

Appendix 1: Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	CLI Dartriver	Reg. Number	22/AP/4006
Application Type	Major application		
Recommendation		Case Number	1396-38

Draft of Decision Notice

for the following development:

Demolition of the existing redundant office building (Class E) and the construction of a replacement building to deliver additional office (Class E) floorspace along with other associated works.

38-42 Southwark Bridge Road London Southwark SE1 9EJ

In accordance with application received on 23 November 2022 and Applicant's Drawing Nos.:

Existing Plans

EXISTING NORTH ELEVATION: DEMOLITION EXTENT 1131_D0164 received 23/11/2022

EXISTING WEST ELEVATION 1131_D0163 received 23/11/2022

EXISTING SOUTHWARK BRIDGE ROAD ELEVATION 1131_D0162 received 23/11/2022

DEMOLITION EXTENTS EXISTING SOUTHWARK STREET ELEVATION 1131_D0161 received 23/11/2022

EXISTING SECTION AA & BB; DEMOLITION EXTENTS 1131_D0151 received 23/11/2022

EXISTING ROOF PLAN; DEMOLITION EXTENTS 1131_D0106 received 23/11/2022

EXISTING LEVEL 05 PLAN; DEMOLITION EXTENTS 1131_D0105. received 23/11/2022

EXISTING LEVEL 04 PLAN; DEMOLITION EXTENTS 1131_D0104 received 23/11/2022

EXISTING LEVEL 03 PLAN; DEMOLITION EXTENTS 1131_D0103 received 23/11/2022

EXISTING LEVEL 02 PLAN; DEMOLITION EXTENTS 1131_D0102 received 23/11/2022
EXISTING LEVEL 01 PLAN; DEMOLITION EXTENTS 1131_D0101. received 23/11/2022
EXISTING LEVEL 00 PLAN; DEMOLITION EXTENTS 1131_D0100 received 23/11/2022
EXISTING BASEMENT LEVEL B1 PLAN; 1131_D0099 received 23/11/2022
EXISTING SUB-BASEMENT LEVEL B2 PLAN; DEMOLITION EXTENT 1131_D0098
received 23/11/2022

Proposed Plans

PEABODY ESTATE ELEVATION - PROPOSED 1131_P0161 received 23/11/2022
PEABODY ESTATE ELEVATION - PROPOSED 1131_P0164_ REV B received 14/08/2023
SOUTHWARK STREET ELEVATION - PROPOSED 1131_P0162_ REV A received
05/09/2023
SOUTHWARK BRIDGE ROAD ELEVATION - PROPOSED 1131_P0163_ REV A received
05/09/2023
PROPOSED SECTION BB 1131_P0153 received 23/11/2022
PROPOSED SECTION AA 1131_P0151 received 23/11/2022
PROPOSED ROOF PLAN 1131_P0109 received 23/11/2022
PROPOSED ROOF TERRACE PLAN 1131_P0108 received 23/11/2022
PROPOSED LEVEL 07 PLAN 1131_P0107 received 23/11/2022
PROPOSED LEVEL 06 PLAN 1131_P0106 received 23/11/2022
PROPOSED LEVEL 05 PLAN 1131_P0105 received 23/11/2022
PROPOSED LEVEL 04 PLAN 1131_P0104 received 23/11/2022
PROPOSED LEVEL 02 PLAN 1131_P0102 received 23/11/2022
PROPOSED BASEMENT LEVEL B1 PLAN 1131_P0099. received 23/11/2022
PROPOSED SITE CONTEXT PLAN 1131_P0001 received 23/11/2022
PROPOSED SECTION BB 1131_P0152_ REV A received 14/08/2023
PROPOSED LEVEL 03 PLAN 1131_P0103_ REV A received 05/09/2023
PROPOSED LEVEL 00 PLAN 1131_P0100_ REV A received 05/09/2023
PROPOSED LEVEL 01 PLAN 1131_P0101_ REV A received 05/09/2023
PROPOSED SUB-BASEMENT LEVEL B2 1131_P0098_B received 20/09/2023
CYCLE STORE PLAN 1131_P2601 received 20/09/2023
PROPOSED HIGHWAY LEVELS SOUTHWARK STREET 106475-PEF-XX-00-DR-D-0004-
P03 received 20/09/2023
PROPOSED HIGHWAY LEVELS SOUTHWARK BRIDGE ROAD 106475-PEF-XX-00-DR-D-
0003-P02 received 20/09/2023

GENERAL ARRANGEMENT SOUTHWARK STREET 106475-PEF-XX-00-DR-D-0003-P02
received 20/09/2023

GENERAL ARRANGEMENT PLAN SOUTHWARK BRIDGE ROAD 106475-PEF-XX-00-DR-D-0001-P02 received 20/09/2023

TERRACES 1131_DOC114_TERRACES_ REV B received 05/09/2023

REVISED ILLUSTRATIVE LANDSCAPE PROPOSAL received 05/09/2023

Time limit for implementing this permission and the approved plans

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

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

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

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
 - o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - o Site perimeter continuous automated noise, dust and vibration monitoring;
 - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London
 - o To follow current best construction practice, including the following

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

4. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Framework (2023), Policy T1 (Strategic Approach to Transport), Policy T4 (Assessing and Mitigating Transport Impacts), Policy T7 (Deliveries, Servicing and Construction) and Policy SI 1 (Improving Air

Quality) of the London Plan (2021) and Policy P56 (Protection of amenity) of the Southwark Plan (2022). Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

5. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2023; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland)

of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

6. Before any work hereby authorised begins, (excluding demolition to slab level and site investigation works) the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with the National Planning Policy Framework (2023) and Policy P23 (Archaeology) of the Southwark Plan (2022).

7. Before any work hereby authorised begins, (excluding archaeological evaluation, demolition to slab level, and site investigation works) the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework (2023) and Policy P23 (Archaeology) of the Southwark Plan (2022).

