Close	

Flat 44 Arments Court 392 Albany Road	Southwark
Flat 42 Arments Court 392 Albany Road	14A Wyndham Road London Southwark
Flat 39 Arments Court 392 Albany Road	9 Harvard Apartments 14 Camberwell Road London
Flat 37 Arments Court 392 Albany Road	8 Harvard Apartments 14 Camberwell Road London
Flat 36 Arments Court 392 Albany Road	7 Harvard Apartments 14 Camberwell Road London
Flat 34 Arments Court 392 Albany Road	10 Marshal Apartments 10 Wyndham Road London
Flat 33 Arments Court 392 Albany Road	9 Marshal Apartments 10 Wyndham Road London
Flat 31 Arments Court 392 Albany Road	8 Marshal Apartments 10 Wyndham Road London
Flat 29 Arments Court 392 Albany Road	7 Marshal Apartments 10 Wyndham Road London
Flat 6C Langley Court 1 Bradenham Close	6 Marshal Apartments 10 Wyndham Road London
Flat 6B Langley Court 1 Bradenham Close	5 Marshal Apartments 10 Wyndham Road London
6 Kitson Road London Southwark	4 Marshal Apartments 10 Wyndham Road London
30 Kitson Road London Southwark	3 Marshal Apartments 10 Wyndham Road London
22 Kitson Road London Southwark	2 Marshal Apartments 10 Wyndham Road London
18 Kitson Road London Southwark	1 Marshal Apartments 10 Wyndham Road London
10 Kitson Road London Southwark	42 Cavendish Apartments 16A Camberwell Road London
42 Addington Square London Southwark	41 Cavendish Apartments 16A Camberwell Road London
9 Addington Square London Southwark	40 Cavendish Apartments 16A Camberwell Road London
10 Addington Square London Southwark	39 Cavendish Apartments 16A Camberwell Road London
37 Urlwin Street London Southwark	38 Cavendish Apartments 16A Camberwell Road London
119 Camberwell Road London Southwark	
141 Camberwell Road London Southwark	
Flat 3 416 Albany Road London	
Flat 2 416 Albany Road London	
Flat 1 416 Albany Road London	
172 Camberwell Road London Southwark	
170 Camberwell Road London Southwark	
168A Camberwell Road London	

37 Cavendish Apartments 16A Camberwell Road London	Flat 16 Arments Court 392 Albany Road
36 Cavendish Apartments 16A Camberwell Road London	Flat 14 Arments Court 392 Albany Road
35 Cavendish Apartments 16A Camberwell Road London	Flat 11 Arments Court 392 Albany Road
34 Cavendish Apartments 16A Camberwell Road London	Flat 8 Arments Court 392 Albany Road
33 Cavendish Apartments 16A Camberwell Road London	Flat 5 Arments Court 392 Albany Road
32 Cavendish Apartments 16A Camberwell Road London	Flat 2 Arments Court 392 Albany Road
31 Cavendish Apartments 16A Camberwell Road London	36 Boundary Lane London Southwark
30 Cavendish Apartments 16A Camberwell Road London	3 John Crane Street London Southwark
29 Cavendish Apartments 16A Camberwell Road London	Flat 19 1A Bethwin Road London
28 Cavendish Apartments 16A Camberwell Road London	Flat 2 Ayres Court 74 New Church Road
27 Cavendish Apartments 16A Camberwell Road London	Flat 43 Arments Court 392 Albany Road
26 Cavendish Apartments 16A Camberwell Road London	Flat 40 Arments Court 392 Albany Road
Flat 18 Calverton 240 Albany Road	Flat 38 Arments Court 392 Albany Road
Flat 16 Calverton 240 Albany Road	Flat 35 Arments Court 392 Albany Road
Flat 13 Calverton 240 Albany Road	Flat 32 Arments Court 392 Albany Road
Flat 10 Calverton 240 Albany Road	Flat 30 Arments Court 392 Albany Road
Flat 8 Emberton 190 Albany Road	Flat 24 Arments Court 392 Albany Road
Flat 6 Emberton 190 Albany Road	Flat 22 Arments Court 392 Albany Road
42 New Church Road London Southwark	Flat 19 Arments Court 392 Albany Road
36 New Church Road London Southwark	Flat 4 120A Camberwell Road London
21A Southampton Way London Southwark	Flat 1 120A Camberwell Road London
15B Southampton Way London Southwark	66 Evelina Mansions New Church Road London
12 Kitson Road London Southwark	63 Evelina Mansions New Church Road London
	60 Evelina Mansions New Church Road London
	56 Evelina Mansions New Church Road London
	54 Evelina Mansions New Church Road London
	Old Library 39 Wells Way London
	Flat 24 Ayres Court 74 New Church Road

