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Item No. 6.2	Classification: Open	Date: 13 June 2023	Meeting Name: Planning Committee (Smaller Applications)
Report title:	Development Management: Application 20/AP/3483 for: Listed Building Consent Address: 254-268 CAMBERWELL ROAD, LONDON SOUTHWARK Proposal: Construction of a mixed use residential (43 flats) and office building, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and service, plant, car and minibus parking spaces and back-of-house space for the adjacent church.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning and Growth		
Application Start Date	17.06.2021	Expiry Date	16.09.2022
Earliest Decision Date	08.08.2022	PPA Date	

RECOMMENDATION

1. That listed building consent be granted subject to conditions.

EXECUTIVE SUMMARY

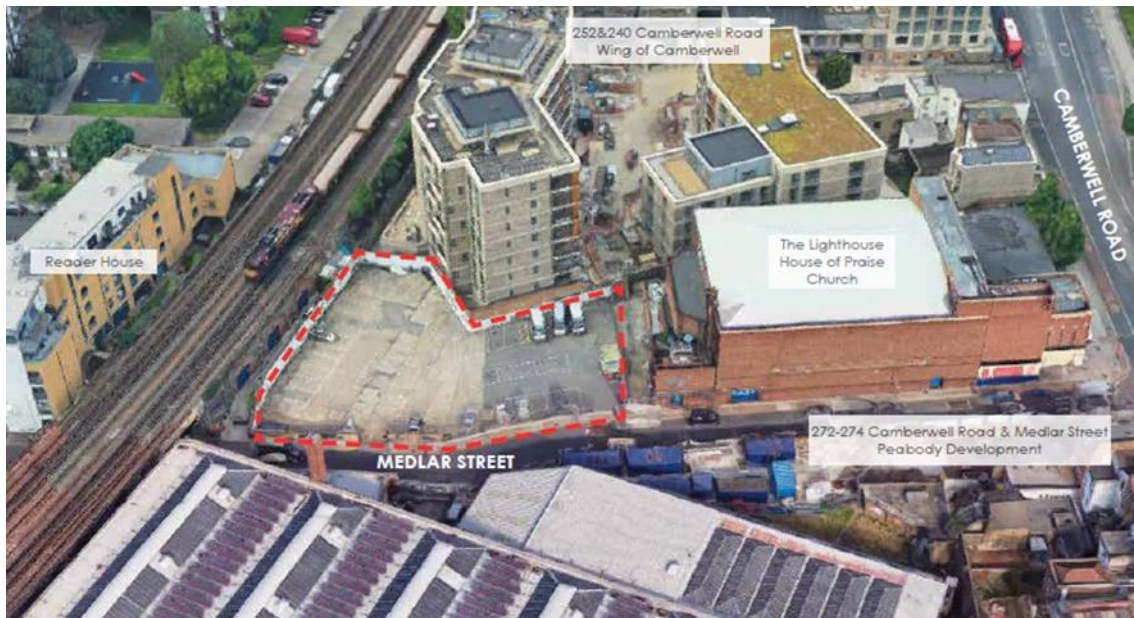
2. This application is for decision by the planning sub-committee as five or more objections have been received. An associated planning application, reference number 20/AP/3482, is also on the agenda.
3. The application is for the construction of a mixed use residential (43 flats), business, general industrial and storage and distribution building, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms, landscaping, car and minibus parking spaces and back-of-house space for the adjacent church.
4. The application in regards to the significance of the building would preserve the main features of the building. The proposed additional back of house areas would assist in the long term use of the church, and preservation of the listed building. In principle, the application is supported in this regard. Details of conditions regarding the finishes adjacent to the listed building are recommended.

BACKGROUND INFORMATION

Site location and description

5. The site has an area of 1,385sqm and consists of a car park to the rear, and serving, the place of worship at 254-268 Camberwell Road. The car park is accessed off Medlar Street. The car park comprises 40 car parking spaces, 8 minibus parking spaces and 2 wheelchair accessible parking spaces.
6. The site fronts Medlar Street to the south and is to the rear (west) of the Grade II listed place of worship at 254-268 Camberwell Road. The height of the listed building is expressed without storeys, but is generally taller than the surrounding buildings which range between three and five storeys. The site is not located within a conservation area.
7. A part seven storey block of flats with an eight floor set back, Emperor Apartments (Wing of Camberwell block C), is located directly to the north. The four storey wing of Fritillary Apartments (Wing of Camberwell block B) is located to the north east. A railway viaduct, with commercial and industrial units within the arches, is located to the west. The Low Line route would run along the railway arches. On the opposite (south) side of Medlar Street is a part two, part three, part four storey development at 272-274 Camberwell Road.
8. The area surrounding the site is a mix of predominantly residential, community and shops and other commercial uses.

