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Item No. 7.2	Classification: Open	Date: 21 September 2022	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 22/AP/2071 for: Full Planning Application Address: MARLBOROUGH PLAYGROUND, 11-25 UNION STREET, SOUTHWARK LONDON, SE1 1SD Proposal: Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access. This application is a DEPARTURE APPLICATION: The proposed development is a departure from Policy P57 (Open Space) of the Southwark Plan (2022).		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning and Growth		
Application Start Date: 05/07/2022		PPA Expiry Date: 07/10/2022	
Earliest Decision Date: 02/09/2022			

RECOMMENDATION

1. That planning permission be granted subject to conditions and a S106 legal agreement.
2. That in the event that a legal agreement is not signed by 31 March 2023 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 78 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is approximately 0.35Ha and is located along Union Street. The existing site is designated as Borough Open Land (BOL) as it is an area of local importance to Southwark, is a clear distinguishable open space and provides good public access. Some of the existing facilities on-site include multi-sports game areas, an all-weather sports pitch, basketball and table tennis areas and a beach volleyball court.

4. Existing site layout plan



5. Other site designations include

- Area Vision – Bankside and the Borough
- Article 4 Part 20 – Demolition and construction of new dwellings
- Article 4 CAZ
- Article 4 Town Centre – SF4
- Air Quality Management Area (AQMA)
- Archaeological Priority Zone (APZ) – Borough, Bermondsey and Rivers
- Business Improvement District (BID) – Better Bankside
- Borough Open Land (BOL)
- Central Activity Zone (CAZ)
- Conservation Area – Borough High Street
- District Town Centre – Bankside and Borough District Town Centre
- Environment Agency Flood Zone – Flood Zone 2 & 3
- London View Management Framework (LVMF) – Alexandra Palace viewing terrace to St Paul's Cathedral
- Opportunity Area – Bankside, Borough and London Bridge Opportunity Area
- Smoke Control Zone

Details of proposal

6. Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access.

Other important features

- Two storey building with undercroft (allowing access from Union Street into Marlborough Playground)
- Maximum height: 8-9m
- Ground floor footprint 220sqm GEA (approximately 6.6% of the site area), overall 278sqm GIA
- Ground floor area includes: community café, toilets and ancillary storage
- First floor area includes: two exercise studios, one outdoor exercise space office, viewing deck and spectator seating (pavilion area at first floor)

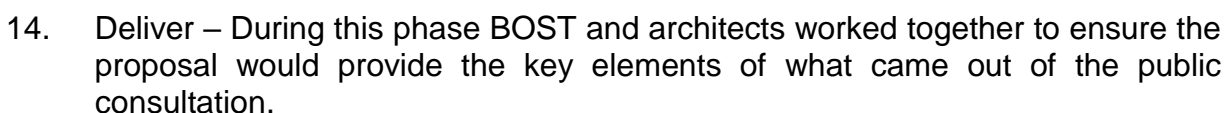
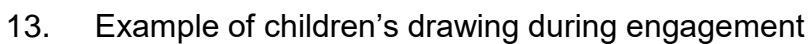
Vision and context

7. The applicant Bankside Open Spaces Trust (BOST) have ensured the project remains focussed on the needs of the community and centred around the public health agenda. Eight primary schools (c.3000 pupils) are within walking distance of Marlborough Playground and children are the biggest users of space. This has informed the overall vision of the proposal, including the types of facilities and programmes needed to create an environment where it is easier to eat well, exercise more, develop a love for sports and establish healthy eating practices.
8. The facilities and services offered would be freely available to school pupils, other children and young people. This would be achieved by the commercial renting out of the facilities at peak times, subsidising the use of the playground for other groups.
9. An extensive public consultation took place, including engagement from various stakeholders. BOST structured the community engagement exercises into three stages:
 - a) Discover
 - b) Development and
 - c) Deliver.
10. Discover – During this phase it was concluded that 77% of respondents wished to see further facilities provided at Marlborough. In order of popularity this included:
 - 80% permanent toilets
 - 65% further seating (included covered)
 - 60% café
 - 50% more plants and greenery
 - 40% indoor facilities (e.g. Tai Chi and Qi Gong)