Flat 21 Ayres Court 74 New Church Road

Flat 15 Ayres Court 74 New Church Road

Flat 13 Ayres Court 74 New Church Road

Flat 10 Ayres Court 74 New Church Road

Flat 7 Ayres Court 74 New Church Road

Flat 3 74 Camberwell Road London

Flat 9 Danesfield 220 Albany Road

Flat 6 Danesfield 220 Albany Road

Flat 4 Danesfield 220 Albany Road

Flat 16 Gaitskell House Villa Street

Flat 13 Gaitskell House Villa Street

26 Andoversford Court Bibury Close London

23 Andoversford Court Bibury Close London

9 Andoversford Court Bibury Close London

8 Andoversford Court Bibury Close London

6 Andoversford Court Bibury Close London

3 Andoversford Court Bibury Close London

2 Andoversford Court Bibury Close London

Flat 8 282 Chandler Way London

Flat 7 282 Chandler Way London

Flat 5 282 Chandler Way London

Flat 4 282 Chandler Way London

Flat 2 282 Chandler Way London

Flat 1 282 Chandler Way London

278 Chandler Way London Southwark

57 Dragon Road London Southwark

55 Dragon Road London Southwark

53 Dragon Road London Southwark

Flat 8 Downend Court Bibury Close

Flat 7 Downend Court Bibury Close

Flat 5 Downend Court Bibury Close

Flat 4 Downend Court Bibury Close

Flat 2 Downend Court Bibury Close

Flat 16 Downend Court Bibury Close

Flat 14 Downend Court Bibury Close

Flat 13 Downend Court Bibury Close

Flat 10 Downend Court Bibury Close

96 St Georges Way London Southwark

Flat 12 94 St Georges Way London

Flat 10 94 St Georges Way London

Flat 9 94 St Georges Way London

2 Pearse Street London Southwark

2 Watling Street London Southwark

1 Gandolfi Street London Southwark

49 Dragon Road London Southwark

45 Dragon Road London Southwark

39 Dragon Road London Southwark

37 Dragon Road London Southwark

35 Dragon Road London Southwark

29 Dragon Road London Southwark

25 Dragon Road London Southwark

23 Dragon Road London Southwark

21 Dragon Road London Southwark

15 Dragon Road London Southwark

11 Dragon Road London Southwark

20 Dragon Road London Southwark

18 Dragon Road London Southwark

14 Dragon Road London Southwark	3 86 Camberwell Road London
8 Dragon Road London Southwark	Flat B 175 Camberwell Road London
6 Dragon Road London Southwark	Flat A 175 Camberwell Road London
4 Dragon Road London Southwark	25 Cavendish Apartments 16A Camberwell Road London
Flat 4 88 St Georges Way London	24 Cavendish Apartments 16A Camberwell Road London
84 St Georges Way London Southwark	23 Cavendish Apartments 16A Camberwell Road London
Flat 12 82 St Georges Way London	22 Cavendish Apartments 16A Camberwell Road London
Flat 28 Arments Court 392 Albany Road	54 Addington Square London Southwark
Flat 25 Arments Court 392 Albany Road	Flat 6 134 Camberwell Road London
Flat 21 Arments Court 392 Albany Road	Flat 5 134 Camberwell Road London
Flat 20 Arments Court 392 Albany Road	Flat 4 134 Camberwell Road London
Flat 18 Arments Court 392 Albany Road	Flat 3 134 Camberwell Road London
Flat 17 Arments Court 392 Albany Road	Flat 2 134 Camberwell Road London
Flat 15 Arments Court 392 Albany Road	Flat 1 134 Camberwell Road London
Flat 13 Arments Court 392 Albany Road	134 Camberwell Road London Southwark
Flat 12 Arments Court 392 Albany Road	Unit 1 76-78 Camberwell Road London
Flat 10 Arments Court 392 Albany Road	Unit 1A 76-78 Camberwell Road London
The Arts Centre Chumleigh Street London	Unit 2 76-78 Camberwell Road London
Clubhouse Chumleigh Street London	Unit 3 76-78 Camberwell Road London
Almshouse South Chumleigh Street London	Unit 4 76-78 Camberwell Road London
20 86 Camberwell Road London	Unit 5 76-78 Camberwell Road London
19 86 Camberwell Road London	Unit 6 76-78 Camberwell Road London
17 86 Camberwell Road London	Unit 7 76-78 Camberwell Road London
16 86 Camberwell Road London	Unit 8 76-78 Camberwell Road London
14 86 Camberwell Road London	Unit 9 76-78 Camberwell Road London
11 86 Camberwell Road London	Unit 10 76-78 Camberwell Road London
10 86 Camberwell Road London	Unit 11 76-78 Camberwell Road London
7 86 Camberwell Road London	Unit 12 76-78 Camberwell Road London
6 86 Camberwell Road London	
4 86 Camberwell Road London	

