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<b>Meeting Name:</b>	Planning Committee (Smaller Applications)
<b>Date:</b>	2 October 2024
<b>Report title:</b>	<p><b>Development Management planning application:</b> Application for: Full Planning Application 24/AP/1373</p> <p><b>Address:</b> 224 - 226 Tower Bridge Road London Southwark SE1 2UP</p> <p><b>Proposal:</b> Variation of condition 1 (Approved Plans) and removal of condition 16 (EV Charging Point) and condition 19 (Disabled Parking Bay) pursuant to planning application ref. no. 19/AP/1975: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking.</p> <p>The variation seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.</p>
<b>Ward(s) or groups affected:</b>	North Bermondsey
<b>Classification:</b>	Open
<b>Reason for lateness (if applicable):</b>	Not Applicable
<b>From:</b>	Director of Planning and Growth
<b>Application Start Date:</b> 10/05/2024	<b>Application Expiry Date:</b> 04/10/2024
<b>Earliest Decision Date:</b> 14/06/2024	

## RECOMMENDATION

1. That planning permission be granted, subject to conditions and the appropriate Deed of Variation to link this permission to the Section 106 Legal Agreement

for 19/AP/1975.

2. In the event that the requirements of paragraph 1 above are not met by 2 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 90.

## **EXECUTIVE SUMMARY**

3. The proposal is a Section 73 application to vary Condition 1 (Approved Plans), remove Condition 16 (EV Charging Point) and remove Condition 19 (Disabled Parking Bay).
4. The scheme approved under 19/AP/1975 has been implemented and the new building is almost complete, ready for occupation.

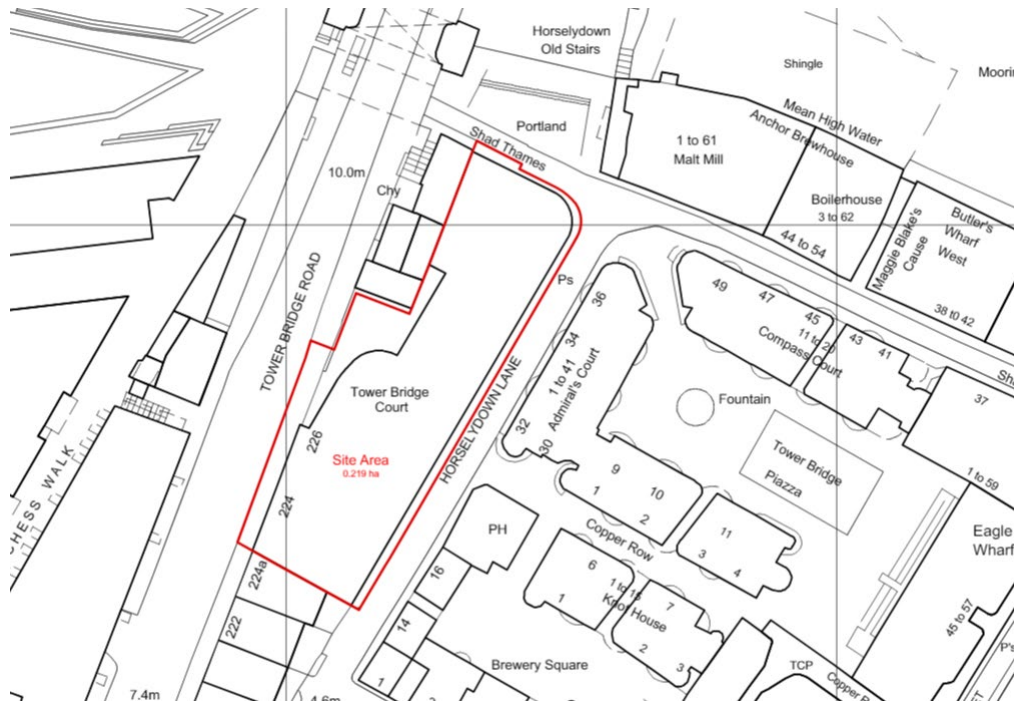
The application has received over 5 objections and is a Section 73 on a Major application. It is therefore required to be determined at committee.

5. The approved plans would be varied to reduce the width of the roller shutter on the eastern elevation on Horselydown Lane to accommodate a louvred panel. This panel has been added to meet M&E (Mechanical and Electrical) ventilation requirements for the transformer room at basement level.
6. As a result of the reduced width of the roller shutter, the disabled parking space and associated EV charging point for this space would be removed. The servicing bay would be retained and two additional cargo bike spaces would be provided.
7. The objections received from local residents relate to concerns over disabled parking, equalities and sustainability.
8. The council's design and conservation team have raised no objection in design terms. The proposed elevational change is minor in nature and positioned along the rear entrance to the building.
9. The site benefits from an excellent level of public transport accessibility, including step-free public transport, and is also very well located for pedestrian and cycle access. Given the high accessibility of the site by non-car modes, Transport Policy Officers do not object to the removal of a dedicated blue-badge car parking space within the site boundary.
10. The EV charging point was for use of the disabled bay only and could not have been utilised by those with electric vehicles without a blue badge. As the requested removal of Condition 16 (EV Charging Point) is considered acceptable as the development would be car-free and therefore an EV Charging Point condition would not be necessary to retain given there is not an associated car parking space for the charging point.
11. The proposed variation of Condition 1 (Approved Plans) and removal of Condition 16 (EV Charging Point) and Condition 19 (Disabled Parking Bay) is considered acceptable.

## BACKGROUND INFORMATION

### Site location and description

- The application site is located on the corner of Tower Bridge Road and Shad Thames. Horsleydown Lane runs along the rear edge of the application site. The site is at the advanced stages of construction of the scheme granted under 19/AP/1975.



### Location Plan

- The site previously comprised a single 1980s office building (Use Class B1a), arranged over basement, ground and five upper floors (six storeys in total plus rooftop plant). The original basement included 20 car parking spaces. The building previously was a 1980's 'post-modern' style in redbrick with Portland stone dressings. The main entrance to the building was on Tower Bridge Road which consisted of a steel and glass atrium.
- The site occupies a sensitive position immediately to the south of Tower Bridge itself. It comprises a single linear building with a long frontage onto Tower Bridge Road (raised at this point to meet the bridge) and backs onto a narrower road – Horsleydown Lane.
- The site immediately abuts the Accumulator Tower of Tower Bridge. This robust brick structure contained the hydraulics that lifted the opening leaves of Tower Bridge. It and its chimney constitute minor landmarks within the area and are Grade II Listed.

### The surrounding area

- The site is firmly within Tower Bridge Conservation Area. This consists in the main of massive brick-built former warehouse buildings between five and nine

storeys high, set around narrow lanes to create a tough and enclosed semi-industrial character. These buildings are highly significant in their own right for their robust Victorian architecture and for their role in illustrating this area of London's industrial and commercial history. They have mostly been converted to residential accommodation with retail, office and restaurants on their ground floors.

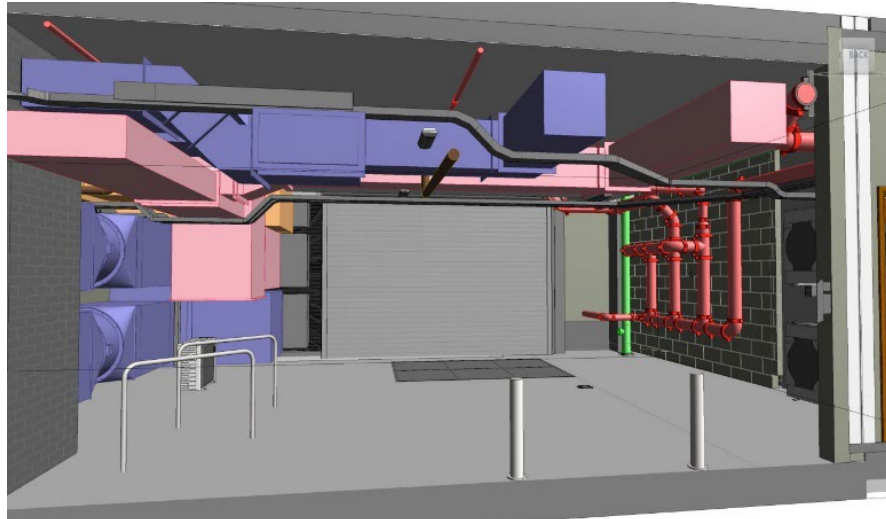
17. Although most of the buildings are large, there is a 1980s mixed use development, Admirals Court consisting of retail/ office on the ground floor and a total of four storeys of flats immediately opposite the site across Horsleydown Lane. At five storeys this complex is low compared to its surrounding warehouse buildings. It is again in a post-modern style and is also in the conservation area.
18. To the south of Admirals Court, also opposite the site, is a smaller warehouse building on the corner of Gainsford Street and Horsleydown Lane. This has also been converted to residential accommodation.
19. The site has an open aspect to the west across the width of Tower Bridge Road. It faces the new development of Potters Field (One Tower Bridge).

### **Details of proposal**

20. The current application is a Section 73 application to vary Condition 1 (Approved Plans), remove Condition 16 (EV Charging Point) and remove Condition 19 (Disabled Parking Bay).
21. The approved plans would be varied to reduce the width of the roller shutter on the eastern elevation on Horselydown Lane to accommodate a louvred panel. This panel has been added to meet M&E ventilation requirements for the transformer room at basement level.

The applicant has provided CGIs to demonstrate the pipework required within this area which has resulted in this application.