Image of application site



Details of proposal

9. It is proposed to construct a mixed use residential and office building with a maximum height of nine storeys. The building would comprise of part three, part six and part eight storeys with a set-back ninth floor. The application provides

ground floor ancillary back of house extensions to the church, in particular the former stage/auditorium area of the listed cinema.

Image – Section through the proposed building



10. The proposed façade treatments for the building would be red brick, light brown clay facing brick, grey aluminium windows, black curtain windows, dark grey solid spandrel panels and dark grey balustrades. The red brick would match the adjacent church. The business frontage and entrance would be located towards the east of the site, with the car park entrance adjacent to the railway viaduct.

Consultation responses from members of the public and local groups

11. Support
- 8 comments of support have been received and the matters supported include:
 - Quality of the design would enrich the listed building
12. Objection
- 55 Comments of objection:
 - Design, height and massing

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
- Design, including layout, building heights
 - Heritage considerations

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

Legal context

14. 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.
15. 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

16. The statutory development plan for the Borough comprises the London Plan 2021 and The Southwark Plan (2022). The National Planning Policy Framework (2021) constitutes material considerations but is not part of the statutory development plan. 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

Design

Height scale and massing

17. Objectors raised concerns that the development be overdevelopment, would be too high, significantly bigger than neighbouring properties, out of keeping with the local architecture and character of the area and detrimental to the streetscape.
18. Officers consider that it would be appropriate that the building would open to the street, would provide positive access and overlooking to the street and have green amenity space to the rear. The site to the south of the Elephant and Castle opportunity area, however it repeats the pattern and scale of the development along the railway viaduct that have been approved and built out further north. In the wider neighbourhood, including the development of the "Wave" site to the north, there are similar examples of this type and scale of development between Camberwell Road/Walworth Road, and the railway viaduct. Therefore the site layout would be appropriate and would make best use of the site, while responding in scale, massing and layout to the grade II listed building to the immediate east.

Architectural design and materials

19. The architectural design would include a "base" in buff brick. This would unify the ground floor street facing element. The residential entrance would be located in the centre of the proposed building. On the upper floors the arrangement of massing and heights, with the three storeys and office use adjacent to the grade II listed church and the taller uses away from this sensitive area, would be acceptable in principle. The use of contrasting brick with a vertical emphasis provided by balconies, windows and brick detailing would be acceptable in principle and it is recommended that details of the panels and balconies, plus windows area be required by condition.

Heritage considerations

20. There would be impact on the Grade II listed 254-268 Camberwell Road – a former cinema, now a church. The significance of the building is contained within the fabric as a good example of 1920s cinema with interior spaces and detailing, and brick external façade. Of particular interest is the front elevation, the foyer and the auditorium, plus the scale and simplicity of the external envelope. The main impact would be the loss of some of the rear elevation façade, including a small single storey extension and metal staircase. These elements however are secondary to the wider significance of the building, which would remain unaltered. The internal changes to the consented previous schemes are minor and would not harm the significance of the building.
21. Details including elevations of the existing listed building to be removed or altered with a method statement are required by condition to ensure that the fabric of the grade II listed building would be preserved.
22. In conclusion, subject to the details required above, the application would meet the requirements of the policies, and would have a neutral impact on the significance of the grade II listed building.

Human rights implications

23. 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.
24. 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

25. 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.

26. 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.

27. **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?	NO
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	NA

CONCLUSION

28. The impact on the Grade II listed building at 254-268 Camberwell Road, a former cinema and now a church, would be the loss of some of the rear elevation façade, including a small single storey extension and metal staircase. The proposed development would have a neutral impact on the significance of the grade II listed building. It is recommended that permission be granted subject to a condition of details of the alterations to the elevations of the existing listed building.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2064-E Application file: 20/AP/3483 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth 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	Planning Policies
Appendix 3	Relevant Planning History
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Andre Verster, Team Leader	
Version	Final	
Dated	15 March 2023	
Key Decision		
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		1 June 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	Pastor Andrew Adeleke RCCG House of Praise	Reg. Number	20/AP/3483
Application Type	Listed Building Consent		
Recommendation	GRANT consent	Case Number	2064-E

Draft of Decision Notice

Listed building consent is GRANTED for the following development:

The construction of a mixed use residential (43 flats) and office building, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and car and minibus parking spaces and back-of-house space for the adjacent church.