8.
 - a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
 - b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
 - c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not

be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

9. Prior to commencement of any works (with the exception of demolition to ground level and archaeological investigations), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such for the lifetime of the development.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework (2023); Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

10. Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 6 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.

11. Prior to the commencement of any above grade works, samples of all external facing materials and full-scale (1:1) mock-ups of the typical façade details to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing.

The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022)

12. Prior to the commencement of any above ground works, the following details shall be submitted to the Local Planning Authority for its approval in writing: Section detail-drawings at a scale of at least 1:5 or 1:10 through:
 - i- facades;
 - ii- lift cores;
 - iii- ground floor entrances on southwark street and southwark bridge road;
 - iv- colonnade;.
 - v- roof edges;
 - vi- parapets;
 - vii- the junction with existing buildings;
 - viii- heads, cills and jambs of all openings;
 - ix - rooftop plant enclosure and terraces; and
 - x- rooftop pavilion

The development shall not be carried out otherwise than in accordance with any such

approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

13.
 - a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground development and shall be implemented in accordance with the approved details prior to occupation
 - b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2023); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022)."

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

14. The development hereby approved shall not be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk and Assessment and SuDS Strategy prepared by Heyne Tillett Steel [rev: 02, dated [September 2023] and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:

To ensure the surface water drainage complies with the National Planning Policy Framework (2023); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

15.
 - a) The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

- b) Suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to first occupation a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.
- c) Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

16. a) A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz.
- b) Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the Local Planning Authority for approval.
- c) The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter.
- d) Following completion of the development and prior to the commencement of use of the commercial premises, a report demonstrating compliance with Parts (a), (b) and (c) above including a validation test shall be carried out. The report shall be submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

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

Reason:

To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the

18. Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers) as shown on the drawings references 1131_P2601 'cycle store plan', 1131_P0098_B 'proposed sub-basement level B2 plan' and 1131_P0100_A 'proposed level 00 plan' hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

19. Prior to the occupation of the development,, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The Post Construction Monitoring Report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the [INSERT development/ phase of development].

Reason:

In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy P62 (Reducing waste) of the Southwark Plan 2022

20. Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The Post-Construction Assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the development.

Reason:

In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021 and Policy P70 (Energy) of the Southwark Plan (2022).

21. (a) The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and shall achieve no less than the total credits for each of the Energy, Materials and Waste categories in the BREEAM Pre-Assessment hereby approved.

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard as outlined within the submitted BREEAM pre-assessment have been met.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and (Policy P70 (Energy) of the Southwark Plan (2022).

22. Details of Swift nesting 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 12 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The 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 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 features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest 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).

23. Prior to the commencement of development a Landscape Management Plan, including long - term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following elements: vertical greening, roof terraces, landscaping and ecological features

The Landscape Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and to ensure the management of the public realm, in accordance with the National Planning Policy Framework (2023), Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature), and Policy D8 (Public realm) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

24. The measures for the mitigation of impact and enhancement of biodiversity set out in the Biodiversity Net Gain Assessment, prepared by Schofield Lothian (document ref: TEI057, dated October 2022) will be implemented in full prior to the new development being first brought into use / occupied, or in accordance with the timetable detailed in the approved scheme.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green infrastructure), Policy G5 (Urban greening), Policy G6 (Biodiversity and access to nature), and Policy SI 13 (Sustainable drainage) of the London Plan (2021); Policy P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

25. The development hereby permitted is limited to 16,917 sqm (GIA) of Class E floorspace, a maximum height of 35.12 metres AOD to the top of the parapet on Southwark Street, a maximum height of 39.9 metres AOD to the top of the lift overrun on the corner junction of Southwark Street and Southwark Bridge Road, and a maximum height of 31.37 metres AOD to the top of the parapet on Southwark Bridge Road.

Reason: This is in accordance with the application details and the approved plans.

26. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Strategy Statement (document ref: AFF_20790_01_Southwark Bridge Road_FSS_04, prepared by Affinity Fire Engineering, dated 24/08/2023) unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan (2021).

27. Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 - 20:00 Monday to Fridays, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays.
28. The use of the external terraces shall not be permitted outside the hours of: 07:00 - 20:00 Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

29. The privacy screening must be installed in full accordance with the details hereby approved (document ref: 1131_DOC 114_TERRACES_REV B) prior to first use of the terraces and must be maintained in perpetuity.

Reason: To protect the privacy of neighbours in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

30. The windows on the elevations of the proposed building that face towards the Peabody Estate at ground to third floor level, shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining residential premises from undue overlooking in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) of the Southwark Plan (2022)

Permission is subject to the following Special Condition(s)

31. The landscaping and planting shown on the drawings hereby approved shall be carried out in the first appropriate planting season following the completion of the 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.

Reason:

To ensure that the details of the scheme are in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of Southwark Plan (2022): P13 Design of places, P14 Design quality, P60 Biodiversity, P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P66 Reducing noise pollution and enhancing soundscapes, P69 Sustainable standards, P19: Listed buildings and structures; P20: Conservation areas; P21: Conservation of the historic environment and natural heritage, P63 Land for waste management, P64 Contaminated land and hazardous substances, P65 Improving air quality of the Southwark Plan (2022).

32. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be

submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework (2023) and Policy P23 (Archaeology) of the Southwark Plan (2022).

33. (a) Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) in compliance with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021), shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed
(b) The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the Local Planning Authority for approval in writing.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2023), London Plan (2021) Policy G6 (Biodiversity and access to nature) and Policy P56 (Protection of amenity) and P60 (Biodiversity) of the Southwark Plan (2022).

34. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure adequate protection of water utility infrastructure in accordance with Policy P67 (Reducing water use) of the Southwark Plan (2022). The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Informatives

- 1 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any

discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

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

- 3 The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), <https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm>

- 4 The applicant will be required to enter into an s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

- 5 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

- 6 Surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980

- 7 Detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with CG 300 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority. The applicant is required to contact the Structures Manager Anthony Davis at Anthony.Davis@southwark.gov.uk.