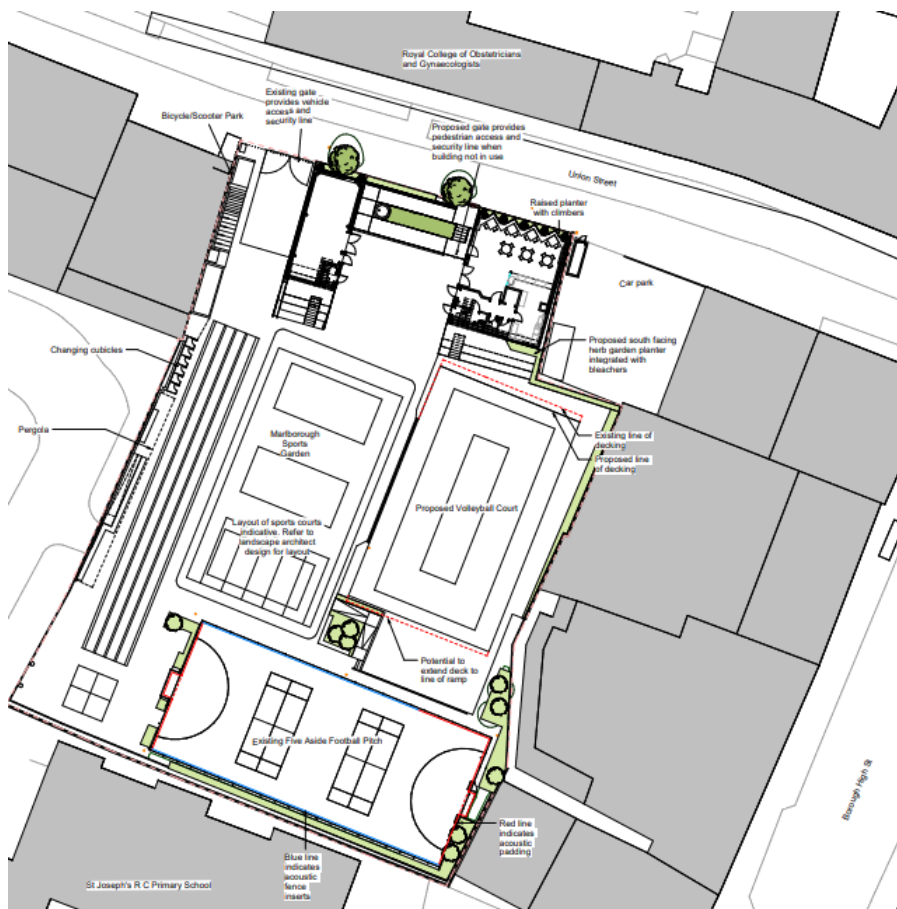
These desires were then taken to the Development phase of engagement.

11. **Development** – During this phase, indicative designs were presented as only initial and open to feedback in order to change if desired. Children and adults were encouraged to provide feedback and this was conducted using various

12. Presentation board presented to members of the public



15. Proposed site plan



Consultation responses from members of the public and local groups

16. 30 contributions were received, 12 objections and 18 in support of the development. Summarised below are the material planning considerations raised by members of the public.
17. Objections (12)
 - Negative impact upon conservation area, increased noise disturbance would cause pollution for residents, principle of development is inappropriate as departure from plan, poor quality design, significant reduction in open space harms openness, development would reduce accessibility for public not increase it.
18. Supportive (18)
 - Enhanced facilities for community to use, would increase accessibility for children and vulnerable adults wishing to use open space, facilities would be upgrade to shipping containers/portaloos cabins, good quality design provides inclusivity, functioning would increase community engagement with BOST.

19. A site visit was carried out by the Case Officer with residents who objected to the application. This was to ensure key issues residents raised were understood in context and real time. The on-site meeting with helpful in emphasising the issues residents had concerns with (listed in section 14). As part of the assessment of this application, the LPA have ensured suitable mitigation to some of the issues raised which have now been included as part of the proposed development.

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

20. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. This site history is found in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

21. The main issues to be considered in respect of this application are:
- Principle of development on Borough Open Land
 - Design and impact upon the character and appearance of Borough High Street and Union Street conservation areas
 - Impact of the proposed development on amenity of adjoining occupiers
 - Transport and highways
 - Ecology and biodiversity
 - Archaeological matters
 - Planning obligations (S106)
 - Mayoral and Borough Community Infrastructure Levy
 - Consultation responses and community engagement
 - Equalities impact and human rights
22. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

23. 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.

24. 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

25. 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. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of development on Borough Open Land

26. The London Plan (2021) Policy G4 (Open Space) affords Borough Open Land (identified of a similar size, scale and use to Marlborough Playground) protection from inappropriate development. Furthermore, Policy P57 (Open Space) of the Southwark Plan (2022) states that:

“Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL) unless in exceptional circumstances when:

1. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect it is openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sports or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with it is MOL function; or
 2. 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
 3. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces”.
27. The principal of healthy sporting facilities and activities would continue which is supported, although the provision of a community café and indoor recreational studios would not represent ancillary on-site facilities. Whilst it is acknowledged that café facilities are located on other open spaces in London and around the Borough, this development is not comparable to other larger open spaces. This development therefore represents a departure from Policy P57 of the Southwark Plan (2022). However it would provide other notable benefits to the community. This would include employment opportunities from the community café and increased accessibility of use of the indoor and outdoor facilities at heavily subsidised or free rates. Overall given the balance of benefits and how policies P45 (Healthy developments) and P47 (Community Uses) of the Southwark Plan (2022) encourage this form of development, the proposal is considered to generate benefit for residents – and as such the principal of development is supported.

Design and impact upon the character and appearance of Borough High Street and Union Street conservation areas

Context

28. The proposals include a building structure designed to make best use of the site and provide facilities for the users of the sports garden. The design is a two storey structure which seeks to provide a positive frontage to Union Street creating a gateway and a street presence to the playing pitches beyond. The sculptural and lively architectural qualities of the building and of the proposed landscaping and boundary treatments including railings, signage and windows facing the street would create a place of enjoyment in the street, and be a positive feature within the street scene.
29. Indicative image of proposed building front



30. Indicative image of proposed building back



31. The materials, using reclaimed brick and weathered steel, plus colour panels and corrugated metal draw elements of traditional building materials found locally, while providing visual interest and urban texture with colour and light enlivening the building. Planting softens the street elevation. Subject to external material samples and landscape design being controlled by pre-commencement conditions, the proposals would meet the requirements of P13 Design of Places and P14 Design Quality of the Southwark Plan 2022.