254-268 Camberwell Road London Southwark SE5 0DP

In accordance with application received on 26 November 2020 and Applicant's Drawing Nos.:

Existing Plans

Plans - Existing EX-E-03 WEST AND EAST ELEVATIONS received 18/02/2021

Proposed Plans

Floor Plans - Proposed GA-P-L00 - GENERAL ARRANGMENT - GROUND FLOOR PLAN 5 received 17/03/2023

Floor Plans - Proposed GA-P-L00-SUR - GENERAL ARRANGEMENT - GROUND

FLOOR PLAN WITH SURVEY received 26/11/2020

Floor Plans - Proposed GA-P-L01 - GENERAL ARRANGEMENT - FIRST FLOOR PLAN 5 received 17/03/2023

Floor Plans - Proposed GA-P-L02 - GENERAL ARRANGEMENT - SECOND FLOOR PLAN 5 received 17/03/2023

Floor Plans - Proposed GA-P-L03 - GENERAL ARRANGEMENT - THIRD FLOOR PLAN received 26/11/2020

Floor Plans - Proposed GA-P-L04 - GENERAL ARRANGEMENT - FOURTH FLOOR PLAN received 26/11/2020

Floor Plans - Proposed GA-P-L05 - GENERAL ARRANGEMENT - FIFTH FLOOR PLAN received 26/11/2020

Floor Plans - Proposed GA-P-L06 - GENERAL ARRANGEMENT - SIXTH FLOOR PLAN received 26/11/2020

Floor Plans - Proposed GA-P-L07 - GENERAL ARRANGEMENT - SEVENTH FLOOR PLAN received 26/11/2020

Floor Plans - Proposed GA-P-L08 - GENERAL ARRANGEMENT - EIGHTH FLOOR PLAN received 26/11/2020

Plans - Proposed GA-P-L09 - GENERAL ARRANGEMENT - ROOF PLAN received 26/11/2020

Plans - Proposed EX-E-03 WEST AND EAST ELEVATIONS P received 18/02/2021

Plans - Proposed GA-E-02 SOUTH ELEVATION P received 18/02/2021

Plans - Proposed GA-E-03 EAST ELEVATION P received 18/02/2021

Plans - Proposed GA-E-04 WEST ELEVATION P received 18/02/2021

Plans - Proposed GA-E-05 ELEVATIONS WITH CONTEXT received 18/02/2021

Plans - Proposed GA-S-01 SECTION A-A P received 18/02/2021

Plans - Proposed GA-S-02 SECTION B-B P received 18/02/2021

Plans - Proposed GA-S-03 SECTION C-C P received 18/02/2021

Plans - Proposed GA-S-04 SECTION D-D AND E-E P received 18/02/2021

Plans - Proposed GA-S-05 SECTION F-F P received 18/02/2021

Plans - Proposed GA-S-06 SECTION G-G P received 18/02/2021

Plans - Proposed GA-S-07 SECTION H-H AND I-I received 18/02/2021

Plans - Proposed GA-S-08 SECTION J-J AND K-K received 18/02/2021

Plans - Proposed GA-S-09 SECTION A-A AND G-G WITH CONTEXT received 18/02/2021

Plans - Proposed D8 GENERAL ARRANGEMENT AFFORDABLE ALLOCATION received 18/02/2021

Other Documents

Air quality assessment AIR QUALITY ASSESSMENT received 26/11/2020

Design and access statement DESIGN & ACCESS STATEMENT received 26/11/2020

Document CONSTRUCTION LOGISTICS PLAN received 26/11/2020

Document DELIVERY AND SERVICING PLAN received 26/11/2020

Document FINANCIAL VIABILITY ASSESSMENT received 26/11/2020

Document HISTORIC ENVIRONMENT ASSESSMENT received 26/11/2020

Document PARKING HIRE AGREEMENT received 26/11/2020

Drainage SUSTAINABLE DRAINAGE STATEMENT received 26/11/2020

Sustainability statement SUSTAINABILITY & ENERGY STATEMENT received 26/11/2020

Heritage statement HERITAGE STATEMENT received 26/11/2020

Planning statement PLANNING STATEMENT AND COVERING SUBMISSION received 26/11/2020

Transport assessment/statement TRANSPORT STATEMENT received 26/11/2020

Daylight/Sunlight assessment DAYLIGHT, SUNLIGHT & OVERSHADOWING received 26/11/2020

Daylight/Sunlight assessment PROPOSED SCHEME DAYLIGHT, SUNLIGHT AND OVERSHADOWING received 26/11/2020

Flood risk assessment FLOOD RISK ASSESSMENT received 26/11/2020

Noise impact assessment NOISE IMPACT ASSESSMENT received 26/11/2020

Document STATEMENT OF COMMUNITY ENGAGEMENT received 26/11/2020

Document DESIGNING OUT CRIME received 18/02/2021

Document SCHEDULE OF AREAS DETAILED BY UNIT received 18/02/2021

Document WASTE CALCULATIONS received 18/02/2021

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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as

amended.

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

3. Prior to commencement of the development hereby approved shop drawings (scale 1:5) for all new panels, balconies and window areas shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the design and details are in 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 and P14: Design quality of the Southwark Plan (2022).

4. Prior to commencement of the development hereby approved details, including elevations, of elements of the existing listed building to be removed or altered, together with a method statement, shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the fabric of the grade II listed building would be preserved 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 and P14: Design quality of the Southwark Plan (2022).