- 8 An oversailing licence in accordance with S177 of the Highways Act 1980 must be secured from the Highway Authority should any part of the development be constructed over the adopted highway.

Appendix 2: Relevant Planning Policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF'), published September 2023, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development. The framework sets out a number of key principles, to help build a strong, responsive and competitive economy, to support strong, vibrant and healthy communities and to protect and enhance our natural, built and historic environment. Paragraph 2 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters of the NPPF are:

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

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

The relevant policies are:

- Policy SD1 Opportunity Areas
- Policy SD2 Collaboration in the Wider South East
- Policy SD3 Growth locations in the Wider South East and beyond
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change

- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 6 Digital connectivity infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.2 Office Parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

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

The relevant policies are:

- SP2 Southwark Together
- SP4 A green and inclusive economy
- SP6 Climate emergency
- P13 Design of places
- P14 Design quality
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas

- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P28 Access to employment and training
- P30 Office and business development
- P31 Affordable workspace
- P44 Broadband and digital infrastructure
- P45 Healthy developments
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing food risk
- P69 Sustainability standards
- P70 Energy

Appendix 3: Planning history of the site and nearby sites

38-42 Southwark Bridge Road (application site)

19/AP/1446 for Installation of seven signs displaying company name branding at the three entry points into the building. Granted June 2019.

17/AP/4035 for Removal of existing entry doors, canopy and windows along with 2No. bays of windows on Southwark Bridge Road and 1No. window bay on Southwark Street; Replacement of same with new double height port framed glass entry facade with sliding doors and three new window bays. Granted December 2017.

It is understood that the original building was constructed in the early 1960s on the site of a Victorian warehouse (no.42 Southwark Street) destroyed by wartime bombing. The offices were then extended on two distinct occasions; initially westward along Southwark Street during the mid-1970s, occupying no.64 Southwark Street; and later northwards along Southwark Bridge Road during the early 1980s, occupying no.38-42. The building's elevations were modified during the 1990s and again in 2017, partly unifying the building's overall appearance.

76-80 Southwark Street (neighbouring building on Southwark Street (west))

20/AP/2196 for construction of an additional storey and rear extension alongside refurbishment of existing office building (Use Class B1a), including alterations to the building facade, creation of external amenity spaces, replacement plant and associated works.

Appendix 4: Consultation undertaken

Site notice date: 14.12.2022

Press notice date: 08.12.2022

Case officer site visit date: 14.12.2022

Neighbour consultation letters sent: 07.12.2022

Internal services consulted:

Design and Conservation Team [Formal]
Transport Policy
Archaeology
Local Economy
Ecology
Environmental Protection
Community Infrastructure Levy Team
Highways Development and Management
Flood Risk Management & Urban Drainage
Urban Forester
Building Control

Statutory and non-statutory organisations consulted:

Greater London Authority
London Fire & Emergency Planning Authority
Metropolitan Police Service
Transport for London
Thames Water
Environment Agency

Neighbour and local groups consulted:

Stationery Cupboard Meeting Room Metal Box Factory Business Centre 30 Great Guildford Street
88 Sumner Buildings Sumner Street London
70 Sumner Buildings Sumner Street London
Cigar Box Meeting Room Metal Box Factory Business Centre 30 Great Guildford Street
Unit 7 And Unit 7A Metal Box Factory Business Centre 30 Great Guildford Street
Block B Flat 5 Peabody Estate Southwark Street
8 Gatehouse Square London Southwark
Block K Flat 16 Peabody Estate Southwark Street
Block H Flat 2 Peabody Estate Southwark Street
Block I Flat 7 Peabody Estate Southwark Street
Unit 202 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 322 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 318 Metal Box Factory Business Centre 30 Great Guildford Street
Fifty Nine And A Half Southwark Street London
Intel House 24 Southwark Bridge Road London
Block E Flat 5 Peabody Estate Southwark Street
Flat C 17 Southwark Bridge Road London
Block E Flat 2 Peabody Estate Southwark Street

Units 01 And 02 16-48 Great Guildford Street London
 Unit 04 16-48 Great Guildford Street London
 50A Southwark Bridge Road London Southwark
 Carbon Re Metal Box Factory Business Centres 30 Great Guildford Street
 Apteriors Ltd Metal Box Factory Business Centres 30 Great Guildford Street
 First Floor 53 Southwark Street London
 Block F Flat 9 Peabody Estate Southwark Street
 Block K Flat 18 Peabody Estate Southwark Street
 69 Sumner Buildings Sumner Street London
 Block C Flat 12 Peabody Estate Southwark Street
 Fifth And Sixth Floor The Harlequin Building 65 Southwark Street
 Unit 216 Metal Box Factory Business Centre 30 Great Guildford Street
 Block K Flat 5 Peabody Estate Southwark Street
 Unit 522 Metal Box Factory Business Centre 30 Great Guildford Street
 Block H Flat 6 Peabody Estate Southwark Street
 Block H Flat 3 Peabody Estate Southwark Street
 86 Sumner Buildings Sumner Street London
 Flat 15 21 Great Guildford Street London
 Second Floor Crowne House 56-58 Southwark Street
 Block K Flat 1 Peabody Estate Southwark Street
 Part Basement Room B7 16-48 Great Guildford Street London
 40 Sumner Buildings Sumner Street London
 78 Sumner Buildings Sumner Street London
 56 Sumner Buildings Sumner Street London
 Unit 410 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 405 16-48 Great Guildford Street London
 Fifth Floor Intel House 24 Southwark Bridge Road
 13 Keppel Row London Southwark
 Seventh Floor 61 Southwark Street London
 Unit 330 16-48 Great Guildford Street London
 Units 309 And 310 16-48 Great Guildford Street London
 Unit 218 Metal Box Factory Business Centres 30 Great Guildford Street
 Units 203 And 204 16-48 Great Guildford Street London
 Units 06 16-48 Great Guildford Street London
 92 Sumner Buildings Sumner Street London
 84 Sumner Buildings Sumner Street London
 77 Sumner Buildings Sumner Street London
 73 Sumner Buildings Sumner Street London
 57 Sumner Buildings Sumner Street London
 55 Sumner Buildings Sumner Street London
 49 Sumner Buildings Sumner Street London
 37 Sumner Buildings Sumner Street London
 3 Gatehouse Square London Southwark
 Flat B 17 Southwark Bridge Road London
 Flat A 17 Southwark Bridge Road London
 Flat C 33 Southwark Bridge Road London
 Block A Flat 7 Peabody Estate Southwark Street
 Block F Flat 14 Peabody Estate Southwark Street
 Block F Flat 5 Peabody Estate Southwark Street
 Block H Flat 14 Peabody Estate Southwark Street
 Unit 224 A Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 421 Metal Box Factory Business Centre 30 Great Guildford Street