Union Street conservation area

32. The site lies adjacent to the Union Street conservation area. The adopted Conservation Area Appraisal details the sub areas within this zone. The Site lies within Sub Area 4, which describes Union Street as "a relatively quiet, narrow street with a sense of enclosure created by the Predominately three storey buildings set at the back edge of pavement. Flat Iron Square and trees within it form a focal point at the western end of this section of the street. The street has varied character deriving from the differing ages and types of buildings along its length. The three storey early-mid nineteenth century terraces at either end of the street are more domestic in scale and scale compared to the larger and more decorative later nineteenth century community buildings around the junction of Union Street with Redcross Way. There is however, generally a degree of continuity in the repetition of vertically proportioned windows along the street. Properties are predominately parapet-fronted, despite some variation in the numbers of storeys there is consistency in the heights of buildings at parapet/eaves level.
33. The Conservation Area Appraisal identifies sites within and adjacent to the conservation area that would benefit from sensitive enhancement. The application site is specifically mentioned, and described as an "unsightly industrial site with open metal railings fronting Union Street". This view is experienced in short and medium views on approaching the conservation area from the east and exiting it from the west. The site itself contributes little understanding to the significance of the conservation area. The significance of the conservation area, through change within its setting would be improved by the proposals of this development, and in this respect, the application would meet the requirements of P20 Conservation Areas of the Southwark Plan 2022

Borough High Street conservation area

34. The site lies outside the Borough High Street conservation area, but it immediately borders the Union Street frontage which is in the Borough High Street conservation area and close enough to effect its significance by change within its setting. The Borough High Street Conservation Area Appraisal describes properties on the west side of Borough High Street and north of Union Street (opposite the Site) as still showing "the burgage plot layout, including several listed buildings, many of which have later facades to much earlier plans". The appraisal refers to the linear character of Borough High Street creating contained vistas rather than broad prospects, although some open up at street intersections. In addition there are glimpses into alleys and yards off the High Street. This network of spaces is historic and is of significance to the conservation area.
35. The openness and expanse of the current play area on-site is due to later 20th century changes to the space through WWII bombing, post war clearance and shelter/subway access. This remains the predominant feature of the character of the application site. Any appreciation and understanding of how the site was used pre-Second World War has been obliterated with little reference to built form.

Listed heritage assets

36. In terms of setting of listed buildings the closest designated building, approx. 15m to the west, is no 31-37 Union Street. A terrace of 18th century townhouses which front the street and high quality timber shopfronts at ground floor. Primarily their significance lies in their composition and intactness as a good example of classically designed townhouses from the Georgian expansion of Borough. They all have large rear extensions, dating from the Victorian period with some structures and fabric naturally superseded over the years. Their settings have been altered throughout history and now they form part of a wide rich urban fabric; of which amongst other similar scaled buildings, the site contributes to.
37. The proposed development, owing to its subservient scale and design would not alter this street experience of the grade II listed buildings to the extent that there would be harm to their significance. 31-37 Union Street would remain readable as a terrace of Georgian townhouses, within a varied and close knit urban setting. Overall the impact here would be neutral.
38. Kent House in Maidstone Buildings, a grade II listed series of hop warehouses is located approx. 80m to the north of the site. The buildings primary significance is as a converted warehouse dating from the 19th century when hops were a substantial part of the local trade and economy in Borough. The buildings primary aspect is the narrow Maidstone Buildings yard, an enclosed space formed from the historic street and yard network in the Borough High Street conservation area.
39. The proposed development owing to its distance and scale would not impact on the significance of this Grade II listed building. In conclusion with regards to listed buildings, the proposals would preserve the significance of the assets and comply with P20 Listed buildings and structures of the Southwark Plan 2022.

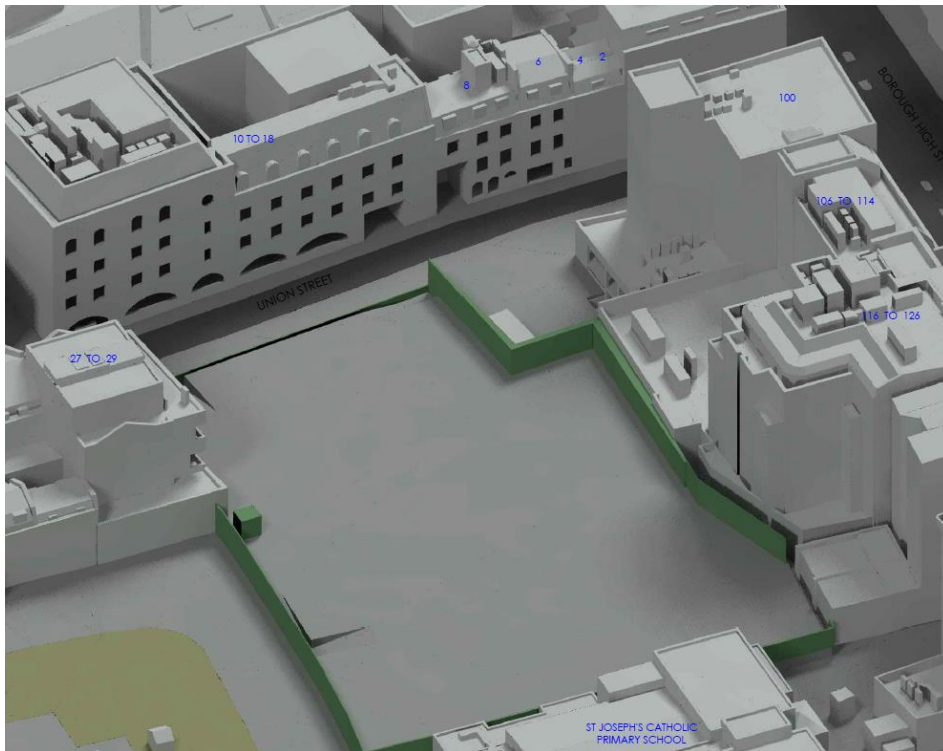
Impact of the proposed development on amenity of adjoining occupiers