22. These changes have been necessitated by the requirements of the M&E strategy for the development, which has been developed during the detailed design stage. The transformer room for the building is in the basement, immediately below the service yard and there is no alternative option for the routing of the ducting and pipework from the transformer room for the purposes of ventilation and removal of heat emissions to the exterior, other than through the servicing bay directly above. This ducting is required to allow the M&E system to be safely operational and accordingly and due to the retrofit nature of the building, this represents the only viable option. Therefore, should these changes not be approved, the development would be unable to operate. The development is far progressed. Construction work is envisaged to end in this quarter (Q4) and then, the first tenants will be commencing fit out in February 2025, with a view to operating by the middle of the year.
23. As a result of the reduced width of the roller shutter, the disabled parking space and associated EV charging point for this space would be removed. The servicing bay would be retained and two additional cargo bike spaces would be provided.

### **Consultation responses from members of the public and local groups**

24. Two site notices were displayed around the site on 16 May 2024 alongside neighbour consultation letters being sent. 38 letters of objection have been received. No letters of support have been received during the consultation period.
25. Summarised below are the material planning considerations raised by members of the public.
26. Transport, parking, highways, delivery and servicing matters:
- Contrary to Policy 55 of the Southwark Plan: This policy mandates that all new developments must provide a parking space for disabled workers. Ignoring this sets a dangerous precedent for future developments.
  - Lack of Alternative Spaces: The nearest alternative spaces are located on

Gainsford Street, past Lafone Street, nearly 200 metres from Tower Bridge Court. These spaces are already heavily utilized, making them impractical alternatives.

- It is contrary to Policy 55 of the Southwark Plan for new developments not to provide an accessible parking space. There isn't another space close by; the closest two are on Gainsford Street, almost 200m away from Tower Bridge Court and both are already heavily used. Providing an accessible parking space was a condition of approval of the original application for this project.
- It reduces potential space that could be used for take-out services leaving those picking up collections from the numerous kitchens to wait in and around Horselydown Lane. It is disingenuous and damaging and should be refused.
- The applicant's proposal contravenes Southwark Plan Policy 55 'Parking Standards for Disabled People and the Physically Impaired' and Policy T6.5 of the London Plan. Both set out parking requirements for the disabled and mobility impaired in new non-residential developments.
- Delivery and servicing concerns and the impact on Courage Yard
- The developers have said that there will be 25 deliveries per day to the offices and the new Market Hall restaurants. While the new plans call for a waiting area to be set up on Horselydown Lane for delivery collections, the street currently has double yellow lines on both sides. It also has no regularly available outlet, as it is blocked with a gate at the north end, making it difficult for vehicles to reverse out of the street. It hosts the only two electric car charging stations in the neighbourhood, which are frequently used by residents. Reducing the interior space at Tower Bridge Court which might be used for food pick-up will add a large number of vehicles to a street that is already crowded and difficult to navigate.
- It also seems the developer has no plan or space for couriers collecting food from the proposed food court. The lane is very narrow and the developer should provide space for couriers and their motor bikes inside the development, not impede other users of the lane or create a noise nuisance for residents.

#### 27. Environmental concerns:

- Absence of an EV Charger: The removal of the EV charger in the loading bay contradicts the building's environmental claims, undermining efforts to promote sustainability.
- This would reduce potential resource and access for electric vehicle use which runs contrary to reducing emissions in Central London and in our local streets.
- The lack of an EV charger in the loading bay is contrary to the environmental claims for the building, which touts itself on its website as a space that "actively enhances and improves its environment." Providing an EV charger was also a condition of approval of the original application for this project.
- EV charger - There aren't enough in the area as it is. The development is supposed to be environmentally friendly etc and even one charger was better than nothing although it wasn't much. Now the developers don't want to provide any chargers, this is easier and cheaper. They should work with the council and pay for the provision of at least 2 more EV chargers in the Shad Thames area.

28. Equality matters:

- This proposal would remove the only blue badge parking space provided for disabled workers and the EV charger. This would reduce access for disabled visitors and workers to this area.
- Removing the disabled parking bay is contrary to The London Plan. 10.6.9 The Mayor's ambition is for London to be a city where it is easy for all disabled people to live and travel in London.
- Removing the parking bay removes the ease with which disabled people can move around easily. It excludes those who are less able and require parking close to a larger residential and retail area.
- This application should be rejected as it is highly immoral and discriminatory to remove the only blue badge parking space available in the vicinity.
- The proposal fails to show that suitable alternative disabled spaces are available in the near locality. No report has been produced that reveals demand in the vicinity.

29. Other matters:

- Increased noise disturbance: The proposed development will significantly increase noise disturbance in what is predominantly a residential area. This increase in noise levels will negatively impact the quality of life for current residents, disrupting the peace and quiet that is characteristic of the neighbourhood. Increased traffic, construction noise, and the general activity associated with a new development will all contribute to this disturbance, making the area less desirable for current and future residents.
- The above comments are addressed in the following sections of the report. However, Officers would note that the Servicing Management Plan is not being assessed under this application, there is an AOD under 24/AP/1349 which has been delayed until determination of this Section 73 as the variation of condition and discharge of the servicing management plan are linked. As such, objections raised on this specifically have not been addressed within this report.

### **Planning history of the site and adjoining or nearby sites.**

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

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

31. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96A applications) an application under S.73 results in a new permission being issued, although the time given to



implement the permission remains unchanged and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.

32. The planning issues relevant to the overall development were set out in full in the case officer's report on application 19/AP/1975. The requested changes relate to retaining the loading bay, resulting in the removal of the EV charging point and accessible parking space and do not result in any amendments to the approved land use.
33. No significant new material issues have been identified and the development is in the advanced stages of construction. As such it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters covered in the case officer's report on application 19/AP/1975. As such, the main issues to be considered in respect of this application are:
  - Design, layout, heritage assets and impact on borough and London views
  - Transport and highways
34. These matters are discussed in detail in the 'Assessment' section of this report.

### **Legal context**

35. 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 Southwark Plan 2022 and the London Plan 2021.
36. There are also specific statutory duties in respect of the public sector equalities duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

### **Planning policy**

#### **National Planning Policy Framework (the Framework) 2023**

37. The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
38. Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
39. The relevant chapters from the Framework are:
  - Chapter 2 Achieving sustainable development

- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 10 Supporting high quality communications
- 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**

40. 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 SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E4 Land for industry, logistics and services to support London's economic function
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- 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 T6.3 Retail parking
- Policy T6.5 Non-residential disabled persons parking

- Policy T7 Deliveries, servicing and construction

## **Southwark Plan 2022**

41. 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:
- P13 Design of places
  - P14 Design quality
  - P15 Residential design
  - P17 Tall buildings
  - P18 Efficient use of land
  - P20 Conservation areas
  - P21 Conservation of the historic environment and natural heritage
  - P30 Office and business development
  - P31 Affordable workspace
  - P35 Town and local centres
  - P45 Healthy developments
  - P49 Public transport
  - P50 Highways impacts
  - P53 Cycling
  - P54 Car Parking
  - P55 Parking standards for disabled people and the physically impaired

## **Area based AAP's or SPD's**

42. Of relevance in the consideration of this application are:
- Heritage SPD 2021
  - Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset Price January 2021)
  - Design and Access Statements SPD 2007

## **Emerging planning policy**

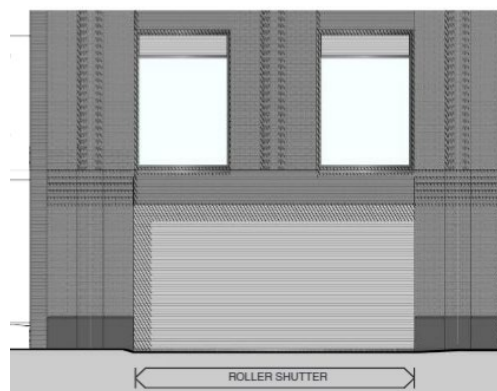
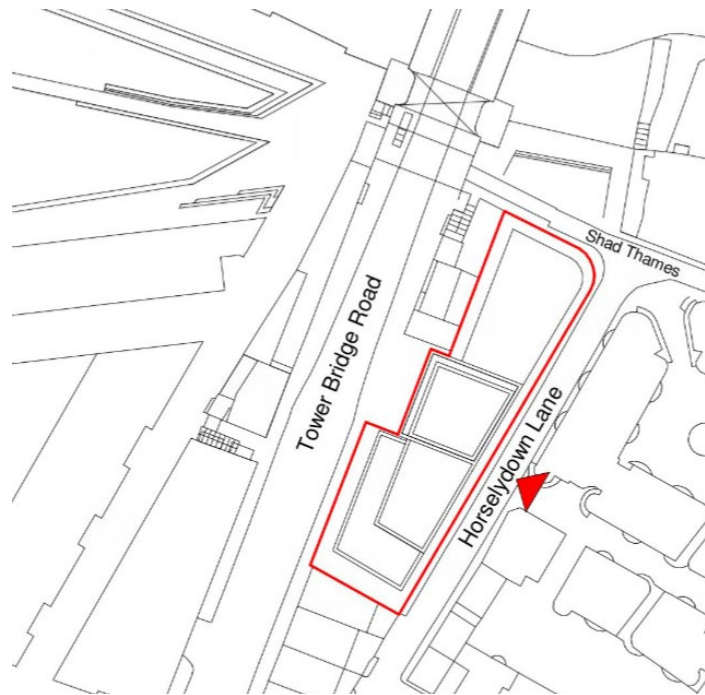
43. The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:
- Climate and Environment SPD

## **ASSESSMENT**

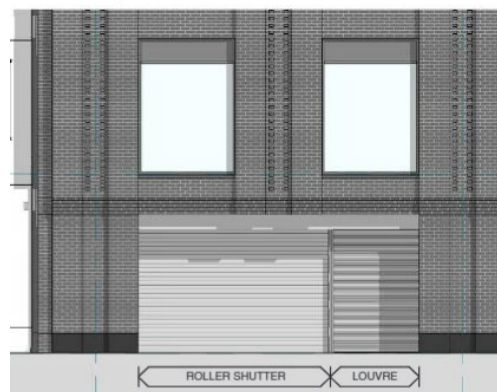
### **Design, layout, heritage assets and impact on Borough and London views**

44. The current application seeks to amend the eastern elevation on Horselydown

Lane as demonstrated on the figure below.