Informatives

- 1 This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

Planning Policies

National Planning Policy Framework (NPPF, 2021)

- 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 HC1 Heritage conservation and growth
- Policy HC3 Strategic and local views

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 P23 Archaeology

Relevant planning history

<p>20/AP/3483 The construction of a mixed use residential (43 flats) and office building, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and car and minibus parking spaces and back-of-house space for the adjacent church.</p>	<p>Pending decision</p>
<p>20/AP/3378 Variation of Conditions in respect of planning permission reference 16/AP/2030 for: Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of the original fullheight entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking</p> <p>Conditions varied: 5,6,7 and 9 For each condition to have the wording 'before any work hereby authorised begins' substituted by 'before any work to, or demolition of, the existing ground floor slab, foundations or any work to the ground begins'.</p>	<p>GRANTED - Major Application 27/01/2021</p>
<p>20/AP/3377 Variation of Conditions in respect of listed building consent reference 16/AP/2031 for: Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front, 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of original full-height entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking.</p> <p>Conditions varied: Conditions 2, 3, 4 and 5: For each condition To have the wording 'Prior to commencement of works,' substituted by 'Before any work hereby authorised begins (save for demolition to ground level of redundant single storey outbuildings)'</p>	<p>GRANTED- Listed Building Consent 29/01/2021</p>

<p>16/AP/2030 Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front, 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of the original full-height entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking.</p>	<p>Granted with Legal Agreement 01/02/2018</p>
<p>16/AP/2031 Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front, 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of original full-height entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking.</p>	<p>Granted 31/01/2018</p>

Consultation undertaken

Site notice date: n/a.

Press notice date: 24/12/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/02/2021

Internal services consulted

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Neighbour and local groups consulted:

Flat 10 Reader House 18 Medlar Street
Flat 18 Reader House 7 Badsworth

Road

Flat 66 Emperor Apartments 3 Scena
Way

Flat 51 Emperor Apartments 3 Scena
Way

Flat 50 Emperor Apartments 3 Scena
Way

Flat 37 Emperor Apartments 3 Scena
Way

Flat 32 Emperor Apartments 3 Scena
Way

Flat 26 Emperor Apartments 3 Scena
Way

Flat 22 Emperor Apartments 3 Scena
Way

Flat 20 Emperor Apartments 3 Scena
Way

Flat 11 Emperor Apartments 3 Scena
Way

Flat 7 Emperor Apartments 3 Scena Way

Flat 2 Emperor Apartments 3 Scena Way

Flat 44 Squire House 290 Camberwell
Road

Flat 6 Marinel House Comber Estate
Comber Grove

Flat 15 Arnot House Comber Estate
Comber Grove

Railway Arch 325 Blucher Road London

Flat 40 Squire House 290 Camberwell
Road

Flat 1 Cremona House 50 Medlar Street

Flat 38 297A Camberwell New Road
London

Flat 20 295B Camberwell New Road
London

Flat 13 295A Camberwell New Road
London

9 Hodister Close London Southwark

6 Hodister Close London Southwark

280 Camberwell Road London

Southwark

Railway Arch 326 Blucher Road London

Flat 20 Marinel House Comber Estate
Comber Grove

Flat 1 Marinel House Comber Estate
Comber Grove

Flat 8 Arnot House Comber Estate
Comber Grove

Flat 18 Arnot House Comber Estate
Comber Grove

Flat 13 Arnot House Comber Estate
Comber Grove

Flat 39 Squire House 290 Camberwell
Road

Flat 36 Squire House 290 Camberwell
Road

Flat 31 Squire House 290 Camberwell
Road

Flat 9 Squire House 290 Camberwell Road
Flat 3 Squire House 290 Camberwell Road
272 Camberwell Road London Southwark
52 Medlar Street London Southwark
1 Pearson Close London Southwark
Flat 6 Reader House 18 Medlar Street
Flat 16 Reader House 7 Badsworth Road
Flat 11 295A Camberwell New Road London
Flat 63 Emperor Apartments 3 Scena Way
Flat 62 Emperor Apartments 3 Scena Way
Flat 61 Emperor Apartments 3 Scena Way
Flat 54 Emperor Apartments 3 Scena Way
Flat 19 Emperor Apartments 3 Scena Way
Flat 1 Emperor Apartments 3 Scena Way
Flat 2 Cremona House 50 Medlar Street
7 Hodister Close London Southwark
12 Hodister Close London Southwark
21 Badsworth Road London Southwark
Flat 2 Arnot House Comber Estate Comber Grove
Flat 12 Arnot House Comber Estate Comber Grove
14A Medlar Street London Southwark
305-307 Camberwell Road London Southwark
294 Camberwell Road London Southwark
Flat 33 Squire House 290 Camberwell Road
Flat 25 Squire House 290 Camberwell Road
Flat 5 Reader House 18 Medlar Street
Ground Floor Flat 278 Camberwell Road London
Railway Arch 324 Blucher Road London
8 Hodister Close London Southwark
12 Medlar Street London Southwark
254-270 Camberwell Road London Southwark