Unit 13 76-78 Camberwell Road London	Flat 11 Gaitskell House Villa Street
Unit 14 76-78 Camberwell Road London	Flat 8 Gaitskell House Villa Street
Se17working C I C 285 - 287 Albany Road London	Flat 5 Gaitskell House Villa Street
8 Addington Square London Southwark	11D Addington Square London Southwark
8 Sears Street London Southwark	37 Southampton Way London Southwark
Flat 41 Arments Court 392 Albany Road	271 Wendover Thurlow Street London
Flat 23 Arments Court 392 Albany Road	268 Wendover Thurlow Street London
17 Dragon Road London Southwark	265 Wendover Thurlow Street London
92 St Georges Way London Southwark	81 Ravenstone Bagshot Street London
338 Wendover Thurlow Street London	79 Ravenstone Bagshot Street London
322 Wendover Thurlow Street London	73 Ravenstone Bagshot Street London
Flat 30 55 Wells Way London	15-19 Parkhouse Street London Southwark
Flat 5 84 Camberwell Road London	48 Addington Square London Southwark
Flat 70 64 St Georges Way London	1 New Church Road London Southwark
Flat 5 116 Camberwell Road London	53 Addington Square London Southwark
Flat 9 55 Wells Way London	202 Albany Road London Southwark
155 Camberwell Road London Southwark	163A Camberwell Road London Southwark
5A Addington Square London Southwark	Flat 18 Gaitskell House Villa Street
7 New Church Road London Southwark	5A Albany Mews London Southwark
Flat 55 Wallington Court 6 Harcourt Street	7 Albany Mews London Southwark
Flat 56 Wallington Court 6 Harcourt Street	143 Camberwell Road London Southwark
Flat 57 Wallington Court 6 Harcourt Street	51 Addington Square London Southwark
Flat 58 Wallington Court 6 Harcourt Street	4 Addington Square London Southwark
Flat 59 Wallington Court 6 Harcourt Street	19 Addington Square London Southwark
Flat 60 Wallington Court 6 Harcourt Street	14 Addington Square London Southwark
Flat 61 Wallington Court 6 Harcourt Street	297 Wendover Thurlow Street London
	294 Wendover Thurlow Street London
	291 Wendover Thurlow Street London
	283 Wendover Thurlow Street London

280 Wendover Thurlow Street London
277 Wendover Thurlow Street London
274 Wendover Thurlow Street London
84 Latimer Beaconsfield Road London
81 Latimer Beaconsfield Road London
85 Gayhurst Hopwood Road London
82 Gayhurst Hopwood Road London
144 Gayhurst Hopwood Road London
138 Gayhurst Hopwood Road London
135 Gayhurst Hopwood Road London
132 Gayhurst Hopwood Road London
129 Gayhurst Hopwood Road London
126 Gayhurst Hopwood Road London
123 Gayhurst Hopwood Road London

120 Gayhurst Hopwood Road London
117 Gayhurst Hopwood Road London
114 Gayhurst Hopwood Road London
111 Gayhurst Hopwood Road London
25-33 Parkhouse Street London
Southwark
12 Evelina Mansions New Church Road
London
10 Evelina Mansions New Church Road
London
71 Evelina Mansions New Church Road
London
68 Evelina Mansions New Church Road
London

APPENDIX 5

Consultation responses received

Internal services:

Ecology

Environmental Protection

Urban Forester

Neighbour and local groups consulted:

40 Addington Square London SE5 7LB

39 Addington Square London Se57LB

19 Addington Square London SE5 7JZ

Flat 2 63 Wells Way London

38 Kitson Road London SE5 7LF

4A Fransfield Grove London SE26 6BA

Flat 12 St. Georges Church 55 Wells Way London

Flat 16 Ayres Court 74 New Church Road

25 St Georges Church 55 Wells Way London

9 Addington Square London LONDON

400 Albany road, London SE5 0DJ

Addington Square And Area Residents' Association (ASRA)