Improved Service Bay Elevation



Proposed Service Bay Elevation

45. The width of the roller shutter would be reduced to accommodate the louvre. The service bay entrance along Horselydown Lane has been reconfigured from a single full width roller shutter to being split into two elements.
46. The roller shutter has been reduced to accommodate a new louvred panel which has been added to meet M&E ventilation requirements for the

transformer room at basement level.

47. The council's design and conservation team have been consulted on this elevational change and have raised no objection in design terms. The proposed elevational change is minor in nature and positioned along the rear entrance to the building. The proposed changes will cause less than substantial harm on the character and appearance of the conservation area.

## **Transport**

48. The parent planning application made the following assessment with regards to transport:
49. *The current use of Tower Bridge Court is principally for B1 office use. It has 20 car parking spaces in the basement. The proposed redevelopment comprises an office extension of the existing building flexible, ancillary commercial uses at ground floor level with associated access, landscaping and cycle parking.*
50. *The building is bound on the north by Shad Thames. To the east, the site is bound by Horselydown Lane, which is gated at the northern end adjacent to Shad Thames; these gates are opened 0830 to 1100 in the morning and 1600 to 1800 in the afternoon to allow for servicing activity along Shad Thames. The principle office entrance to the building is from Tower Bridge Road which bounds the majority of the site to the west. The large internal servicing bay is accessed from Horsledown Lane.*
51. *Public Transport and pedestrian links are excellent. This is reflected in a PTAL 6b for the southern end of the building (nearest London Bridge transport links). The northern half has a PTAL of 3. In practice, the difference in accessibility of the northern and southern part of the building site are slight.*

### The proposals

52. *The existing use of the site results in a very low level of car use. The application proposes a car-free development, except for disabled parking provision.*
53. *Pedestrian access to the building will be retained from both Tower Bridge Road and Horselydown Lane, with additional access into individual units around the ground floor on Horselydown Lane and Shad Thames. Secure cycle parking facilities, along with showers, changing areas and lockers, will be provided within the basement area previously occupied by car parking in accordance with London Plan standards.*
54. *The uplift in specific office space will result in an additional 66 two-way trips in the AM and 57 two-way trips in the PM (by pedestrians, cyclists and from bus stops and train stations). With regard to the flexible, ancillary commercial space, the report notes that if used for retail and/or food and drink, this is not expected to lead to a material increase in trips to the local area. It is not expected that the flexible space will lead to a significant increase in trips to the local area in that such uses will be attractive to those already in the area, including existing commercial uses, local residential developments and tourists.*

55. *A Framework Travel Plan ('TP') has been prepared. The Framework TP has been produced in preparation for a Workplace Travel Plan when end-user occupiers become known (acknowledging that it is not expected that there will be a material use of cars in gaining access to the site, given the accessible location, lack of dedicated car park and on-street controlled parking zone). At this stage, the TP therefore aims to influence a positive change in travel behaviour towards more sustainable mode (in accordance with national, regional and local planning policy objectives).*

### Servicing

56. *The servicing area will remain at ground floor level accessed via Horselydown Road. It is a large servicing bay capable of taking two vehicles. In addition, on Tower Bridge Road immediately to the south of the site, there is a marked bay where there is no stopping Monday – Saturday 0700 – 1900 except for 1000 – 1600 where loading (max 20 mins) and disabled vehicles can park. This bay is approximately 35 metres from the site entrance on Tower Bridge Road.*
57. *Servicing trips have been investigated using industry approved standards. These show that the development may attract up to 32no trips (i.e 16no. each way) in relation to the flexible land uses, and an uplift of 8no.servicing trips for the office uses each day (i.e 4no. each way), up from 40no trips. The flexible use trips would be by small vans and the occasional lorry, and the office servicing trips would be by motorcycle, vans and occasional lorries.*
58. *A draft Delivery and Servicing Management Plan (DSMP) has been produced to show how these movements will be managed. The Framework sets out the key principles for delivery and servicing of the Site, noting that this will broadly remain as existing, with vehicles either using the existing loading bay on Tower Bridge Road or the area provided at the southern end of the Site, with access via a vehicle crossover on Horselydown Lane. It will restrict vehicle size, restrict deliveries to outside core hours, and will have a timed ticket system for deliveries.*

### Analysis

59. *The present building is largely car free. Apart from disabled parking the development will be entirely car free. Given the excellent transport links and the relatively modest uplift in trips to the building, this is acceptable. The upgrading of basement facilities to meet policy requirements with regard to cycling is welcomed.*
60. *The transport team have advised that advice that the levels of forecasted net supplementary two-way vehicle movements would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads. Existing service bays within the building and on-street are considered adequate for the increase in servicing requirements as a result of mixed uses being introduced to the building. The provisions of the Delivery and Servicing Management Plan are supported and a condition has been added to require*

*this document to finalised and approved once the occupiers of the building have been identified.*

61. *To mitigate the impact of the development, a package of transport-related contributions will be secured through the Section 106 Agreement. These include upgrading of bus signage, and improvements to pavements adjacent to the development. They are detailed in the Planning obligations part of this report.*

#### Proposed changes under Section 73 application

62. The current Section 73 application seeks to remove the disabled parking bay and associated condition (condition 19) and retain the service bay only within this location. As a result of the removal of the disabled parking bay, the application further seeks to remove the EVCP condition (condition 16), as there is no other parking proposed within the development.

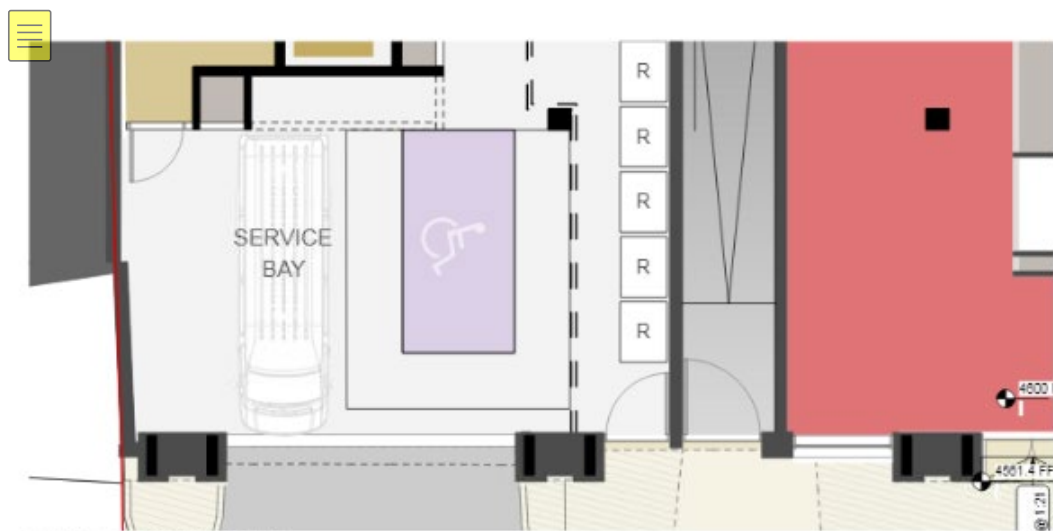


Figure 3 - Approved Service Bay

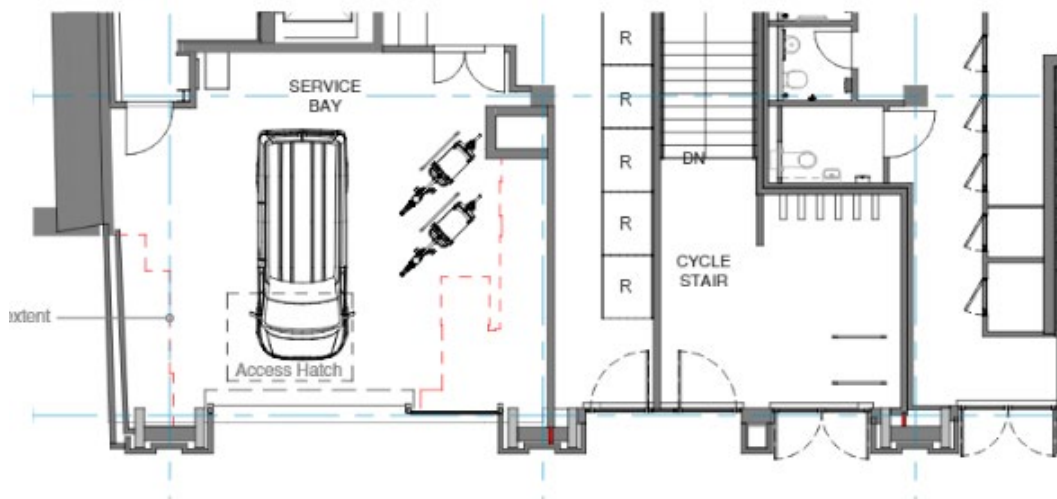


Figure 4 - Proposed Service Bay

63. The figure above shows the proposed changed which demonstrate the impact of the louvred panel on the access into the proposed parking space. Two designated cargo bike spaces have been incorporated into the service bay area as a result of the loss of the disabled parking space. The applicant has not

provided an update to the trip generation under this application as the proposed changes submitted would not result in any change to the estimated trip generation for the proposed development. The proposed ground floor service bay will include space to accommodate one delivery / servicing vehicle at any one time. The maximum size vehicle that can be accommodated is a 4.6T light van.