Unit G04 To Unit G13 Metal Box Factory Business Centre 30 Great Guildford Street
 First Floor West The Harlequin Building 65 Southwark Street
 Ground Floor 49 Southwark Bridge Road London
 Unit 315 Metal Box Factory Business Centre 30 Great Guildford Street
 Arch 2 America Street London
 Unit 03 16-48 Great Guildford Street London
 Workshop Peabody Buildings Southwark Street
 7 Keppel Row London Southwark
 Third Floor 50 Southwark Street London
 Fifth Floor 50 Southwark Street London
 Unit 409 16-48 Great Guildford Street London
 First Floor Rear 61 Southwark Street London
 Part Basement 61 Southwark Street London
 Part Basement Rooms B1 To B2 16-48 Great Guildford Street London
 Part Basement Room B6 16-48 Great Guildford Street London
 Unit 428 Metal Box Factory Business Centre 30 Great Guildford Street
 Rodeng Consulting Llp Metal Box Factory Business Centre 30 Great Guildford Street
 First Floor 48 Southwark Street London
 Unit 438 Metal Box Factory Business Centre 30 Great Guildford Street
 Ground Floor Crowne House 56-58 Southwark Street
 Block I Flat 10 Peabody Estate Southwark Street
 Flat D 33 Southwark Bridge Road London
 Unit 307 16-48 Great Guildford Street London
 Unit 402 Metal Box Factory Business Centre 30 Great Guildford Street
 Block C Flat 8 Peabody Estate Southwark Street
 Block F Flat 4 Peabody Estate Southwark Street
 11 Gatehouse Square London Southwark
 Block B Flat 13 Peabody Estate Southwark Street
 Block B Flat 10 Peabody Estate Southwark Street
 Unit 235 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 125 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 2 Metal Box Factory Business Centre 30 Great Guildford Street
 Block I Flat 3 Peabody Estate Southwark Street
 Block A Flat 13 Peabody Estate Southwark Street
 Unit 225 Metal Box Factory Business Centre 30 Great Guildford Street
 Fourth Floor Crowne House 56-58 Southwark Street
 Second Floor Pentagon House 52-54 Southwark Street
 Unit 335 Metal Box Factory Business Centre 30 Great Guildford Street
 Second Floor 49 Southwark Bridge Road London
 Block F Flat 1 Peabody Estate Southwark Street
 61 Sumner Buildings Sumner Street London
 53 Sumner Buildings Sumner Street London
 First Floor Front 61 Southwark Street London
 Third Floor Pentagon House 52-54 Southwark Street
 Flat G 37 Southwark Bridge Road London
 Flat A 37 Southwark Bridge Road London
 Unit 314 16-48 Great Guildford Street London
 71 Sumner Buildings Sumner Street London
 65 Sumner Buildings Sumner Street London
 46 Sumner Buildings Sumner Street London
 44 Sumner Buildings Sumner Street London
 43 Sumner Buildings Sumner Street London

13 Gatehouse Square London Southwark
 Flat G 33 Southwark Bridge Road London
 Block G Flat 4 Peabody Estate Southwark Street
 Block F Flat 12 Peabody Estate Southwark Street
 Block B Flat 9 Peabody Estate Southwark Street
 Block K Flat 14 Peabody Estate Southwark Street
 Block I Flat 14 Peabody Estate Southwark Street
 Block H Flat 17 Peabody Estate Southwark Street
 Block H Flat 12 Peabody Estate Southwark Street
 Block G Flat 12 Peabody Estate Southwark Street
 Unit 427 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 419 Metal Box Factory Business Centre 30 Great Guildford Street
 Basement And Part Ground Floor Saxon House 48 Southwark Street
 First Floor 49 Southwark Bridge Road London
 Arch 6 America Street London
 19 Keppel Row London Southwark
 8 Keppel Row London Southwark
 Ground Floor 32 Southwark Bridge Road London
 Block A Flat 9 Peabody Estate Southwark Street
 Unit 4 23A Great Guildford Street London
 Units 122 To 124 16-48 Great Guildford Street London
 Unit 120 Metal Box Factory Business Centre 30 Great Guildford Street
 Units 227 And 228 16-48 Great Guildford Street London
 Units 331 To Unit 333 16-48 Great Guildford Street London
 Block E Flat 18 Peabody Estate Southwark Street
 58 Sumner Buildings Sumner Street London
 Block E Flat 15 Peabody Estate Southwark Street
 Flat 13 21 Great Guildford Street London
 Sixth Floor Pentagon House 52-54 Southwark Street
 Ground Floor The Harlequin Building 65 Southwark Street
 Unit 530 Metal Box Factory Business Centre 30 Great Guildford Street
 Block I Flat 8 Peabody Estate Southwark Street
 Block H Flat 11 Peabody Estate Southwark Street
 Block G Flat 14 Peabody Estate Southwark Street
 Block E Flat 14 Peabody Estate Southwark Street
 Block A Flat 8 Peabody Estate Southwark Street
 Unit 316 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 219 Metal Box Factory Business Centre 30 Great Guildford Street
 Units 317 To 320 16-48 Great Guildford Street London
 Part Basement Room B3 16-48 Great Guildford Street London
 Part Basement Right 61 Southwark Street London
 75 Sumner Buildings Sumner Street London
 Fourth Floor Intel House 24 Southwark Bridge Road
 First Floor Notcutt House 36 Southwark Bridge Road
 6 Keppel Row London Southwark
 Store Adjacent 1 Peabody Buildings Southwark Street
 Unit 334 16-48 Great Guildford Street London
 Unit 220 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 209 To Unit 211 Metal Box Factory Business Centre 30 Great Guildford Street
 Flat 16 21 Great Guildford Street London
 Flat 12 21 Great Guildford Street London
 Flat 8 21 Great Guildford Street London