Flat 23 Arnot House Comber Estate Comber Grove
Flat 11 Arnot House Comber Estate Comber Grove
Flat 2 305-307 Camberwell Road London
Flat 42 Squire House 290 Camberwell Road
Flat 8 Squire House 290 Camberwell Road
Flat 1 Squire House 290 Camberwell Road
Railway Arch 281 Camberwell Road London
2 Pearson Close London Southwark
Flat 9 Reader House 18 Medlar Street
Flat 11 Reader House 18 Medlar Street
Flat 19 295B Camberwell New Road London
Flat 18 295B Camberwell New Road London
Flat 67 Emperor Apartments 3 Scena Way
Flat 55 Emperor Apartments 3 Scena Way
Flat 47 Emperor Apartments 3 Scena Way
Flat 43 Emperor Apartments 3 Scena Way
Flat 39 Emperor Apartments 3 Scena Way
Flat 33 Emperor Apartments 3 Scena Way
Flat 15 Emperor Apartments 3 Scena Way
Flat 14 Emperor Apartments 3 Scena Way
Living Accommodation 242 Camberwell Road London
Ground Floor Flat 15 Medlar Street London
Ground Floor West 301 Camberwell New Road London
252 Camberwell Road London Southwark
Flat 10 Arnot House Comber Estate Comber Grove
Ground Floor Flat 11 Medlar Street London

Third Floor Flat 309 Camberwell Road
 London
 Second Floor Flat 278 Camberwell Road
 London
 20 Badsworth Road London Southwark
 13 Medlar Street London Southwark
 10 Medlar Street London Southwark
 309 Camberwell Road London
 Southwark
 Flat 7 Marinel House Comber Estate
 Comber Grove
 Flat 22 Marinel House Comber Estate
 Comber Grove
 Railway Arch 330 Blucher Road London
 Flat 11 Marinel House Comber Estate
 Comber Grove
 15A Badsworth Road London Southwark
 Flat 4 305-307 Camberwell Road
 London
 Flat 45 Squire House 290 Camberwell
 Road
 Flat 14 Squire House 290 Camberwell
 Road
 Flat 5 Squire House 290 Camberwell
 Road
 Flat 7 Longson House 286 Camberwell
 Road
 60 Medlar Street London Southwark
 280A Camberwell Road London
 Southwark
 Flat 24 Reader House 7 Badsworth
 Road
 Flat 36 297A Camberwell New Road
 London
 Flat 29 297 Camberwell New Road
 London
 Flat 22 295B Camberwell New Road
 London
 Flat 9 295A Camberwell New Road
 London
 Flat 68 Emperor Apartments 3 Scena
 Way
 Flat 57 Emperor Apartments 3 Scena
 Way
 Flat 56 Emperor Apartments 3 Scena
 Way
 Flat 52 Emperor Apartments 3 Scena
 Way
 Flat 31 Emperor Apartments 3 Scena
 Way
 Flat 28 Emperor Apartments 3 Scena
 Way
 Flat 27 Emperor Apartments 3 Scena
 Way
 Flat 25 Emperor Apartments 3 Scena
 Way
 Flat 10 Emperor Apartments 3 Scena
 Way
 Flat 8 Emperor Apartments 3 Scena Way
 Flat 6 Emperor Apartments 3 Scena Way
 Flat 5 Emperor Apartments 3 Scena Way
 8 Medlar Street London Southwark
 Flat 8 Marinel House Comber Estate
 Comber Grove
 Flat 23 Marinel House Comber Estate
 Comber Grove
 Flat 30 Squire House 290 Camberwell
 Road
 Flat 34 297A Camberwell New Road
 London
 14 Badsworth Road London Southwark
 Flat 12 Marinel House Comber Estate
 Comber Grove
 15A Medlar Street London Southwark
 13A Medlar Street London Southwark
 Flat 41 Squire House 290 Camberwell
 Road
 Flat 19 Squire House 290 Camberwell
 Road
 Flat 4 Longson House 286 Camberwell
 Road
 292 Camberwell Road London
 Southwark
 62 Medlar Street London Southwark
 4 Pearson Close London Southwark
 Flat 4 Reader House 18 Medlar Street
 Flat 26 Reader House 7 Badsworth
 Road
 Flat 21 Reader House 7 Badsworth
 Road
 Flat 35 297A Camberwell New Road
 London
 Flat 39 297A Camberwell New Road
 London
 Flat 53 Emperor Apartments 3 Scena
 Way
 Flat 46 Emperor Apartments 3 Scena
 Way