64. In support of this amendment, the applicant has submitted a Transport Statement by Iceni Projects dated May 2024. The statement seeks to provide justification for the change to the approved parking provision within the ground floor service area along with delivering associated external changes to the elevation.

65. The Transport Statement states:

‘due to the position of mechanical and electrical plant in the ground floor service area, there is no longer enough space to accommodate an accessible parking bay’.

#### Policy background

66. Policy T6 (Car Parking) of the London Plan 2021 states that:

*‘Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport.... Car-free development has no general but should still provide disabled persons parking in line with Part E of this policy.’*

#### Part E

*‘Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6.1 Residential parking to Policy T6.5 Non-residential disabled persons parking.’*

67. Policy T6.1 (Residential parking) of the London Plan (2021) relates to residential development, which this development is not, and therefore this part of the policy has not been applied.

68. Policy T6.2 (Office parking) of the London Plan (2021) states in part H that ‘disabled persons parking standards should be provided as set out in Policy T6.5 (Non-residential disabled persons parking).

69. Policy T6.3 (Retail parking) of the London Plan (2021) states in part E that ‘disabled persons parking standards should be provided as set out in Policy T6.5 (Non-residential disabled persons parking).

70. Policy T6.4 (Hotel and leisure uses parking) of the London Plan (2021) states in part D that ‘disabled persons parking standards should be provided as set out in Policy T6.5 (Non-residential disabled persons parking).

71. Policy T6.5 (Non-residential disabled persons parking) of the London Plan (2021) states that:



*'Disabled persons parking should be provided in accordance with the levels set out in Table 10.6, ensuring that all non-residential elements should provide access to at least one on or off-street disabled persons parking bay.'*

A copy of Table 10.6 (Non-residential disabled persons parking standards) from the London Plan (2021) is provided below:

Use	Designated bays (Per cent of total parking provision)	Enlarged bays (Per cent of total parking provision)
Workplace	5 per cent	5 per cent
Education	5 per cent	5 per cent
Retail, recreation, hotels and leisure	6 per cent	4 per cent
Transport car parks	5 per cent	5 per cent
Medical and health facilities	6 per cent	4 per cent
Religious buildings and crematoria	Minimum two spaces or 6 per cent, whichever is the greater	4 per cent
Sports facilities	Refer to Sport England Guidance	Refer to Sport England Guidance

72. The policy goes onto state:

*'Standards for non-residential disabled persons parking are based on a percentage of the total number of parking bays. Careful assessment will therefore be needed to ensure that these percentages make adequate provision in light of the need for disabled persons parking bays by Blue Badge holders. The provision of disabled persons parking bays should be regularly monitored and reviewed to ensure the level is adequate and enforcement is effective. All proposals should include an appropriate amount of Blue Badge parking, providing at least one space even if no general parking is provided.'*

73. Policy T6.5 of the London Plan (2021) therefore confirms that even if a development provides no general parking, one disabled persons parking bay should generally be provided and this can be either on or off-street.

74. Southwark Plan (2022) Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022) states that:

*'Development must provide accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible unit.'*

75. The proposed development does not provide any residential development and therefore does not provide any wheelchair accessible units for this policy to be applied against.

## Disabled Bay (Condition 19)

76. Condition 19 was added to the parent permission to retain the disabled bay included within the development at the original planning permission stage.
77. Transport policy do not object to the Section 73 application pursuant to planning application ref: 19/AP/1975, which seeks to retain the loading bay resulting in the removal of the accessible parking space.
78. The site benefits from an excellent level of public transport accessibility, including step-free public transport, and is also very well located for pedestrian and cycle access. Given the highly accessibility of the site by non-car modes, there is no objection to the removal of a dedicated blue-badge car parking space within the site boundary.
79. The below figure has been included within the applicant's transport statement to demonstrate the route from the nearest disabled parking bays on Gainsford Street to the application site.



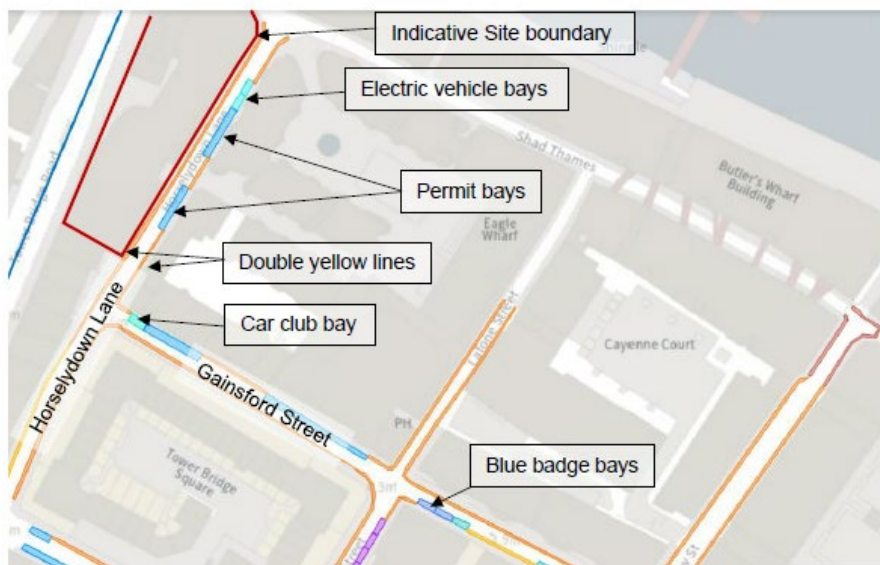
80. Transport policy officers have commented that the requirement to provide a disabled parking space for non-residential development is often waived by the Local Planning Authority and the GLA in very accessible locations, particularly those in the Central Activities Zone. Southwark Plan (2022) Policy P55 does not require a disabled parking space to provided which is highly specific to the area being an inner London borough and newer than the current London Plan (2021).
81. Transport policy have stated that there may be potential to convert one of the existing on-street permit bays in the area to a disabled bay should demand require it, this would be subject to agreement with the highways and parking teams. However, as this would be on-street it could not be secured for users of the development only and would be open to the general public (including existing residents). This is a conversation transport policy can have with the relevant teams in due course, but it could not form part of the consideration of this application.

## EV Charging Point (Condition 16)

82. Condition 16 was added onto the parent permission at the request of the transport policy team on the original application consultation. The full response in relation to car parking is as follows:

*'The applicant has proposed 1 disabled car parking space. Owing to the site's characteristics, this car parking level is deemed satisfactory. Nonetheless, we will ask that the disabled bay be equipped with active electric vehicle charging point.'*

83. As such, the EV charging point was for use of the disabled bay only and could not have been utilised by those with electric vehicles without a blue badge. The removal of Condition 16 (EV Charging Point) is considered acceptable as the development would be car-free and therefore an EV Charging Point condition would not be necessary to retain given there is not an associated car parking space for the charging point.
84. Officers note the number of objections relating to environmental concerns, specifically comments relating to undermining efforts to promote sustainability. Officers consider that a car-free development to be a highly sustainable development. Officers would reiterate that the EV Charging Point would have not been made available for general public use, it would have been available for only those utilising the disabled bay.
85. There is an EVCP bay immediately opposite the site on Horsleydown Lane immediately opposite the site, and 2 blue badge bays on Gainsford Street, which are within approximately 175m of the service bay and could potentially be utilised by staff/visitors of the site if required.



86. Given the above alternative EV Charging Points within the area Transport Policy do not object to the removal of Condition 16.

Other transport matters:

87. The applicant proposes to provide space to accommodate cycle parking for two oversized/cargo/accessible cycles within the yard, which would not affect the operation of the loading bay. These spaces would be available for cargo bike deliveries, as well as providing additional space for accessible cycles for staff/visitors of the site and is supported on this basis.

Conclusion on transport matters

88. In conclusion, although London Plan policy T.6(5) generally expects that a disabled parking bay should be provided for all non-residential developments, given the site's location within the Central Activities Zone and excellent level of public transport accessibility (including step-free public transport access to the site) the loss of the disabled parking bay and EV Charging point are not resisted in this instance. It is acknowledged that the applicant has provided the location of a blue badge bays within the local area and has not provided an alternative blue badge space in the vicinity as requested during the pre-application stage. However, the application must be assessed on the information that has been provided and on balance given the excellent level of public transport accessibility and access to existing blue badge bays the proposed variation is considered to be acceptable.

**Planning obligations (S.106 agreement)**

89. A Deed of Variation is required to link the Section 73 application to the parent permission.
90. In the event that the Deed of Variation is not completed by 2 April 2025 it is recommended that the Director of Planning and Growth be directed to refuse planning permission on the following grounds:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain contrary to policies DF1 'Delivery of the Plan and Planning Obligations' of the London Plan (2022) and Policy 1P3 'Community Infrastructure Levy (CIL) and Section 106 Planning Obligations' of the Southwark Plan (2022) and the Southwark 'Section 106 Planning Obligations and Community Infrastructure Levy SPD' (2015).