Daylight and sunlight

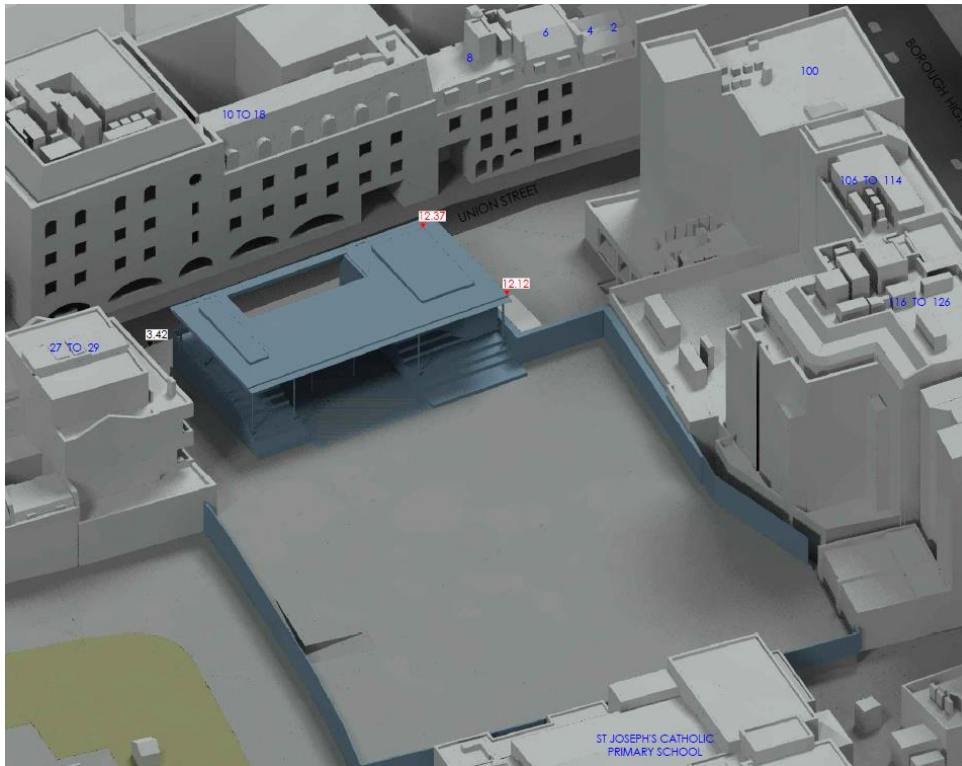
40. There is no specific national planning policy related to such matters however, the BRE Report "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (June 2022) is an established guidance document detailing industry standards considered appropriate for urban development analysis.
41. The two main measures to assess the impact of daylight from the development are VSC (Vertical Sky Component) and NSL (No Skyline). However no NSL measures have been provided as part of this Daylight and Sunlight Assessment.
42. 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.

43. 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.
44. The neighbours most impacted from the development are:
- 6 Union Street (residential)
 - 8 Union Street (commercial)
 - 10 – 18 Union Street (commercial)
 - 100 Alpha House (commercial)
 - 27-29 Union Street (commercial)
45. Existing site 3D



46. Proposed site 3D



47. 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. Non-domestic 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.

48. 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.

49. 6 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
6	6	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
3	3	100	0	0	0

50. 8 Union Street

Vertical Sky Component (VSC – Daylight)

Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
10	10	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
5	5	100	0	0	0

51. 10 – 18 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
31	28	90	3	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
19	19	100	0	0	0

52. 100 Alpha House

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
7	7	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
2	2	100	0	0	0

53. 27 – 29 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
12	12	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
8	8	100	0	0	0

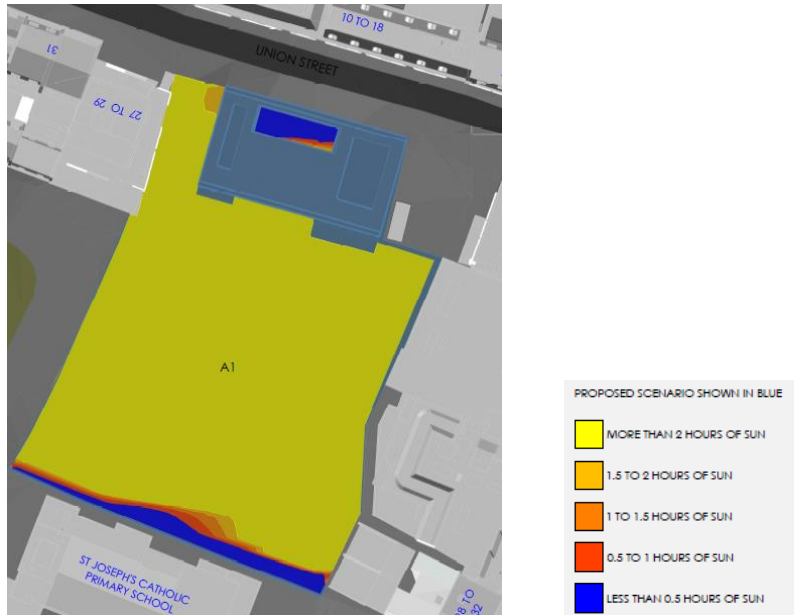
54. Overall in terms of daylight and sunlight, the proposed development would not harm the light amenity of neighbours and the development is in compliance with the BRE guidelines on daylight and sunlight.