Flat 29 Emperor Apartments 3 Scena Way
 Flat 23 Emperor Apartments 3 Scena Way
 Flat 17 Emperor Apartments 3 Scena Way
 Flat 4 Emperor Apartments 3 Scena Way
 Flat 32 297 Camberwell New Road London
 Flat 23 Reader House 7 Badsworth Road
 278 Camberwell Road London Southwark
 Flat 24 295B Camberwell New Road London
 Flat 10 295A Camberwell New Road London
 Second Floor Flat 309 Camberwell Road London
 18 Badsworth Road London Southwark
 Flat 4 Marinel House Comber Estate Comber Grove
 Flat 13 Marinel House Comber Estate Comber Grove
 Flat 9 Arnot House Comber Estate Comber Grove
 Flat 7 Arnot House Comber Estate Comber Grove
 282 Camberwell Road London Southwark
 15B Badsworth Road London Southwark
 Flat 38 Squire House 290 Camberwell Road
 9 Pearson Close London Southwark
 Flat 8 Reader House 18 Medlar Street
 Flat 30 297 Camberwell New Road London
 Flat 28 297 Camberwell New Road London
 Flat B 250 Camberwell Road London
 Flat 15 295A Camberwell New Road London
 276C Camberwell Road London Southwark
 248 Camberwell Road London Southwark
 First Floor Flat 278 Camberwell Road London
 Railway Arch 329 Blucher Road London
 3 Hodister Close London Southwark
 10 Hodister Close London Southwark
 16 Badsworth Road London Southwark
 244 Camberwell Road London Southwark
 Flat 9 Marinel House Comber Estate Comber Grove
 Flat 16 Marinel House Comber Estate Comber Grove
 Flat 19 Arnot House Comber Estate Comber Grove
 Flat 1 Arnot House Comber Estate Comber Grove
 252A Camberwell Road London Southwark
 Flat 34 Squire House 290 Camberwell Road
 Flat 23 Squire House 290 Camberwell Road
 Flat 11 Longson House 286 Camberwell Road
 58 Medlar Street London Southwark
 Railway Arch 282 Camberwell Road London
 8 Pearson Close London Southwark
 Flat 40 297A Camberwell New Road London
 Flat 65 Emperor Apartments 3 Scena Way
 Flat 64 Emperor Apartments 3 Scena Way
 Flat 60 Emperor Apartments 3 Scena Way
 Flat 58 Emperor Apartments 3 Scena Way
 Flat 44 Emperor Apartments 3 Scena Way
 Flat 41 Emperor Apartments 3 Scena Way
 Flat 30 Emperor Apartments 3 Scena Way
 Flat 13 Emperor Apartments 3 Scena Way
 The Nags Head 242 Camberwell Road London
 Flat 18 Marinel House Comber Estate Comber Grove
 Flat 21 Arnot House Comber Estate Comber Grove

5 Hodister Close London Southwark
Flat 24 Squire House 290 Camberwell
Road
Flat 6 Squire House 290 Camberwell
Road
7 Badsworth Road London Southwark
12 Pearson Close London Southwark
Flat Above 298-300 Camberwell Road
London
Flat 21 Marinel House Comber Estate
Comber Grove
Flat 35 Squire House 290 Camberwell
Road
56 Medlar Street London Southwark
Flat 14 Reader House 18 Medlar Street
First Floor Flat 309 Camberwell Road
London
First Floor Flat 11 Medlar Street London
Flat 2 244-246 Camberwell Road
London
238-240 Camberwell Road London
Southwark
17 Badsworth Road London Southwark
13 Hodister Close London Southwark
11 Hodister Close London Southwark
296 Camberwell Road London
Southwark
Railway Arch 323 Blucher Road London
Flat 5 Marinel House Comber Estate
Comber Grove
Flat 3 Arnot House Comber Estate
Comber Grove
Flat 32 Squire House 290 Camberwell
Road
Flat 11 Squire House 290 Camberwell
Road
Flat 9 Longson House 286 Camberwell
Road
280B Camberwell Road London
Southwark
14 Pearson Close London Southwark
Flat 2 Reader House 18 Medlar Street
Railway Arch 333 To 335 Medlar Street
London
Flat 26 297 Camberwell New Road
London
Flat 17 295B Camberwell New Road
London
Flat 16 295A Camberwell New Road

London
Flat 25 297 Camberwell New Road
London
Flat 24 Marinel House Comber Estate
Comber Grove
Flat 1 276 Camberwell Road London
Flat 3 276 Camberwell Road London
Railway Arch 327 Blucher Road London
Flat 13 Reader House 18 Medlar Street
Flat 37 297A Camberwell New Road
London
Flat 28 Squire House 290 Camberwell
Road
Flat 20 Squire House 290 Camberwell
Road
Flat 5 244-246 Camberwell Road
London
Flat 3 244-246 Camberwell Road
London
Basement Flat 276A Camberwell Road
London
284A Camberwell Road London
Southwark
Flat 2 276 Camberwell Road London
Flat 22 Squire House 290 Camberwell
Road
Flat 4 244-246 Camberwell Road
London
Flat 46 Squire House 290 Camberwell
Road
Railway Arch 280 Camberwell Road
London
Flat 25 Reader House 7 Badsworth
Road
Flat 20 Reader House 7 Badsworth
Road
Flat 22 Reader House 7 Badsworth
Road
Flat 17 Reader House 7 Badsworth
Road
Walworth Bus Garage Camberwell New
Road London
Flat 21 295B Camberwell New Road
London
2 Hodister Close London Southwark
9 Medlar Street London Southwark
Flat 6 Longson House 286 Camberwell
Road
Flat 1 Longson House 286 Camberwell