**Mayoral and borough community infrastructure levy (CIL)**

91. The CIL team have reviewed the D&A Statement (May-24, p.5) and floor plan drawing submitted (12002, Rev.P01) and satisfied there the proposed s73 variations do not change the chargeable GIA. Hence, the liability notice relating to the earlier permission 19/AP/1975 is still valid.

In addition, the CIL team can confirm the CIL charge under parent consent 19/AP/1975 has been paid in full in April 2023.

## **Consultation responses from internal and divisional consultees**

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

93. Design and Conservation Team:

- No objection, application to be determined in accordance with the council's adopted policies.

Officer comment: Noted.

94. Transport Policy:

- LBS Transport Planning do not object to this S73 application pursuant to planning application ref: 19/AP/1975, which seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.
- The site benefits from an excellent level of public transport accessibility, including step-free public transport, and is also very well located for pedestrian and cycle access. Given the highly accessibility of the site by non-car modes, we do not object to the removal of a dedicated blue-badge car parking space within the site boundary. Given the removal of the on-site car parking space, the removal of the EVCP is also acceptable.
- The applicant proposes to provide space to accommodate cycle parking for two oversized/cargo/accessible cycles within the yard, which would not affect the operation of the loading bay. These spaces would be available for cargo bike deliveries, as well as providing additional space for accessible cycles for staff/visitors of the site and is supported on this basis.
- There is an EVCP bay immediately opposite the site on Horsleydown Lane immediately opposite the site, and 2 blue badge bays on Gainsford Street, which are within approximately 175m of the service bay and could potentially be utilised by staff/visitors of the site if required.
- Given the above, LBS Transport Planning do not object to this S73 application.

Officer comment: Noted.

## **Consultation responses from external consultees**

95. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

96. Transport for London:

- The application site lies on Tower Bridge Road, which forms part of the TfL Road Network, however primary access for servicing is via a borough road, Horselydown Lane.
- TfL have no comments on this application, as impacts on TfL assets and

services, and strategic transport, are unlikely to be significant.

Officer comment: Noted.

97. These matters are addressed comprehensively in the relevant preceding parts of this report.

### **Community impact and equalities assessment**

98. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
99. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
100. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
  3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
101. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
102. The proposed development would impact those with a protected characteristic (disability) as the approval of this scheme would result in the removal of a disabled parking bay. Officers have had due regard to the Public Sector Equalities Duty by reviewing the alternative disabled parking bays available within close proximity to the site and the step-free public transportation options available to access the proposed development. As a result of this, Officers are

satisfied they have had due to regard to their statutory duty.

### **Human rights implications**

103. This application has the legitimate aim of providing office and commercial use. 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**

104. The council has published its development plan 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.

105. 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 submissions that are in accordance with the application requirements.

### **Positive and proactive engagement: summary table**

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

### **Conclusion**

106. In conclusion, although London Plan policy T.6(5) generally expects that a disabled parking bay should be provided for all non-residential developments, given the site's location within the Central Activities Zone and excellent level of public transport accessibility (including step-free public transport access to the site) the loss of the disabled parking bay and EV Charging point are not resisted in this instance. It is acknowledged that the applicant has provided the location of a blue badge bays within the local area and has not provided an alternative blue badge space in the vicinity as requested during the pre-application stage. However, the application must be assessed on the

information that has been provided and on balance given the excellent level of public transport accessibility and access to existing blue badge bays the proposed variation is considered acceptable. The proposed amendments to the rollershutters do not cause any concerns with regards to the design and the overall appearance of the proposed development. These changes have been necessitated by the requirements of the M&E strategy for the development, which has been developed during the detailed design stage. The transformer room for the building is in the basement, immediately below the service yard and there is no alternative option for the routing of the ducting and pipework from the transformer room for the purposes of ventilation and removal of heat emissions to the exterior, other than through the servicing bay directly above. This ducting is required to allow the M&E system to be safely operational and accordingly and due to the retrofit nature of the building, this represents the only viable option. Therefore, should these changes not be approved, the development would be unable to operate. The development is far progressed. Construction work is envisaged to end in this quarter (Q4) and then, the first tenants will be commencing fit out in February 2025, with a view to operating by the middle of the year. It is considered that the proposed development is in accordance with the development plan overall, and it is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a Deed of Variation.

## BACKGROUND DOCUMENTS

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

## APPENDICES

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



## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Lara Davison, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	18 September 2024	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Resources	No	No
Acting Strategic Director, Environment, Sustainability, and Leisure	No	No
Strategic Director, Housing	No	No
<b>Date final report sent to Constitutional Team</b>		18 September 2024

# 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.

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<b>Applicant</b>	c/o agent Fore Jersey X Limited	<b>Reg. Number</b>	24/AP/1373
<b>Application Type</b>	S.73 Vary/Remove Conds/Minor Alterations		
<b>Recommendation</b>	AGREE variation	<b>Case Number</b>	PP-12980331

### Draft of Decision Notice

**the variation is AGREED for the following development:**

Variation of condition 1 (Approved Plans) and removal of condition 16 (EV Charging Point) and condition 19 (Disabled Parking Bay) pursuant to planning application ref. no. 19/AP/1975: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking.

The variation seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.

224-226 Tower Bridge Road London Southwark SE1 2UP

**In accordance with application received on 10 May 2024 and Applicant's Drawing Nos.:**

Location Plan ST-E-00-001 REV P0 received 10/05/2024

Existing Plans

Proposed Plans

- Plans - Proposed LL602-100-0010 Landscape Site Plan received 03/07/2019
- Plans - Proposed 4347-ST-02-099 01 received 24/10/2019
- Plans - Proposed 4347-ST-02-101 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-102 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-103 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-104 received 03/07/2019
- Plans - Proposed 4347-ST-02-105 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-106 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-107 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-108 0 received 03/07/2019
- Plans - Proposed 4347-ST-02-109 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-101 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-102 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-104 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-201 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-202 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-203 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-301 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-302 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-303 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-304 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-401 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-402 0 received 03/07/2019
- Elevations - Proposed 4347-ST-03-403 0 received 03/07/2019
- Plans - Proposed LL602-100-0002 Landscape Plan 1F-GA received 03/07/2019
- Plans - Proposed LL602-100-0003 Landscape Plan GA received 03/07/2019
- Plans - Proposed Proposed LL602-100-0004 Landscape Plan 6F GA received 03/07/2019

Plans - Proposed Proposed LL602-100-0005 Landscape Plan 7F GA received  
received 03/07/2019

Plans - Proposed LL602-100-0006 Landscape Plan 8F GA received 03/07/2019

PROPOSED GROUND FLOOR PLAN 4347-ECE-PR-00-PL-A-12002 REV P01  
received 10/05/2024

PROPOSED EAST ELEVATION 4347-ECE-PR-ZZ-PL-A-12017 REV P01 received  
10/05/2024

PROPOSED CONTEXT EAST ELEVATION 4347-ECE-PR-ZZ-PL-A-12120 REV P02  
received 10/05/2024

PROPOSED EAST ELEVATION SHEET 1 4347-ECE-PR-ZZ-PL-A-12117 REV P01  
received 10/05/2024

PROPOSED EAST ELEVATION SHEET 2 4347-ECE-PR-ZZ-PL-A-12118 REV P01  
received 10/05/2024

#### Other Documents

Cross Section 4347-ST-04-101 0 received 03/07/2019

Cross Section 4347-ST-04-102 0 received 03/07/2019

Cross Section 4347-ST-04-103 0 received 03/07/2019

Document Archaeology assessment received 03/07/2019

Document Air quality assessment received 03/07/2019

Document Daylight/Sunlight assessment 13680 received 03/07/2019

Document Ecology assessment/Nature conservation received 03/07/2019

Document Sustainability statement 4600-RP-02 Rev 4 received 03/07/2019

Document Heritage statement received 03/07/2019

Document Flood risk assessment J3656 01 received 03/07/2019

Document Noise impact assessment 02 received 03/07/2019

Document Transport assessment/statement received 03/07/2019

Document Daylight/Sunlight assessment 13680-eh-19-1011 received 24/10/2019

Document Design and access statement received 03/07/2019

Document Planning statement received 11/07/2019

Document Construction Management Plan Rev 2 received 03/07/2019

Document Statement of Community Involvement received 03/07/2019

Document Social Impact Strategy received 24/10/2019

TRANSPORT STATEMENT received 10/05/2024

TRANSPORT STATEMENT 2 received 10/05/2024

DESIGN AND ACCESS STATEMENT received 10/05/2024

HERITAGE STATEMENT received 10/05/2024

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

2. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Before any work hereby authorised begins, 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); Policy P23 (Archaeology) of the Southwark Plan (2022).

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

3. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, full sized material sample-panels of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework (2023), Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

4. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, typical façade details of each façade type at a scale of 1/5 shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework (2023), Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

5. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason:

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

6. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good or excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) 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 standards at (a) 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).

7. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Before work begins to construct the proposed facades of the building, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason:

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

8. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to fit out of any D1 and D2 use areas and A1, A2 and A3 use areas within the building, a plan for the management of the D1, D2, A1, A2 and A3 uses is to be submitted to and approved by the local planning authority. The management plan is to include details on the position of the D and A uses within the building, sound reduction measures and targets, operating hours and any other measures to control noise and disturbance within the locality that may arise from the proposed uses. The provisions of the plan are to be adhered to thereafter.