Overshadowing - sunlight amenity to open spaces within and surrounding the site

55. The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21 March (based upon March equinox – approximate date of

when the sun crosses the celestial equator). If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place.

56. From the surveys undertaken, 91% of the playground area would receive more than 2 hours of sunlight, meeting BRE guidance.



Noise and vibration

57. The Noise Policy Statement for England (NPSE) applies to all forms of noise including environmental noise, neighbour noise and neighbourhood noise but does not apply to noise in the workplace. The Government recognises that the effective management of noise requires a co-ordinated and long-term approach that encompasses many aspects of modern society.
58. 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.
59. The BS4142 states that if the noise level is 10dB or higher than the existing background sound level, it is likely to be an indication of significant adverse impact. If the level is 5dB or above the existing background sound level, it is likely to an adverse impact. If the level does not exceed the background level, it is an indication of low impact.
60. 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.
61. Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022) states that development within designated open space should be designed to protect or enhance the positive aspects of the acoustic environment. The proposal includes details of sound reduction measures which include rubber mountings for fences and padded inner linings to cages. These measures are likely to produce a sound reduction of between 8dB – 15dB, which is a significant improvement over existing conditions. The requirement of quilted blanket lining is recommended to be secured through a pre-commencement condition.
62. The Acoustic Survey submitted provides the results of two conducted assessments on Thursday 10 February and Monday 14 February. This identified the noise levels of existing sports activities are currently high, with the sound levels comprising of ball strikes and shouting. Whilst the proposed scheme is unlikely to make this worse, the proposed development provides a good opportunity to include mitigation measures to limit these loud noise instances and frequencies.

63. Example image of quilt blanket (padded lining)



64. As part of the development, a new running track and hardcourt is proposed – the surface would be a Polymeric Type 4 surface, which is a shock absorbing material rather than the existing tarmac. This is also likely to contribute to a small reduction in sound level emissions.
65. Whilst it is acknowledged that noise is an existing issue on site, the development is unlikely to exacerbate noise to a detrimental degree for neighbouring amenity. The development provides good opportunity to include noise reduction mitigation which is supported. It would also allow a full-time presence of BOST on-site to help manage activities by:
- Responding to neighbouring complaints directly
 - Monitor and respond to any anti-social behaviour
 - Enforce neighbourly behaviour and community engagement

Transport and highways

66. The application site has a PTAL score of 6b, which demonstrates excellent connectivity to TfL transport services. It is also located within the Bankside (C1) Controlled Parking Zone, which operates 08:00 – 23:00 Monday to Sunday [inclusive of Bank Holidays] and on the border with the Borough (C2) Controlled Parking Zone which operates 08:30 – 18:30 Monday to Friday. The proposal also includes ramp DDA access which is supported to increase accessibility.

Cycle parking

67. The cycle parking proposed is located along the north eastern area of the site. Up to 48 cycle parking spaces are proposed, this would include parking for staff who work on-site. The council's preferred parking are Sheffield stands and it is recommended details of this be secured through an above grade condition.

Refuse storage

68. Unlike waste guidance for residential developments, the council does not have waste guidance for commercial schemes. The development includes 8 x 140 litre bins and 2 x 240 litre bins within the café space for food, general waste, recycling. This refuse provision however have not been illustrated on plans and therefore it is recommended further details are sought through an above grade condition.

Servicing and delivery

69. The operation on site is expected to have a delivery frequency of up to 21 per week, although this is not expected to occur every week. The site management team will be responsible for overseeing servicing and delivery operations on site. Whilst a Servicing and Delivery Plan has been provided, further details of this through an above grade condition is recommended.

Highway matters

70. 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

71. Given the sensitive context of the site, a Construction Management Plan and Construction Logistics Plan shall be required to ensure health, safety and impacts from deliveries and servicing does not cause pollution or unreasonable disturbance during the construction phase. This is to be secure by way of two pre-commencement conditions.

Ecology, biodiversity and landscaping

Ecology and biodiversity

72. The existing site is of limited (bio)ecological value, and new planting and a biodiverse roof would provide good opportunity for biodiversity net-gain. It is also advised to include nesting boxes-bricks and invertebrate features into the development, which have been recommended to be attached as conditions.

Landscaping

73. The proposal includes planting across the site, whilst limited details have been received it is recommended that a landscaping plan condition be attached to request further details and clarity over this. In principal the inclusion of such features is supported and represents good opportunity to provide greenery on-site.