Road
Flat 16 Squire House 290 Camberwell Road
Road
Flat 37 Squire House 290 Camberwell Road
Road
Flat 7 Reader House 18 Medlar Street
Flat 15 Reader House 18 Medlar Street
11 Pearson Close London Southwark
Flat 3 New Palm House 303A Camberwell New Road
Flat 1 New Palm House 303A Camberwell New Road
Railway Arch 338 Medlar Street London
Railway Arch 339 Medlar Street London
299 Camberwell New Road London Southwark
Flat 2 New Palm House 303A Camberwell New Road
Flat 4 New Palm House 303A Camberwell New Road
Railway Arch 331 Medlar Street London
Flat 17 Marinel House Comber Estate Comber Grove
Flat 24 Arnot House Comber Estate Comber Grove
Flat 1 Reader House 18 Medlar Street
Railway Arch 332 Medlar Street London
Flat 17 Squire House 290 Camberwell Road
Flat 3 Cremona House 50 Medlar Street
Flat 19 Reader House 7 Badsworth Road
Railway Arch 279 Camberwell Road London
First Floor West 301 Camberwell New Road London
Flat 12 Reader House 18 Medlar Street
Flat 43 Squire House 290 Camberwell Road
303 Camberwell New Road London Southwark
Flat 7 303-305 Camberwell Road London
Flat 1 244-246 Camberwell Road London
Flat 3 305-307 Camberwell Road London
Flat 5 305-307 Camberwell Road London

Flat 7 Squire House 290 Camberwell Road
Flat 2 Squire House 290 Camberwell Road
Road
Flat 8 Longson House 286 Camberwell Road
Road
Flat 5 Longson House 286 Camberwell Road
Road
Flat 10 Squire House 290 Camberwell Road
Road
Flat 4 Squire House 290 Camberwell Road
Road
Flat 10 Longson House 286 Camberwell Road
Road
Flat 15 Squire House 290 Camberwell Road
Road
Flat 12 Squire House 290 Camberwell Road
Road
Flat 2 Longson House 286 Camberwell Road
Road
6 Pearson Close London Southwark
13 Pearson Close London Southwark
10 Pearson Close London Southwark
1 Scena Way London Southwark
250 Camberwell Road London Southwark
5 Pearson Close London Southwark
3 Pearson Close London Southwark
Flat A First Floor 250 Camberwell Road London
Flat 22 Arnot House Comber Estate Comber Grove
Flat 70 Emperor Apartments 3 Scena Way
Flat 69 Emperor Apartments 3 Scena Way
Flat 59 Emperor Apartments 3 Scena Way
Flat 48 Emperor Apartments 3 Scena Way
Flat 42 Emperor Apartments 3 Scena Way
Flat 38 Emperor Apartments 3 Scena Way
Flat 35 Emperor Apartments 3 Scena Way
Flat 21 Emperor Apartments 3 Scena Way
Flat 18 Emperor Apartments 3 Scena

Way
Flat 16 Emperor Apartments 3 Scena
Way
Flat 9 Emperor Apartments 3 Scena Way
Flat 3 Emperor Apartments 3 Scena Way
Flat 14 Marinel House Comber Estate
Comber Grove
22 Badsworth Road London Southwark
14 Medlar Street London Southwark
15 Medlar Street London Southwark
Flat 19 Marinel House Comber Estate
Comber Grove
Flat 4 Arnot House Comber Estate
Comber Grove
Flat 12 295A Camberwell New Road
London
Flat 20 Arnot House Comber Estate
Comber Grove
Flat 1 305-307 Camberwell Road
London
Flat 27 Squire House 290 Camberwell
Road
Flat 21 Squire House 290 Camberwell
Road
Flat 13 Squire House 290 Camberwell
Road
Flat 3 Longson House 286 Camberwell
Road
288 Camberwell Road London
Southwark
7 Pearson Close London Southwark
Flat 31 297 Camberwell New Road
London
Flat 27 297 Camberwell New Road
London
Flat 49 Emperor Apartments 3 Scena
Way
Flat 45 Emperor Apartments 3 Scena
Way
Flat 40 Emperor Apartments 3 Scena
Way
Flat 36 Emperor Apartments 3 Scena
Way
Flat 34 Emperor Apartments 3 Scena
Way
Flat 24 Emperor Apartments 3 Scena