Reason:

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

9. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, details of security measures shall be submitted and approved in writing by the Local Planning Authority

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

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).

10. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, attenuation details to achieve a reduction of 50% of water-run-off to be submitted to and approved by the local planning authority. The details are to be implemented and maintained thereafter.

Reason:

To reduce the amount of surface water run-off from the site, in accordance with: the National Planning Policy Framework (2023); Policy SI 12 (Flood risk management), Policy SI 13 (Sustainable drainage) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

11. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the internal fit out of the building, submit details of shower and changing facilities for cyclists for approval. The showers and changing room facilities will be provided in accordance with the approved details.

Reason:

To ensure compliance with the National Planning Policy Framework (2023) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

12. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975



Prior to the internal fit out of the building, submit details of cycle racks for approval. The racks will be provided in accordance with the approved details.

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).

13. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, details of the balustrades of the roof terraces showing measures to prevent overlooking of surrounding residential buildings to the east shall be submitted to and approved by Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interest of protecting neighbour privacy and the amenity of future occupiers 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 Pre-Occupation Condition(s)**

14. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Plant installed shall be fully in accordance with the details in Scotch Partners External Noise Assessment (Revision 02 of 31/05/2019). Prior to installation of any plant by future tenants, full details of the plant and an assessment of compliance with limits detailed in this assessment shall be submitted to and approved by the local planning authority. Once installed all plant shall be permanently maintained as approved 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).

15. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975 (previously Condition 17)

a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

b) At the start of the second year of operation of the approved Travel Plan, a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

16. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975 (previously Condition 18)

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

17. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975 (previously Condition 20)

Prior to the first occupation of the development hereby approved, detailed drawings of a hard and soft landscaping scheme showing the ground floor light well, first floor

courtyard and the proposed roof gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting and seeding shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

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

18. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To accord with Southwark's requirements for Waste Management and refuse collection arrangements (Waste Management Strategy Extension 2022 - 2025).

19. The developer shall maintain a watching brief for the presence of ground contamination during the lift core excavation. If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted and obtained written approval from the LPA for a remediation strategy detailing how this unsuspected contamination shall be

dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use 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).

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

Reason:

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

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

Reason:

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

22. The proposals and targets of the approved Sustainability and Energy Strategy with regard to Environmental Design and Sustainability and Energy Strategy are to be implemented and achieved.

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).

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

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with 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).

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

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (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).

25. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall not include any 1) A4 uses 2) clinics, health centres, day nurseries, day centres, schools, halls, places of worship, law courts within the D1 use class, and 3) bingo and dance halls, swimming baths, skating rinks, gymnasiums, or area for indoor or outdoor sports within the D2 use class.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity).

26. Other than for maintenance purposes, repair purposes or means of escape, the rooftop amenity areas shall not be used outside of the following hours:

8:00am to 9:00pm; on Mondays to Fridays

9:00am to 14:00pm; on Saturdays.

They shall not be used on Sundays or bank holidays.

Reason:

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

27. The proposals of the approved Construction Management Plan (Revision2) are to be implemented and maintained throughout the construction period.

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 Policy Framework (2023); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

28. Clearance of external planted areas of the site are to take place outside the bird nesting season unless it follows a breeding bird survey (by a suitably qualified ecologist) that confirms that there are no breeding birds on site.

Reason:

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

## **Informatives**

1. Listed Building Consent will be required for the abutment of the building with the Accumulator Tower of Tower Bridge if works to the Listed Building are identified during construction stage. This should be sought prior to the replacement of cladding on the application building and should include measures to protect the accumulator tower building during construction.

2. The A and D use management plan (Condition 9) should be the subject of consultation with local residents and businesses prior to submission.

3. Under the Environmental Permit (England and Wales) Regulations 2016 a Flood Risk Activity Permit ('FRAP') will be required from the Environment Agency for any enabling works for the storage of materials and/or scaffolding for any building within 16m of a tidal main river.

4. 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.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. For further information refer to the following website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

5. This application has been subject to previous Non-Material Amendment applications. The approved plan numbers condition does not include any plans that have been approved via the NMA process. These plan numbers relate to the change applied for under this variation of condition application only.

## **APPENDIX 2**

### **Planning Policies**

#### **National Planning Policy Framework (the Framework) 2023**

The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 10 Supporting high quality communications
- 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 SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development



- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E4 Land for industry, logistics and services to support London's economic function
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- 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 T6.3 Retail parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction

## **Southwark Plan 2022**

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

- P13 Design of places
- P14 Design quality
- P15 Residential design
- P17 Tall buildings
- P18 Efficient use of land
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P30 Office and business development
- P31 Affordable workspace
- P35 Town and local centres
- P45 Healthy developments
- P49 Public transport
- P50 Highways impacts
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired

## **Area based AAP's or SPD's**

Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset Price January 2021)
- Design and Access Statements SPD 2007

## **Emerging planning policy**

The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:

- Climate and Environment SPD

## APPENDIX 3

### Relevant planning history

Reference and Proposal	Status
<p><b>19/AP/1975</b> Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking (REVISED DESCRIPTION)</p>	<p>GRANTED - Major Application 13/05/2020</p>

## APPENDIX 4

### Consultation undertaken

**Site notice date:** 16/05/2024

**Press notice date:** 23/05/2024

**Case officer site visit date:** 16/05/2024

**Neighbour consultation letters sent:** 15/05/2024

### Internal services consulted

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Community Infrastructure Levy Team

### Statutory and non-statutory organisations

Transport for London

### Neighbour and local groups consulted:

Flat 4 The Boilerhouse 50 Shad Thames	2 Chatsworth House Duchess Walk London
Flat 3 The Boilerhouse 50 Shad Thames	1 Chatsworth House Duchess Walk London
36 Horselydown Lane London SE1 2LN	3 Chatsworth House Duchess Walk London
Part 32 And 34 Horselydown Lane London	10 Windlesham House Duchess Walk London
37 Shad Thames London SE1 2NJ	5 Chatsworth House Duchess Walk London
Flat 2 Swift And Stump 10 Gainsford Street	4 Chatsworth House Duchess Walk London
47-49 Lafone Street London SE1 2LX	11 Windlesham House Duchess Walk London
Flat 54 The Boilerhouse 50 Shad Thames	12 Windlesham House Duchess Walk London
210 Tower Bridge Road London SE1 2UP	
45 Shad Thames London SE1 2NJ	

3 Duchess Walk London SE1 2SD	17 Tudor House 1 Duchess Walk London
12 Chatsworth House Duchess Walk London	19 Tudor House 1 Duchess Walk London
11 Chatsworth House Duchess Walk London	Front 55A Lafone Street London
13 Chatsworth House Duchess Walk London	Rear 55A Lafone Street London
15 Chatsworth House Duchess Walk London	Basement 53 Lafone Street London
14 Chatsworth House Duchess Walk London	Flat 13 Compass Court 39 Shad Thames
7 Chatsworth House Duchess Walk London	Basement And Ground Floor 212 Tower Bridge Road London
6 Chatsworth House Duchess Walk London	Second Floor The Malt Mill Anchor Brewhouse 50 Shad Thames
8 Chatsworth House Duchess Walk London	2 Duchess Walk London SE1 2SD
10 Chatsworth House Duchess Walk London	6 Duchess Walk London SE1 2SD
9 Chatsworth House Duchess Walk London	4 Duchess Walk London SE1 2SD
63 Tudor House 1 Duchess Walk London	Living Accommodation 218 Tower Bridge Road London
8 Tudor House 1 Duchess Walk London	First And Second Floor 226 Tower Bridge Road London
7 Tudor House 1 Duchess Walk London	Living Accommodation The River Rat And Brasserie 206-208 Tower Bridge Road
9 Tudor House 1 Duchess Walk London	The Horace Jones Vault Shad Thames London
11 Tudor House 1 Duchess Walk London	Ground Floor 42 Shad Thames London
10 Tudor House 1 Duchess Walk London	49 Tudor House 1 Duchess Walk London
3 Tudor House 1 Duchess Walk London	48 Tudor House 1 Duchess Walk London
2 Tudor House 1 Duchess Walk London	50 Tudor House 1 Duchess Walk London
4 Tudor House 1 Duchess Walk London	52 Tudor House 1 Duchess Walk London
6 Tudor House 1 Duchess Walk London	51 Tudor House 1 Duchess Walk London
5 Tudor House 1 Duchess Walk London	44 Tudor House 1 Duchess Walk London
18 Tudor House 1 Duchess Walk London	

43 Tudor House 1 Duchess Walk  
London

45 Tudor House 1 Duchess Walk  
London

47 Tudor House 1 Duchess Walk  
London

46 Tudor House 1 Duchess Walk  
London

59 Tudor House 1 Duchess Walk  
London

58 Tudor House 1 Duchess Walk  
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60 Tudor House 1 Duchess Walk  
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62 Tudor House 1 Duchess Walk  
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61 Tudor House 1 Duchess Walk  
London

54 Tudor House 1 Duchess Walk  
London

53 Tudor House 1 Duchess Walk  
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55 Tudor House 1 Duchess Walk  
London