Archaeological matters

74. The Archaeological desk-based assessment presents a clear picture of the surrounding area, from historical data and from uniform results captured from borehole investigations. The application also details a piling strategy with cast in

situ piles. The proposed development would have a limited impact upon any potential archaeology, the piling caps founded (due to proposed depths) would be above any potential archaeology levels to impact. As such due to the programme of works, no special archaeological mitigation is necessary.

Planning obligations (S.106 agreement)

75. 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.

76. 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.

77.

Planning Obligation	Applicant Position
Employment opportunities from community café	Principally agreed.
Free and heavily subsidised use of facilities for residents, children and those of low income households	Principally agreed.

78. In the event that an agreement has not been completed by 31 March 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 public accessibility (for classes) 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).

Mayoral and Borough community infrastructure levy (CIL)

79. 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. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
80. The site is located within Southwark CIL Zone 2, and MCIL2 Central London zone. Based on the GIA measurements obtained from the proposed floor plans, the gross amount of CIL is approximately £74,398.08. It should be noted that this is an estimate, and floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured.
81. This figure is an estimate only, and would be calculated in more detail when CIL Additional Information and Assumption of Liability forms are submitted prior to implementation.

Community involvement and engagement

82. 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 a influence into the final design, amenities and activities of what a future playground may include. A full report of Community Engagement has also been provided with Appendix 15 of the submitted Design and Access Statement.

Community impact and equalities assessment

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

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

84. 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.

85. 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

86. 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.
87. This application has the legitimate aim of development. 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

88. 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.
89. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

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

CONCLUSION

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

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Relevant planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Zaib Khan, Senior Planner		
Version	Final		
Dated	8 September 2022		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director of Finance and Governance		No	No
Strategic Director of Environment and Leisure		No	No
Strategic Director of Housing and Modernisation		No	No
Date final report sent to Constitutional Team			8 September 2022

RECOMMENDATION (DRAFT DECISION NOTICE)

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 Daniel Bianchi Cullinan Studio	Reg. Number	22/AP/2071
Application Type	Minor application		
Recommendation	GRANT permission	Case Number	1140-N

Draft of Decision Notice

Planning permission is **GRANTED** for the following development:

Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access.

This application is a DEPARTURE APPLICATION: The proposed development is a departure from Policy P57 (Open Space) of the Southwark Plan (2022).

Marlborough Playground 11 -25 Union Street London Southwark

In accordance with application received on 13 June 2022

Time limit for implementing this permission and the approved plans

1. Development shall be carried out in accordance with the approved plans:

- MSG-CS-ZZ-00-DR-A-0200 REV 1 GROUND FLOOR PLAN
- MSG-CS-ZZ-00-DR-A-0201 REV 1 FIRST FLOOR PLAN
- MSG-CS-ZZ-RF-DR-A-0202 REV 1 ROOF PLAN - PROPOSED
- MSG-CS-ZZ-ZZ-DR-A-0501 REV 1 SHORT SECTIONS (SHEET 1)

- MSG-CS-ZZ-ZZ-DR-A-0502 REV 1 SHORT SECTIONS (SHEET 2)
- MSG-CS-ZZ-ZZ-DR-A-0601 REV 1 EAST AND WEST ELEVATIONS
- MSG-CS-ZZ-ZZ-DR-A-0605 REV 1 UNION STREET PROPOSED ELEVATION STUDY
- MSG-CS-ZZ-ZZ-ZZ-A-0500 REV 1 LONG SECTIONS – PROPOSED
- MSG-CS-ZZ-ZZ-ZZ-A-0600 REV 1 NORTH AND SOUTH ELEVATIONS
- MSG-CS-ZZ-ZZ-ZZ-A-0602 REV 1 CO-ORDINATION SECTION

Reason: for avoidance of doubt and proper planning.

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

Reason:

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

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

3. ACOUSTIC QUILTED BLANKETS

Prior to the commencement of use of the MUGA, details of the noise mitigation measures in the form of Acoustic Quilted Blankets shall be provided and approved by the Local Planning Authority. The Acoustic Quilted Blankets shall thereafter be retained and shall not be removed without the prior written consent of the Local Planning Authority.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); policy D14 (Noise) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;

- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2019); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

5. The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.i) 1m² sample panel of brickwork, mortar and pointing ii) Brick for the repairs iii) Stucco repairs and repainting[add/delete as required] Reason:In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P21 Conservation of the historic environment and natural heritage, P20 Conservation areas, P19 Listed buildings and structures, P13: Design of places; P14: Design quality and P15: Residential design of the Southwark Plan (2022).
6. Details of Swift nesting boxes / bricks 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 6 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)

7. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be: * biodiversity based with extensive substrate base (depth 80-150mm); * laid out in accordance with agreed plans; and * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage). The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. 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).

8. 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 and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the 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).

9. 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).

10. ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

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

11. SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason: To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

12. Details of bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels 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 Bee bricks and/or invertebrate hotels 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 invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022.

13. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic and/or commercial refuse (whichever is applicable) 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) and Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the 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 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 D14 Noise
- Policy S5 Sports and recreation facilities
- Policy HC1 Heritage conservation and growth
- Policy G4 Open Space
- Policy G5 Urban greening
- 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 P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P23 Archaeology
- Policy P45 Healthy developments
- Policy P47 Community uses
- Policy P53 Cycling
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

RELEVANT PLANNING HISTORY

Reference and Proposal	Status
12/AP/2931 Installation of a beach volleyball court, freestanding football pitch with two generator powered lights, spectator area decking, equipment storage shed, portable toilets and installation of perimeter fencing including partial replacement of existing brick wall.	Granted 05/12/2012
13/AP/1066 Temporary installation of a modified shipping container (a 'GrowUp Box') with greenhouse above to demonstrate sustainable urban farming methods.	20/06/2013
15/AP/4732 Alterations to site levels and refurbishment of current open space to provide new sports facilities with additional lighting and seating areas and replacement planting.	Granted 08/04/2016
16/AP/3908 Non Material Amendments to planning permission 15/AP/4732 granted for "Alterations to site levels and refurbishment of current open space to provide new sports facilities with additional lighting and seating areas and replacement planting" to amend the fencing system to astroturf pitch from 4m height with roof net to 5m height with roof net and to amend the drainage design from rainwater harvesting to attenuation tank.	Agreed 17/11/2016
17/AP/0389 Construction of a new vehicular ramped access to Marlborough Sports Garden from Union Street to include the instatement of new gates	Granted 27/03/2017

CONSULTATION UNDERTAKEN

Site notice date: 04/08/2022

Press notice date: 11/08/2022

Case officer site visit date: 25/08/2022

Neighbour consultation letters sent: 06/09/2022

Internal services consulted

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Section 106 Team

Flood Risk Management & Urban Drainage

Waste Management

Community Infrastructure Levy Team

Neighbour and local groups consulted:

10-18 Union Street London Southwark

Fifth Floor Alpha House 100 Borough High Street

Third Floor Flat 6 Union Street London

Room 14A First Floor Alpha House 100 Borough High Street

2 Bridgegate House 116-118 Borough High Street London

92 Borough High Street London Southwark

Room 21 Second Floor Alpha House 100 Borough High Street

First Floor Flat 31 Union Street London

88A Borough High Street London Southwark
14 Bridgegate House 116-118 Borough High Street London
1 Bridgegate House 116-118 Borough High Street London
Room B2 Basement Alpha House 100 Borough High Street
Flat 3 92 Borough High Street London
Room 14B First Floor Alpha House 100 Borough High Street
Basement And Ground Floor 6 Union Street London
Flat 2 31 Union Street London
Flat 7 88 Borough High Street London
37A Union Street London Southwark
Flat 7 Maple Building 128-132 Borough High Street
Kitchen Basement Alpha House 100 Borough High Street
Third Floor 150-154 Borough High Street London
Basement And Ground Floor 31 Union Street London
Room 55 Fifth Floor Alpha House 100 Borough High Street
Basement And Ground Floor Sterling House 33 Union Street
Part Fifth Floor Maya House 134-138 Borough High Street
12 Bridgegate House 116-118 Borough High Street London
Flat E Sterling House 33 Union Street
Room G4 Ground Floor Alpha House 100 Borough High Street
Flat 5 Maple Building 128-132 Borough High Street
27-29 Union Street London Southwark
Room 46 Fourth Floor Alpha House 100 Borough High Street
Room 56 Fifth Floor Alpha House 100 Borough High Street
Room 51 Fifth Floor Alpha House 100 Borough High Street
Room 30 Third Floor Alpha House 100 Borough High Street
First Floor Maya House 134-138 Borough High Street
Room 23 Second Floor Alpha House 100 Borough High Street
Room 22 Second Floor Alpha House 100 Borough High Street
Monopoly Mortgages Ltd Alpha House 100 Borough High Street
Second Floor 150-154 Borough High Street London
First Floor Bridgegate House 124-126 Borough High Street

Room G3 Ground Floor Alpha House 100 Borough High Street
Flat 7 92 Borough High Street London
8 Bridgegate House 116-118 Borough High Street London
Ground Floor Right Maya House 134-138 Borough High Street
The Cathedral School Of St Saviour And St Mary Overy Redcross Way London
Flat B Sterling House 33 Union Street
Room B4 Basement Alpha House 100 Borough High Street
Room 32 Third Floor Alpha House 100 Borough High Street
St Josephs Catholic Primary School Little Dorrit Court London
A M House 106-114 Borough High Street London
Flat 2 88 Borough High Street London
2 Union Street London Southwark
Flat 6 92 Borough High Street London
Second Floor Maya House 134-138 Borough High Street
Fourth Floor Alpha House 100 Borough High Street
5 Bridgegate House 116-118 Borough High Street London
Basement And Ground Floor 116-118 Borough High Street London
Rooms 57 And 58 Fifth Floor Alpha House 100 Borough High Street
8 Union Street London Southwark
144A Borough High Street London Southwark
Ground Floor 140-148 Borough High Street London
Room 43 Fourth Floor Alpha House 100 Borough High Street
Rooms 10 To 13 First Floor Alpha House 100 Borough High Street
6 Bridgegate House 116-118 Borough High Street London
Basement And Ground Floor Maple Building 128-132 Borough High Street
Room 37 Third Floor Alpha House 100 Borough High Street
Flat 4 88 Borough High Street London
Basement And Ground Floor 92-94 Borough High Street London
Flat A Sterling House 33 Union Street
Room G1a Ground Floor Alpha House 100 Borough High Street
13 Bridgegate House 116-118 Borough High Street London
Flat 3 31 Union Street London