76 Sumner Buildings Sumner Street London
 60 Sumner Buildings Sumner Street London
 52 Sumner Buildings Sumner Street London
 41 Sumner Buildings Sumner Street London
 32 Sumner Buildings Sumner Street London
 12 Gatehouse Square London Southwark
 Block A Flat 14 Peabody Estate Southwark Street
 Block A Flat 12 Peabody Estate Southwark Street
 Block A Flat 10 Peabody Estate Southwark Street
 Block G Flat 8 Peabody Estate Southwark Street
 Block G Flat 3 Peabody Estate Southwark Street
 Block F Flat 7 Peabody Estate Southwark Street
 Block I Flat 9 Peabody Estate Southwark Street
 Block B Flat 4 Peabody Estate Southwark Street
 Block I Flat 4 Peabody Estate Southwark Street
 Block H Flat 7 Peabody Estate Southwark Street
 Block G Flat 13 Peabody Estate Southwark Street
 53A Southwark Street London Southwark
 Part Basement Store 61 Southwark Street London
 Units 437 To 440 Metal Box Factory Business Centre 30 Great Guildford Street
 18 Keppel Row London Southwark
 16 Keppel Row London Southwark
 12 Keppel Row London Southwark
 5 Keppel Row London Southwark
 1 Keppel Row London Southwark
 Basement 50 Southwark Street London
 Second Floor Rear 61 Southwark Street London
 Units 05 16-48 Great Guildford Street London
 53-61 Southwark Bridge Road London Southwark
 The Fire Surgery Ltd Metal Box Factory Business Centre 30 Great Guildford Street
 People Blueprint Ltd Metal Box Factory Business Centre 30 Great Guildford Street
 Want Some Media Ltd Metal Box Factory 30 Great Guildford Street
 Units 315 And 316 16-48 Great Guildford Street London
 Unit 304 Metal Box Factory Business Centre 30 Great Guildford Street
 Block H Flat 1 Peabody Estate Southwark Street
 Unit 232 Metal Box Factory Business Centre 30 Great Guildford Street
 35 Sumner Buildings Sumner Street London
 Block C Flat 10 Peabody Estate Southwark Street
 Block F Flat 8 Peabody Estate Southwark Street
 5 Gatehouse Square London Southwark
 Unit 317 Metal Box Factory Business Centre 30 Great Guildford Street
 Block K Flat 12 Peabody Estate Southwark Street
 Block K Flat 8 Peabody Estate Southwark Street
 Block H Flat 16 Peabody Estate Southwark Street
 Block A Flat 11 Peabody Estate Southwark Street
 Second Floor 34 Southwark Bridge Road London
 Units 132 To 134 Metal Box Factory 30 Great Guildford Street
 Part Basement Room B5 16-48 Great Guildford Street London
 20 Keppel Row London Southwark
 Part Sixth Floor 61 Southwark Street London
 Units 322 And 323 16-48 Great Guildford Street London
 Unit 305 16-48 Great Guildford Street London

Unit 08 16-48 Great Guildford Street London
Units 105 And 106 16-48 Great Guildford Street London
Fourth Floor Wigglesworth House 69 Southwark Bridge Road
Flat 9 21 Great Guildford Street London
85 Sumner Buildings Sumner Street London
74 Sumner Buildings Sumner Street London
53 Thrale Street London Southwark
Flat 5 21 Great Guildford Street London
Block C Flat 13 Peabody Estate Southwark Street
55 Southwark Street London Southwark
Block E Flat 6 Peabody Estate Southwark Street
Block C Flat 14 Peabody Estate Southwark Street
Block C Flat 9 Peabody Estate Southwark Street
Block C Flat 2 Peabody Estate Southwark Street
Block B Flat 14 Peabody Estate Southwark Street
Block B Flat 12 Peabody Estate Southwark Street
Block K Flat 7 Peabody Estate Southwark Street
Block K Flat 4 Peabody Estate Southwark Street
Block K Flat 2 Peabody Estate Southwark Street
Block C Flat 1 Peabody Estate Southwark Street
Block I Flat 2 Peabody Estate Southwark Street
Unit 224 B Metal Box Factory Business Centre 30 Great Guildford Street
Unit 126 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 436 Metal Box Factory Business Centre 30 Great Guildford Street
First Floor Intel House 24 Southwark Bridge Road
Second Floor Front 32 Southwark Bridge Road London
Unit 420 Metal Box Factory Business Centre 30 Great Guildford Street
Suite L1 Second Floor Wigglesworth House 69 Southwark Bridge Road
Suite L3 Second Floor Wigglesworth House 69 Southwark Bridge Road
Unit 323 Metal Box Factory Business Centre 30 Great Guildford Street
Second Floor 76 - 80 Southwark Street London
Unit 437 Metal Box Factory Business Centre 30 Great Guildford Street
Reds Ten Uk Ltd Metal Box Factory Business Centres 30 Great Guildford Street
11-17 Great Guildford Street London Southwark
Unit 303 Metal Box Factory Business Centre 30 Great Guildford Street
Units 328 And 329 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 405 Metal Box Factory Business Centre 30 Great Guildford Street
Block H Flat 9 Peabody Estate Southwark Street
Flat 11 21 Great Guildford Street London
Block C Flat 6 Peabody Estate Southwark Street
Unit 431 Metal Box Factory Business Centre 30 Great Guildford Street
Third Floor Saxon House 48 Southwark Street
Block F Flat 6 Peabody Estate Southwark Street
First Floor East The Harlequin Building 65 Southwark Street
Block B Flat 8 Peabody Estate Southwark Street
Block K Flat 17 Peabody Estate Southwark Street
Unit G01 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 524 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 509 Metal Box Factory Business Centre 30 Great Guildford Street
Block K Flat 3 Peabody Estate Southwark Street
Block G Flat 5 Peabody Estate Southwark Street
97 Sumner Buildings Sumner Street London