FLAT 13 55 WELLS WAY LONDON SE5 7TW

16 Ayres Court 74 New Church Road London

16 Addington Sq Southwark London

2a addington Square London SE5 7JZ

39 Addington Square London Se57lb

2a addington Square London se5 7jz

22 ARMENTS court London Se50DF

10 Addington Square London SE%7JZ

14 Addington Square London SE5 7JZ

2a addington Square london se5 7jz

19 Addington Square London SE5 7JZ

33 Addington Square LONDON SE5 7LB

38 LAXLEY CLOSE LONDON se5 0yp

14 Addington Square London London

Flat 9 1C Bethwin Road Camberwell SE5 0SG

1 Leslie Prince Ct New Church Rd Camberwell

34 Addington Square London SE5 7LB SE5 7LB

35 Addington Square London SE57LB

41 Siverthorne Loft Apartments 400 Albany Rd London

7, Addington Square - London

40 Addington Square Camberwel

Camberwell London
35 Addington Square London SE5 7LB

Flat 24 Hambling Court 42 Southampton
Way London

APPENDIX 6

Noise Conditions for Open Air Events in Southwark

Noise Conditions for Open Air Events in Southwark

These conditions should be considered for open-air events, or events where residents or noise sensitive buildings are in close proximity to the event necessitating noise control over the event.

Event size	No. of Attendees
Small	up to 500
Large (1)	up to 2000
Large (2)	up to 4000
Large (3)	up to 6000
Large (4)	up to 8000

Small and Large 1 Events

1. The organiser shall ensure that all requests from the Council's noise team are complied with.
2. Details of two contact telephone numbers including a mobile telephone number permanently manned during performances are to be made available to Council Officers prior to the events.
3. Regular checks are to be carried out at the nearest sound sensitive locations to the event (eg. houses, residential homes, churches) to monitor the noise and ensure that reasonable noise levels are not exceeded.
4. If the event is considered by the council's events team to have significant noise impact, the organiser may be required to adhere to some or all of the conditions for larger events as set out in the section below.

Large 2, 3 and 4 events

1. The organiser will be required to employ a noise control consultant who shall carry out a sound test prior to the event of the sound sources. The sound tests should be conducted from the nearest residential premises.
2. The organiser shall ensure that all requests from the Council's Environmental Health and Trading Standards Business Unit officers are complied with.

3. Details of two contact telephone numbers including a mobile telephone number permanently manned during performances are to be made available to Council Officers prior to the events.
4. At least one week prior to the beginning of the event a leaflet drop is to be made to households in the immediate area. The leaflet is to include a description of each performance, and contact telephone numbers.
5. That the organiser conforms with the Code of Practice on Environmental Noise Control at Concerts, The Noise Council 1995
6. From the Code, the music noise levels (MNL) measured or predicted at 1m from the façade of noise sensitive premises shall not;
 - a. *exceed 65dB(a) over a 15 minute period, or
 - b. *exceed the background noise level¹ by more than 15dB(A) over a 15 minute period
7. Regular checks are to be carried out at the nearest sound sensitive locations to the event (eg. houses, residential homes, churches) to monitor the noise and ensure that the limit set is not exceeded.
8. All sound equipment on site shall be controlled by the noise control consultant.
9. No additional sound equipment shall be used on site without the prior agreement of the Council's Noise Team and the noise control consultant.
10. The appointed noise control consultant shall continually monitor noise levels at the sound mixer position and advise the sound engineer accordingly to ensure that the noise limits are not exceeded. The Council shall have access to the results of the noise monitoring at any time.

*Note that 6.1 applies for venues that hold 1-3 days of events per calendar year, 6.2 applies to venues that hold 4-12 days of events per calendar year. This is not the number of days of any particular event but is an accumulation of all the days of all the events at one particular venue.

**PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN)
MUNICIPAL YEAR 2022-23**

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: Email Beverley.olamijulo@southwark.gov.uk

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	By email
Councillor Emily Tester (Vice-chair)	1		
Councillor Esme Hicks	1		
Councillor Emily Hickson	1	Communications	By email
Councillor Adam Hood	1	Louise Neilan, media manager	
Councillor Richard Livingstone	1		
Councillor Sandra Rhule	1		
		Total:	13
(Reserves to receive electronic versions only)			
Councillor Sam Dalton		Dated: 20 February 2023	
Councillor Sabina Emmanuel			
Councillor Victoria Mills			
Councillor Charlie Smith			
Councillor Victor Chamberlain			
Officers			
Beverley Olamijulo (spare copies)			
Constitutional Officer, Hub 2 (Second Floor), Tooley Street	3		
Philippa Brown / Affie Demetriou			By email
Alex Gillott /Nagla Stevens, Legal Services, Hub 2 (Second Floor), Tooley Street	1		