First Floor 150-154 Borough High Street London
St Josephs School House 148A Borough High Street London
37 - 39 Redcross Way London Southwark
Room 31 Third Floor Alpha House 100 Borough High Street
Flat 2 Maple Building 128-132 Borough High Street
Art House Redcross Way London
Basement And Ground Floor 37 Union Street London
Basement 140-148 Borough High Street London
Room 33 Third Floor Alpha House 100 Borough High Street
Flat 10 Maple Building 128-132 Borough High Street
Flat 8 Maple Building 128-132 Borough High Street
Flat 1 Maple Building 128-132 Borough High Street
Room 44 Fourth Floor Alpha House 100 Borough High Street
Room 42 Fourth Floor Alpha House 100 Borough High Street
Room 34 Third Floor Alpha House 100 Borough High Street
Meeting Room Basement Alpha House 100 Borough High Street
Second Floor And Third Floor Bridgegate House 124-126 Borough High Street
35 Union Street London Southwark
Flat 4 Maple Building 128-132 Borough High Street
Second Floor Flat 6 Union Street London
Second Floor Third Floor And Fourth Floor 140-148 Borough High Street London
Room 41 Fourth Floor Alpha House 100 Borough High Street
Flat 3 88 Borough High Street London
Fourth Floor Maya House 134-138 Borough High Street
Room 36 Third Floor Alpha House 100 Borough High Street
Ground Floor 150-154 Borough High Street London
St Saviours House 39-41 Union Street London
Flat 6 Maple Building 128-132 Borough High Street
Flat 1 88 Borough High Street London
Flat 8 88 Borough High Street London
Flat 5 88 Borough High Street London
Room 54 Fifth Floor Alpha House 100 Borough High Street

94 Borough High Street London Southwark
Flat 1 92 Borough High Street London
Flat D Sterling House 33 Union Street
Flat C Sterling House 33 Union Street
Room 13C First Floor Alpha House 100 Borough High Street
Flat 9 Maple Building 128-132 Borough High Street
90 Borough High Street London Southwark
Third Floor Maya House 134-138 Borough High Street
Room 45 Fourth Floor Alpha House 100 Borough High Street
Room 25 Second Floor Alpha House 100 Borough High Street
Flat 5 92 Borough High Street London
Flat 2 92 Borough High Street London
Room 35 Third Floor Alpha House 100 Borough High Street
Flat 4 92 Borough High Street London
Rooms 38 And 39 Third Floor Alpha House 100 Borough High Street
Room 24 Second Floor Alpha House 100 Borough High Street
Room B1 Basement Alpha House 100 Borough High Street
4 Bridgegate House 116-118 Borough High Street London
11 Bridgegate House 116-118 Borough High Street London
First Floor Bridgegate House 116 - 118 Borough High Street
Part Second Floor Left Hand Side 10 - 18 Union Street London
Flat 8 92 Borough High Street London
Car Parking Spaces Alpha House 100 Borough High Street
10 Bridgegate House 116-118 Borough High Street London
Flat 6 88 Borough High Street London
3 Bridgegate House 116-118 Borough High Street London
Room 52 Fifth Floor Alpha House 100 Borough High Street
Room 53 Fifth Floor Alpha House 100 Borough High Street
Fourth Floor 150-154 Borough High Street London
Rear Of 140-148 Borough High Street London
First Floor 140-148 Borough High Street London
Flat 3 Maple Building 128-132 Borough High Street

First Floor Flat 6 Union Street London

Ground Floor Left Maya House 134-138 Borough High Street

Room G2 Ground Floor Alpha House 100 Borough High Street

Landlord Part Fifth Floor Maya House 134-138 Borough High Street

9 Bridgegate House 116-118 Borough High Street London

7 Bridgegate House 116-118 Borough High Street London

London Doctors Clinic Ltd Alpha House 100 Borough High Street

Consultation responses received

Internal services

Archaeology

Design and Conservation Team [Formal]

Ecology

Highways Development and Management

Community Infrastructure Levy Team

Neighbour and local groups consulted:

17 Tabard Street London SE1 4LA

Apartment 5 Bridgegate House 116-118 Borough High Street London

Flat 2 bridgegate house 116 - 118 borough high street london

17 Tabard Street London SE1 4LA

21 Faunce St London SE17 3TR

Flat 28 Breton House London SE1 3EF

100 Borough High Street London SE1 1LB

24 Redman House Lant street London

49 Collinson Court Great Suffolk Street London

Flat 8 Bridgegate House London SE1 1LB

1 Bridgegate House 116-118 Borough High Street London

103 Penton Place Walworth London

47 union street london se1 1sg

107 Roffo Court Boundary Lane London

Flat 37 Douglas Buildings Marshalsea Road London

Southwark London SE1

35 Trinity Church Square London SE1 4HY

Apartment 5, Bridgegate House, 116-118 Borough High Street London SE1 1LB

116-118 Bridgegate House Borough High Street London

Apartment 5 Bridgegate House 116-118 Borough High Street London

13 Bridgegate House 116-118 Borough High Street London

225 Stevenson crescent SE16 3ew Catlin street Southwark

47 Didbin apartments 149 Blackfriars Road London

29 Ayres street London SE1 1es

APARTMENT 110 METRO CENTRAL HEIGHTS 119 Newington causeway LONDON

305 Rutherford Heights Rodney Road London

47 Collinson court London SE1 1pa

34 St Vincent house Fendall street London

35 Trinity Church Square London SE1 4HY