Unit 214 Metal Box Factory Business Centre 30 Great Guildford Street
Block E Flat 12 Peabody Estate Southwark Street
Flat 7 21 Great Guildford Street London
Flat 1 21 Great Guildford Street London
Unit 223 Metal Box Factory Business Centre 30 Great Guildford Street
Unit G03 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 207 To Unit 208 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 206 Metal Box Factory Business Centre 30 Great Guildford Street
64 Sumner Buildings Sumner Street London
100 Sumner Buildings Sumner Street London
Unit 217 Metal Box Factory Business Centre 30 Great Guildford Street
10 Keppel Row London Southwark
Third Floor 34 Southwark Bridge Road London
Flat B 37 Southwark Bridge Road London
Unit 09 16-48 Great Guildford Street London
Unit 324 Metal Box Factory Business Centre 30 Great Guildford Street
Flat 17 21 Great Guildford Street London
99 Sumner Buildings Sumner Street London
95 Sumner Buildings Sumner Street London
90 Sumner Buildings Sumner Street London
68 Sumner Buildings Sumner Street London
66 Sumner Buildings Sumner Street London
62 Sumner Buildings Sumner Street London
51 Sumner Buildings Sumner Street London
38 Sumner Buildings Sumner Street London
34 Sumner Buildings Sumner Street London
6 Gatehouse Square London Southwark
Flat E 17 Southwark Bridge Road London
Flat D 17 Southwark Bridge Road London
Flat 2 21 Great Guildford Street London
105 Sumner Street London Southwark
Fifth Floor Pentagon House 52-54 Southwark Street
Block G Flat 9 Peabody Estate Southwark Street
Block E Flat 8 Peabody Estate Southwark Street
Block A Flat 5 Peabody Estate Southwark Street
Block K Flat 9 Peabody Estate Southwark Street
Block E Flat 1 Peabody Estate Southwark Street
Block B Flat 1 Peabody Estate Southwark Street
Unit 224 Metal Box Factory Business Centre 30 Great Guildford Street
Block I Flat 5 Peabody Estate Southwark Street
Block H Flat 15 Peabody Estate Southwark Street
Block H Flat 10 Peabody Estate Southwark Street
Block H Flat 4 Peabody Estate Southwark Street
Unit 432 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 422 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 515 Metal Box Factory Business Centre 30 Great Guildford Street
Unit 507 Metal Box Factory Business Centre 30 Great Guildford Street
Third To Fifth Floors 49 Southwark Bridge Road London
Unit 503 Metal Box Factory Business Centre 30 Great Guildford Street
Unit G014 Metal Box Factory Business Centre 30 Great Guildford Street
Basement 61 Southwark Street London
Second Floor Rear 32 Southwark Bridge Road London

9 Keppel Row London Southwark
 81 Southwark Bridge Road London Southwark
 Unit 401 16-48 Great Guildford Street London
 Unit 305 To 308 Metal Box Factory Business Centre 30 Great Guildford Street
 Outset Studio Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 439 Metal Box Factory Business Centre 30 Great Guildford Street
 Jsk News Ltd 23 Great Guildford Street London
 Units 129 To 131 16-48 Great Guildford Street London
 Block A Flat 4 Peabody Estate Southwark Street
 39 Sumner Buildings Sumner Street London
 First Floor 81 Southwark Bridge Road London
 Flat D 37 Southwark Bridge Road London
 Block F Flat 13 Peabody Estate Southwark Street
 Unit 228 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 423 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 417 Metal Box Factory Business Centre 30 Great Guildford Street
 Block H Flat 13 Peabody Estate Southwark Street
 Fourth Floor Front 61 Southwark Street London
 Fourth Floor Pentagon House 52-54 Southwark Street
 Second Floor Saxon House 48 Southwark Street
 Letter Press Meeting Room Metal Box Factory Business Centre 30 Great Guildford Street
 36 Sumner Buildings Sumner Street London
 Sixth Floor Rear 61 Southwark Street London
 Basement Intel House 24 Southwark Bridge Road
 Fourth Floor 50 Southwark Street London
 17 Keppel Row London Southwark
 Third Floor Crowne House 56-58 Southwark Street
 Fifth Floor 1 America Street London
 Flat 14 21 Great Guildford Street London
 59 Sumner Buildings Sumner Street London
 54 Sumner Buildings Sumner Street London
 47 Sumner Buildings Sumner Street London
 22 Southwark Bridge Road London Southwark
 Unit 230 Metal Box Factory Business Centre 30 Great Guildford Street
 Block E Flat 11 Peabody Estate Southwark Street
 Block E Flat 3 Peabody Estate Southwark Street
 Block A Flat 3 Peabody Estate Southwark Street
 Block F Flat 3 Peabody Estate Southwark Street
 Block B Flat 7 Peabody Estate Southwark Street
 Block B Flat 6 Peabody Estate Southwark Street
 Block I Flat 1 Peabody Estate Southwark Street
 Unit 511 Metal Box Factory Business Centre 30 Great Guildford Street
 Block H Flat 5 Peabody Estate Southwark Street
 Unit 414 To Unit 416 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 534 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit G02 Metal Box Factory Business Centre 30 Great Guildford Street
 Car Park 53 Southwark Street London
 Ground Floor 61 Southwark Street London
 Arch 8 America Street London
 Ground Floor West 61 Southwark Street London
 49 Southwark Bridge Road London Southwark
 4 Keppel Row London Southwark