57 Tudor House 1 Duchess Walk  
London

56 Tudor House 1 Duchess Walk  
London

42 Tudor House 1 Duchess Walk  
London

28 Tudor House 1 Duchess Walk  
London

27 Tudor House 1 Duchess Walk  
London

29 Tudor House 1 Duchess Walk  
London

31 Tudor House 1 Duchess Walk  
London

40 Tudor House 1 Duchess Walk  
London

33 Tudor House 1 Duchess Walk  
London

32 Tudor House 1 Duchess Walk  
London

34 Tudor House 1 Duchess Walk  
London

36 Tudor House 1 Duchess Walk  
London

35 Tudor House 1 Duchess Walk  
London

Management Suite Windlesham House  
Duchess Walk

5 Copper Row London SE1 2LH

2 Still Walk London SE1 2RD

Unit 1 Bridgemasters House Duchess  
Walk

Flat 48 Anchor Brewhouse 50 Shad  
Thames

Flat 47 Anchor Brewhouse 50 Shad  
Thames

Flat 57 Anchor Brewhouse 50 Shad  
Thames

Microcell 47427 12 Horselydown Lane  
London

Flat 58 Anchor Brewhouse 50 Shad  
Thames

45 Lafone Street London SE1 2LX

224-226 Tower Bridge Road London  
SE1 2UP

Flat 15 Knot House 3 Brewery Square

10 Horselydown Lane London SE1 2LN

First Floor The Malt Mill Anchor  
Brewhouse 50 Shad Thames

95 Tudor House 1 Duchess Walk  
London

Unit 2 Bridgemasters House Duchess Walk  
96 Tudor House 1 Duchess Walk London  
98 Tudor House 1 Duchess Walk London  
97 Tudor House 1 Duchess Walk London  
Flat 46 Anchor Brewhouse 50 Shad Thames  
Flat 2 Anchor Brewhouse 50 Shad Thames  
Flat 1 Anchor Brewhouse 50 Shad Thames  
Flat 12 Anchor Brewhouse 50 Shad Thames  
Flat 20 Anchor Brewhouse 50 Shad Thames  
Flat 19 Anchor Brewhouse 50 Shad Thames  
1 Tower Bridge Road London SE1 2UP  
43 Horace Jones House Duchess Walk London  
The Hard Hat Cafe Ltd 1 Tower Bridge Road London  
The Health Club And Spa Chatsworth House Duchess Walk  
193A Tower Bridge Road London SE1 2UP  
Flat 16 Butlers Wharf West 40 Shad Thames  
Flat 15 Butlers Wharf West 40 Shad Thames  
Flat 17 Butlers Wharf West 40 Shad Thames  
Flat 2 Butlers Wharf West 40 Shad Thames

Flat 18 Butlers Wharf West 40 Shad Thames  
Flat 10 Butlers Wharf West 40 Shad Thames  
Flat 1 Butlers Wharf West 40 Shad Thames  
Flat 11 Butlers Wharf West 40 Shad Thames  
Flat 8 Butlers Wharf West 40 Shad Thames  
Flat 14 Butlers Wharf West 40 Shad Thames  
Flat 12 Butlers Wharf West 40 Shad Thames  
9 Gainsford Street London SE1 2NE  
First Floor 216 Tower Bridge Road London  
41 Shad Thames London SE1 2NJ  
Flat 63 The Boilerhouse 50 Shad Thames  
Dean Swift 10 Gainsford Street London  
Bridge House 218 Tower Bridge Road London  
Carnival House 5 Gainsford Street London  
214 Tower Bridge Road London SE1 2UP  
9-10 Copper Row London SE1 2LH  
Flat 53 The Boilerhouse 50 Shad Thames  
Flat 52 The Boilerhouse 50 Shad Thames  
Flat 55 The Boilerhouse 50 Shad Thames  
Flat 60 The Boilerhouse 50 Shad Thames  
Flat 59 The Boilerhouse 50 Shad Thames

Flat 45 The Boilerhouse 50 Shad Thames	2 Horselydown Lane London SE1 2LN
Flat 44 The Boilerhouse 50 Shad Thames	6 Horselydown Lane London SE1 2LN
Flat 49 The Boilerhouse 50 Shad Thames	39 Lafone Street London SE1 2LX
Flat 51 The Boilerhouse 50 Shad Thames	8 Horselydown Lane London SE1 2LN
Flat 50 The Boilerhouse 50 Shad Thames	73 Gainsford Street London SE1 2NB
6 Brewery Square London SE1 2LF	72 Gainsford Street London SE1 2NB
Flat 9 Butlers Wharf West 40 Shad Thames	74 Gainsford Street London SE1 2NB
Flat 1 Cooperage Court 6 Gainsford Street	5 Queen Elizabeth Street London SE1 2LP
Flat 3 Cooperage Court 6 Gainsford Street	3 Queen Elizabeth Street London SE1 2LP
Flat 2 Cooperage Court 6 Gainsford Street	14 Godwin House Still Walk London
Flat 4 Butlers Wharf West 40 Shad Thames	13 Godwin House Still Walk London
Flat 3 Butlers Wharf West 40 Shad Thames	6 Godwin House Still Walk London
Flat 5 Butlers Wharf West 40 Shad Thames	5 Godwin House Still Walk London
Flat 7 Butlers Wharf West 40 Shad Thames	7 Godwin House Still Walk London
Flat 6 Butlers Wharf West 40 Shad Thames	9 Godwin House Still Walk London
The River Rat And Brasserie 206-208 Tower Bridge Road London	8 Godwin House Still Walk London
63 Gainsford Street London SE1 2NB	191 Tower Bridge Road London SE1 2UP
62 Gainsford Street London SE1 2NB	189 Tower Bridge Road London SE1 2UP
64 Gainsford Street London SE1 2NB	16 Godwin House Still Walk London
66 Gainsford Street London SE1 2NB	193 Tower Bridge Road London SE1 2UP
65 Gainsford Street London SE1 2NB	9 Duchess Walk London SE1 2RZ
4 Horselydown Lane London SE1 2LN	7 Duchess Walk London SE1 2RZ
	15 Godwin House Still Walk London
	17 Godwin House Still Walk London
	19 Godwin House Still Walk London
	18 Godwin House Still Walk London
	4 Godwin House Still Walk London
	43 Chatsworth House Duchess Walk London



42 Chatsworth House Duchess Walk  
London

44 Chatsworth House Duchess Walk  
London

46 Chatsworth House Duchess Walk  
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45 Chatsworth House Duchess Walk  
London

38 Chatsworth House Duchess Walk  
London

37 Chatsworth House Duchess Walk  
London

39 Chatsworth House Duchess Walk  
London

41 Chatsworth House Duchess Walk  
London

40 Chatsworth House Duchess Walk  
London

5 Duchess Walk London SE1 2RY

1 Godwin House Still Walk London

3 Godwin House Still Walk London

2 Godwin House Still Walk London

48 Chatsworth House Duchess Walk  
London

47 Chatsworth House Duchess Walk  
London

49 Chatsworth House Duchess Walk  
London

51 Chatsworth House Duchess Walk  
London

50 Chatsworth House Duchess Walk  
London

28 Horace Jones House Duchess Walk  
London

27 Horace Jones House Duchess Walk  
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25 Horace Jones House Duchess Walk  
London

38 Horace Jones House Duchess Walk  
London

37 Horace Jones House Duchess Walk  
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39 Horace Jones House Duchess Walk  
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41 Horace Jones House Duchess Walk  
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40 Horace Jones House Duchess Walk  
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33 Horace Jones House Duchess Walk  
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32 Horace Jones House Duchess Walk  
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34 Horace Jones House Duchess Walk  
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36 Horace Jones House Duchess Walk  
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35 Horace Jones House Duchess Walk  
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21 Horace Jones House Duchess Walk  
London

7 Horace Jones House Duchess Walk  
London

6 Horace Jones House Duchess Walk  
London

8 Horace Jones House Duchess Walk  
London

10 Horace Jones House Duchess Walk  
London

9 Horace Jones House Duchess Walk  
London

2 Horace Jones House Duchess Walk  
London

1 Horace Jones House Duchess Walk  
London

3 Horace Jones House Duchess Walk  
London

5 Horace Jones House Duchess Walk London	Flat 39 Admirals Court 30 Horselydown Lane
4 Horace Jones House Duchess Walk London	Flat 41 Admirals Court 30 Horselydown Lane
17 Horace Jones House Duchess Walk London	Flat 40 Admirals Court 30 Horselydown Lane
16 Horace Jones House Duchess Walk London	Flat 33 Admirals Court 30 Horselydown Lane
18 Horace Jones House Duchess Walk London	Flat 32 Admirals Court 30 Horselydown Lane
20 Horace Jones House Duchess Walk London	Flat 34 Admirals Court 30 Horselydown Lane
19 Horace Jones House Duchess Walk London	Flat 36 Admirals Court 30 Horselydown Lane
12 Horace Jones House Duchess Walk London	Flat 35 Admirals Court 30 Horselydown Lane
11 Horace Jones House Duchess Walk London	1 Brewery Square London SE1 2LF 11-12 Copper Row London SE1 2LH
13 Horace Jones House Duchess Walk London	2 Copper Row London SE1 2LH
15 Horace Jones House Duchess Walk London	4 Brewery Square London SE1 2LF Flat 1 Knot House 3 Brewery Square
14 Horace Jones House Duchess Walk London	5 Brewery Square London SE1 2LF 1 Copper Row London SE1 2LH
Vogan's Mill Wharf 17 Mill Street, Flat 19 London	3 Copper Row London SE1 2LH 7 Copper Row London SE1 2LH
11 Admirals Court 30 Horselydown Lane London	4 Copper Row London SE1 2LH
4 Admirals Court 30 Horselydown Lane London	Flat 31 Admirals Court 30 Horselydown Lane
4 Admirals Court 30 Horselydown Lane London	Flat 17 Admirals Court 30 Horselydown Lane
Flat 51, Eagle Wharf Court Lafone Street London	Flat 16 Admirals Court 30 Horselydown Lane
11 Knot House 3 Brewery Square London	Flat 18 Admirals Court 30 Horselydown Lane
Flat 37 Admirals Court 30 Horselydown Lane	Flat 20 Admirals Court 30 Horselydown Lane