Way
Flat 12 Emperor Apartments 3 Scena
Way
Flat 14 Arnot House Comber Estate
Comber Grove
Flat 14 295A Camberwell New Road
London
Flat 15 Marinel House Comber Estate
Comber Grove
303-309 Camberwell New Road London
Southwark
4 Hodister Close London Southwark
Flat 10 Marinel House Comber Estate
Comber Grove
Flat 17 Arnot House Comber Estate
Comber Grove
Flat 3 Reader House 18 Medlar Street
Flat 33 297A Camberwell New Road
London
Flat 23 295B Camberwell New Road
London
Railway Arch 328 Blucher Road London
19 Badsworth Road London Southwark
284 Camberwell Road London
Southwark
Flat 3 Marinel House Comber Estate
Comber Grove
Flat 2 Marinel House Comber Estate
Comber Grove
Flat 6 Arnot House Comber Estate
Comber Grove
Flat 5 Arnot House Comber Estate
Comber Grove
Flat 16 Arnot House Comber Estate
Comber Grove
Flat 6 305-307 Camberwell Road
London
Flat 29 Squire House 290 Camberwell
Road
Flat 26 Squire House 290 Camberwell
Road
Flat 18 Squire House 290 Camberwell
Road
54 Medlar Street London Southwark

Re-consultation:

APPENDIX 5

Consultation responses received

Internal services

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Neighbour and local groups consulted:

43 Emperor Apartments 3 Scena Way
London

16 County Grove London SE5 9LE

53 Emperor Apartments 3 Scena Way
London

Flat 56, Emperor Apartments 3 Scena
Way London

23 Pearl Building London SE5 0BH

Flat 18, Emperor Apartments 3 Scena
Way London

Flat 27, Fritillary Apartments 2 Scena
Way London

4 Fritillary Apartments London SE5 0BD

11 Emperor Apartments 3 Scena Way
London

Flat 22, Emperor Apartments 3 Scena
Way London

8 Medlar Street Camberwell London

17 Hartley road Welling London

Flat 43 Emperor Apartments 3 Scena
Way London

Crossway Court Endwell Road London

54 Medlar Street London Southwark

Flat 7, Bedford House Solon New Road
Estate London

Flat 70 Emperor Apartments 3 Scena
way London

Flat 13 Emperor Apartments 3 Scena
Way London

Flat 23, Emperor Apartments 3 Scena
Way, London

44 Hill House Defence close

12 Pentridge Street London SE15 6JF

Flat 6, Fritillary apartments London
SE50BD

Flat 6 Fritillary Apartments 2 Scena Way
London

Flat 30 Fritillary Apartments London
Se50bd

Flat 27 Emperor Apartments 3 Scena
Way London

Flat 22 Gatekeeper Buildings 5 scena
way London

FLAT 69 EMPEROR APARTMENTS 3
SCENA WAY LONDON

33 Fritillary Apartments 2 Scena Way
London

Flat 12, Fritillary Apartments 2 Scena
Way London

Flat 22, Gatekeeper Building, 5 Scena
Way London SE5 0BJ

235 Fishguardway London

Flat 19 Emperor Apartments 3 Scena
Way London

Flat 23 Emperor Apartments 3 Scena
Way LONDON

Flat 19 Emperor Apartments 3 Scena
Way London

Flat 4 Emperor Apartments London SE5
0BF

10 Fritillary Apartments London Se5 0bd

Flat 14 Fritillary Apartments London SE5
0BD

12 MEDLAR STREET LONDON
SE50JU

60 MEDLAR STREET LONDON SE5
0BA

Flat 4, Emperor Apartments 3 Scena
Way London

Flat 55 Emperor Apartments 3 Scena

Way London
Flat 13 Emperor Apartments, 3 Scena
Way London SE50BF
Flat 11 2 Scena Way London
Flat 33 Fritillary Apartments 2 Scena
Way London
Flat 17, Emperor Apartments 3 Scena
Way London
Flat 4 Emperor Apartments 3 Scena Way
Camberwell
53 emperor apartments 3 Scena way
SE50BF
Flat 25 fritillary apts 2 Scena way
London
21 Cherry Tree Court Fairlawn London
Flat 3, Emperor Apartments 3 Scena
Way London
Flat 9 Fritillary Apartments London SE5
0BC
Flat 32 Emperor Apartments 3 Scena

Way London
Flat 62 Emperor Apartments 3 Scena
Way London Flat 12 Fritillary Apartments
2 Scena Way London
28 Fritillary Apartments 2 Scena Way
London
23 Pearl Building London SE5 0BH
Flat 63, Emperor Apartments London
SE5 0BF
Flat 48, Emperor Apartments 3 Scena
Way London
Flat 59 Emperor Apartments London
SE5 0BF
71 Camberwell Grove London se5 8je
158 Ruskin Park House Champion Hill
Camberwell
108 Day House Bethwin Road London
Flat 12 Emperor Apartments 3 Scena
Way London