Second Floor 50 Southwark Street London
 43-47 Southwark Bridge Road London Southwark
 Unit 409 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 440 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 135 To 136 Metal Box Factory Business Centre 30 Great Guildford Street
 Units 213 To 216 16-48 Great Guildford Street London
 9 Gatehouse Square London Southwark
 Flat E 37 Southwark Bridge Road London
 Ground Floor Intel House 24 Southwark Bridge Road
 Ground Floor And Second Floor To Fifth Floor 76 - 80 Southwark Street London
 Unit G015 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 325 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 109 To Unit 120 16-48 Great Guildford Street London
 Block A Flat 2 Peabody Estate Southwark Street
 First Floor 34 Southwark Bridge Road London
 42 Sumner Buildings Sumner Street London
 Block C Flat 5 Peabody Estate Southwark Street
 Block C Flat 3 Peabody Estate Southwark Street
 15 Gatehouse Square London Southwark
 Unit 505 Metal Box Factory Business Centre 30 Great Guildford Street
 Second And Third Floors The Harlequin Building 65 Southwark Street
 Ground Floor Pentagon House 52-54 Southwark Street
 Block F Flat 2 Peabody Estate Southwark Street
 Block K Flat 15 Peabody Estate Southwark Street
 Unit 513 Metal Box Factory Business Centre 30 Great Guildford Street
 First Floor Wigglesworth House 69 Southwark Bridge Road
 Block I Flat 11 Peabody Estate Southwark Street
 Block H Flat 18 Peabody Estate Southwark Street
 Block H Flat 8 Peabody Estate Southwark Street
 Block E Flat 17 Peabody Estate Southwark Street
 Flat 3 21 Great Guildford Street London
 Block A Flat 6 Peabody Estate Southwark Street
 Ground Floor 34 Southwark Bridge Road London
 Fifth Floor Rear 61 Southwark Street London
 Second Floor Right Wigglesworth House 69 Southwark Bridge Road
 Second Floor And Third Floor And Mansard Floor Flat 55 Southwark Street London
 Ground Floor 81 Southwark Bridge Road London
 Block A Flat 1 Peabody Estate Southwark Street
 Block G Flat 1 Peabody Estate Southwark Street
 Arch 4 America Street London
 Units 102 To 104 16-48 Great Guildford Street London
 Second Floor Left Wigglesworth House 69 Southwark Bridge Road
 Third Floor 32 Southwark Bridge Road London
 Fourth Floor Rear 61 Southwark Street London
 67 Sumner Buildings Sumner Street London
 45 Sumner Buildings Sumner Street London
 Second Floor Front 61 Southwark Street London
 Basement 4 Emerson Street London
 2 Keppel Row London Southwark
 53 Southwark Street London Southwark
 First Floor Crowne House 56-58 Southwark Street
 Flat F 37 Southwark Bridge Road London

Unit 308 16-48 Great Guildford Street London
 Units 311 And 312 16-48 Great Guildford Street London
 Units 232 To 234 16-48 Great Guildford Street London
 Unit 121 Metal Box Factory Business Centre 30 Great Guildford Street
 96 Sumner Buildings Sumner Street London
 93 Sumner Buildings Sumner Street London
 87 Sumner Buildings Sumner Street London
 82 Sumner Buildings Sumner Street London
 79 Sumner Buildings Sumner Street London
 31 Sumner Buildings Sumner Street London
 35 Southwark Bridge Road London Southwark
 10 Gatehouse Square London Southwark
 Flat 4 21 Great Guildford Street London
 Flat F 33 Southwark Bridge Road London
 Flat A 33 Southwark Bridge Road London
 52 Thrale Street London Southwark
 William Shakespeare 60 Southwark Street London
 Saxon House 48 Southwark Street London
 Block G Flat 11 Peabody Estate Southwark Street
 Block G Flat 6 Peabody Estate Southwark Street
 Block E Flat 13 Peabody Estate Southwark Street
 Block E Flat 4 Peabody Estate Southwark Street
 Block C Flat 11 Peabody Estate Southwark Street
 Block C Flat 4 Peabody Estate Southwark Street
 Block B Flat 2 Peabody Estate Southwark Street
 Block K Flat 11 Peabody Estate Southwark Street
 Unit 215 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 523 Metal Box Factory Business Centre 30 Great Guildford Street
 Fry Meeting Room Metal Box Factory Business Centre 30 Great Guildford Street
 Ground Floor East 61 Southwark Street London
 First Floor 76-80 Southwark Street London
 Part Basement Room B4 16-48 Great Guildford Street London
 Ground Floor Rear 50 Southwark Street London
 Units 125 To 127 16-48 Great Guildford Street London
 Jsk News Ltd 21 Great Guildford Street London
 Websters International Metal Box Factory Business Centres 30 Great Guildford Street
 Unit 222 Metal Box Factory Business Centre 30 Great Guildford Street
 Flat C 37 Southwark Bridge Road London
 Second Floor Intel House 24 Southwark Bridge Road
 Unit 424 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 204 Metal Box Factory Business Centre 30 Great Guildford Street
 63 Sumner Buildings Sumner Street London
 83 Sumner Buildings Sumner Street London
 Unit 3 23 Great Guildford Street London
 Block G Flat 7 Peabody Estate Southwark Street
 Unit 229 Metal Box Factory Business Centre 30 Great Guildford Street
 Block K Flat 10 Peabody Estate Southwark Street
 Unit 127 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 319 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 435 Metal Box Factory Business Centre 30 Great Guildford Street
 Block I Flat 13 Peabody Estate Southwark Street
 Block I Flat 6 Peabody Estate Southwark Street

Block G Flat 10 Peabody Estate Southwark Street
 Block G Flat 2 Peabody Estate Southwark Street
 94 Sumner Buildings Sumner Street London
 91 Sumner Buildings Sumner Street London
 Units 1 And 2 19-19A Great Guildford Street London
 Unit 313 Metal Box Factory Business Centre 30 Great Guildford Street
 33 Sumner Buildings Sumner Street London
 72 Sumner Buildings Sumner Street London
 48 Sumner Buildings Sumner Street London
 Third Floor Intel House 24 Southwark Bridge Road
 First Floor 50 Southwark Street London
 Fifth Floor Front 61 Southwark Street London
 Basement Pentagon House 52-54 Southwark Street
 Unit 306 16-48 Great Guildford Street London
 Unit 226 16-48 Great Guildford Street London
 Flat 6 21 Great Guildford Street London
 7 Gatehouse Square London Southwark
 4 Gatehouse Square London Southwark
 Block E Flat 16 Peabody Estate Southwark Street
 Block E Flat 9 Peabody Estate Southwark Street
 Block C Flat 7 Peabody Estate Southwark Street
 Block F Flat 10 Peabody Estate Southwark Street
 Block B Flat 11 Peabody Estate Southwark Street
 Block K Flat 13 Peabody Estate Southwark Street
 Block K Flat 6 Peabody Estate Southwark Street
 Block I Flat 12 Peabody Estate Southwark Street
 Unit 526 Metal Box Factory Business Centre 30 Great Guildford Street
 Third Floor 61 Southwark Street London
 Unit 415 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 221 Metal Box Factory Business Centre 30 Great Guildford Street
 Third Floor South Wigglesworth House 69 Southwark Bridge Road
 22 Keppel Row London Southwark
 21 Keppel Row London Southwark
 15 Keppel Row London Southwark
 3 Keppel Row London Southwark
 Second Floor Notcutt House 36 Southwark Bridge Road
 Unit 231 Metal Box Factory 2 30 Great Guildford Street
 Basement 32 Southwark Bridge Road London
 Unit 205 Metal Box Factory Business Centre 30 Great Guildford Street
 Basement 76 - 80 Southwark Street London
 61 Southwark Street London Southwark
 Unit 508 Metal Box Factory Business Centre 30 Great Guildford Street
 Suite L2 Second Floor Wigglesworth House 69 Southwark Bridge Road
 Unit 1 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 129 Metal Box Factory Business Centre 30 Great Guildford Street
 16 Great Guildford Street London Southwark
 Basement Crowne House 56-58 Southwark Street
 Acker Uk Ltd Metal Box Factory Business Centres 30 Great Guildford Street
 Flat E 33 Southwark Bridge Road London
 Flat B 33 Southwark Bridge Road London
 Basement And Ground Floor 50 Southwark Bridge Road London
 Unit 309 And Unit 310 Metal Box Factory Business Centre 30 Great Guildford Street

Unit 412 To 413 Metal Box Factory Business Centre 30 Great Guildford Street
 First Floor Pentagon House 52-54 Southwark Street
 Basement The Harlequin Building 65 Southwark Street
 Fourth Floor The Harlequin Building 65 Southwark Street
 Block E Flat 7 Peabody Estate Southwark Street
 Ground Floor Left Hand Side The Harlequin Building 65 Southwark Street
 11 Keppel Row London Southwark
 Unit 212 Metal Box Factory Business Centre 30 Great Guildford Street
 Railway Bridge South Side Southwark Bridge Road London
 Metal Box Cafe Metal Box Factory Business Centre 30 Great Guildford Street
 Sixth Floor Intel House 24 Southwark Bridge Road
 Third To Fifth Floor 81 Southwark Bridge Road London
 Part Basement Part Ground Floor And First Floor To Fourth Floor 1 America Street London
 Unit 320 Metal Box Factory Business Centre 30 Great Guildford Street
 80 Sumner Buildings Sumner Street London
 First Floor Metal Box Factory Business Centre 30 Great Guildford Street
 16 Peabody Buildings Southwark Street London
 Estate Workshop Sumner Buildings Sumner Street
 9 Sumner Street London Southwark
 Units 406 To 408 16-48 Great Guildford Street London
 29 Great Guildford Street London Southwark
 Basement And Ground Floor Metal Box Factory Business Centre 30 Great Guildford Street
 Lower Ground And Mezzanine And Third Floor And Fourth Floor 36 Southwark Bridge Road
 London
 Unit 128 Metal Box Factory Business Centre 30 Great Guildford Street
 Second Floor 81 Southwark Bridge Road London
 Block E Flat 10 Peabody Estate Southwark Street
 Flat 7 Peabody Buildings Southwark Street
 Fifth Floor Crowne House 56-58 Southwark Street
 Unit 327 16-48 Great Guildford Street London
 Units 107 And 108 16-48 Great Guildford Street London
 City Bridge House 57 Southwark Street London
 4-6 America Street London Southwark
 Basement And Ground Floor 55 Southwark Street London
 98 Sumner Buildings Sumner Street London
 50 Sumner Buildings Sumner Street London
 81 Sumner Buildings Sumner Street London
 Unit 101 Metal Box Factory Business Centre 30 Great Guildford Street
 Units 207 And 208 16-48 Great Guildford Street London
 Unit 201 Metal Box Factory Business Centre 30 Great Guildford Street
 Block F Flat 11 Peabody Estate Southwark Street
 The Harlequin Building 65 Southwark Street London
 Block B Flat 3 Peabody Estate Southwark Street
 Unit 313 16-48 Great Guildford Street London
 First Floor 32 Southwark Bridge Road London
 89 Sumner Buildings Sumner Street London
 Unit 430 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 406 Metal Box Factory Business Centre 30 Great Guildford Street
 Unit 401 Metal Box Factory Business Centre 30 Great Guildford Street
 Flat 10 21 Great Guildford Street London
 14 Gatehouse Square London Southwark

Appendix 5: Consultation responses received

Internal services responded:

Design and Conservation Team [Formal]
Transport Policy
Archaeology
Local Economy
Ecology
Environmental Protection
Community Infrastructure Levy Team
Highways Development and Management
Flood Risk Management & Urban Drainage
Urban Forester
Building Control

Statutory and non-statutory organisations responded:

Greater London Authority
London Fire & Emergency Planning Authority
Metropolitan Police Service
Transport for London
Thames Water
Environment Agency