Flat 19 Admirals Court 30 Horselydown Lane

Flat 11 Admirals Court 30 Horselydown Lane

Flat 10 Admirals Court 30 Horselydown Lane

Flat 12 Admirals Court 30 Horselydown Lane

Flat 15 Admirals Court 30 Horselydown Lane

Flat 14 Admirals Court 30 Horselydown Lane

Flat 27 Admirals Court 30 Horselydown Lane

Flat 26 Admirals Court 30 Horselydown Lane

Flat 28 Admirals Court 30 Horselydown Lane

Flat 30 Admirals Court 30 Horselydown Lane

Flat 29 Admirals Court 30 Horselydown Lane

Flat 22 Admirals Court 30 Horselydown Lane

Flat 21 Admirals Court 30 Horselydown Lane

Flat 23 Admirals Court 30 Horselydown Lane

Flat 25 Admirals Court 30 Horselydown Lane

Flat 24 Admirals Court 30 Horselydown Lane

Flat 3 2 Gainsford Street London

7 Eagle Wharf Court 59 Lafone Street London

6 Eagle Wharf Court 59 Lafone Street London

8 Eagle Wharf Court 59 Lafone Street London

10 Eagle Wharf Court 59 Lafone Street London

Flat 1 Admirals Court 30 Horselydown London

28 Anchor Brewhouse Shad Thames London

18 Eagle Wharf Court 43 Lafone Street London

18 Eagle Wharf Court 43 Lafone Street London

Flat 7 2 Gainsford Street London

Suite 204, Butlers Wharf Building 36 Shad Thames London

Flat 56, Eagle Wharf Court 43 Lafone Street London

33 Vanilla And Sesame Court Curlew Street London

43 Blenheim House One Tower Bridge, Duchess Walk London

Flat 2 Admirals Court 30 Horselydown Lane London

Ginger Apartments London Se1 2pa  
2 Gainsford Street London SE1 2NE

7 Compass Court 39 Shad Thames London

56 Eagle Wharf Court 43 Lafone Street London

Flat 606 Cinnamon Wharf 24 Shad Thames London

Flat 28 Anchor Brewhouse 50 Shad Thames London

Flat 51 Eagle Wharf Court Lafone St London

Flat 20 Horselydown Mansions Lafone Street London

28 Anchor Brewhouse Shad Thames  
London

Flat 37 Anchor Brewhouse 50 Shad  
Thames London

18 Eagle Wharf Court 43 Lafone Street  
London

Andre 58 Anchor Brewhouse London

Flat 1 Admirals Court 30 Horselydown  
Lane London

44 Eagle Wharf Court 59 Lafone Street  
London

Flat 20, The Cooperage 6 Gainsford  
Street London

10 Admirals Court Horselydown Lane  
London

88 Tudor House 1 Duchess Walk  
London

4 Admirals Court Horsley Lane London

20 New End Square NW3 1LN

24, Admirals Court London SE1 2LJ

9 Eagle Wharf Court 59 Lafone Street  
London

2 Eagle Wharf Court 59 Lafone Street  
London

46 Eagle Wharf Court 59 Lafone Street  
London

45 Eagle Wharf Court 59 Lafone Street  
London

58 Eagle Wharf Court 59 Lafone Street  
London

5 Eagle Wharf Court 59 Lafone Street  
London

Flat 11 Knights House 75 Gainsford  
Street

Flat 12A Admirals Court 30 Horselydown  
Lane

Flat 19 Butlers Wharf West 40 Shad  
Thames

Units 3 And 4 First Floor Eagle Wharf  
Court 59 Lafone Street

1 Eagle Wharf Court 59 Lafone Street  
London

3 Eagle Wharf Court 59 Lafone Street  
London

4 Eagle Wharf Court 59 Lafone Street  
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17 Eagle Wharf Court 59 Lafone Street  
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16 Eagle Wharf Court 59 Lafone Street  
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18 Eagle Wharf Court 59 Lafone Street  
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20 Eagle Wharf Court 59 Lafone Street  
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19 Eagle Wharf Court 59 Lafone Street  
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12 Eagle Wharf Court 59 Lafone Street  
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11 Eagle Wharf Court 59 Lafone Street  
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13 Eagle Wharf Court 59 Lafone Street  
London

15 Eagle Wharf Court 59 Lafone Street  
London

14 Eagle Wharf Court 59 Lafone Street  
London

Flat 24 Cooperage Court 6 Gainsford  
Street

Flat 10 Cooperage Court 6 Gainsford  
Street

Flat 9 Cooperage Court 6 Gainsford  
Street

Flat 11 Cooperage Court 6 Gainsford  
Street

Flat 13 Cooperage Court 6 Gainsford  
Street

Flat 12 Cooperage Court 6 Gainsford Street

Flat 5 Cooperage Court 6 Gainsford Street

Flat 4 Cooperage Court 6 Gainsford Street

Flat 6 Cooperage Court 6 Gainsford Street

Flat 8 Cooperage Court 6 Gainsford Street

Flat 7 Cooperage Court 6 Gainsford Street

Flat 20 Cooperage Court 6 Gainsford Street

Flat 19 Cooperage Court 6 Gainsford Street

Flat 21 Cooperage Court 6 Gainsford Street

Flat 23 Cooperage Court 6 Gainsford Street

Flat 16 Cooperage Court 6 Gainsford Street

Flat 22 Cooperage Court 6 Gainsford Street

Flat 15 Cooperage Court 6 Gainsford Street

Flat 14 Cooperage Court 6 Gainsford Street

Flat 18 Cooperage Court 6 Gainsford Street

Flat 17 Cooperage Court 6 Gainsford Street

48 Eagle Wharf Court 59 Lafone Street London

47 Eagle Wharf Court 59 Lafone Street London

49 Eagle Wharf Court 59 Lafone Street London

51 Eagle Wharf Court 59 Lafone Street London

50 Eagle Wharf Court 59 Lafone Street London

43 Eagle Wharf Court 59 Lafone Street London

42 Eagle Wharf Court 59 Lafone Street London

57 Eagle Wharf Court 59 Lafone Street London

59 Eagle Wharf Court 59 Lafone Street London

Flat 2 2 Gainsford Street London

Flat 1 2 Gainsford Street London

53 Eagle Wharf Court 59 Lafone Street London

52 Eagle Wharf Court 59 Lafone Street London

54 Eagle Wharf Court 59 Lafone Street London

56 Eagle Wharf Court 59 Lafone Street London

55 Eagle Wharf Court 59 Lafone Street London

41 Eagle Wharf Court 59 Lafone Street London

27 Eagle Wharf Court 59 Lafone Street London

26 Eagle Wharf Court 59 Lafone Street London

28 Eagle Wharf Court 59 Lafone Street London

30 Eagle Wharf Court 59 Lafone Street London

29 Eagle Wharf Court 59 Lafone Street London

22 Eagle Wharf Court 59 Lafone Street London

21 Eagle Wharf Court 59 Lafone Street London	87 Tudor House 1 Duchess Walk London
23 Eagle Wharf Court 59 Lafone Street London	93 Tudor House 1 Duchess Walk London
25 Eagle Wharf Court 59 Lafone Street London	86 Tudor House 1 Duchess Walk London
24 Eagle Wharf Court 59 Lafone Street London	85 Tudor House 1 Duchess Walk London
37 Eagle Wharf Court 59 Lafone Street London	89 Tudor House 1 Duchess Walk London
36 Eagle Wharf Court 59 Lafone Street London	88 Tudor House 1 Duchess Walk London
38 Eagle Wharf Court 59 Lafone Street London	6 Windlesham House Duchess Walk London
40 Eagle Wharf Court 59 Lafone Street London	5 Windlesham House Duchess Walk London
57 Lafone Street London SE1 2LX	7 Windlesham House Duchess Walk London
12 Horselydown Lane London SE1 2LN	9 Windlesham House Duchess Walk London
Flat 62 The Boilerhouse 50 Shad Thames	8 Windlesham House Duchess Walk London
The Boilerhouse 50 Shad Thames London	1 Windlesham House Duchess Walk London
7 Gainsford Street London SE1 2NE	2 Windlesham House Duchess Walk London
Flat 7 2 Gainsford Street London	4 Windlesham House Duchess Walk London
Flat 20 Compass Court 39 Shad Thames	3 Windlesham House Duchess Walk London
91 Tudor House 1 Duchess Walk London	84 Tudor House 1 Duchess Walk London
90 Tudor House 1 Duchess Walk London	70 Tudor House 1 Duchess Walk London
92 Tudor House 1 Duchess Walk London	39 Eagle Wharf Court 59 Lafone Street London
94 Tudor House 1 Duchess Walk London	32 Eagle Wharf Court 59 Lafone Street London
Flat 17 Compass Court 39 Shad Thames	
Flat 16 Compass Court 39 Shad Thames	
Flat 18 Compass Court 39 Shad Thames	
Flat 19 Compass Court 39 Shad Thames	

31 Eagle Wharf Court 59 Lafone Street  
London

33 Eagle Wharf Court 59 Lafone Street  
London

35 Eagle Wharf Court 59 Lafone Street  
London

Flat 8 Knights House 75 Gainsford Street

34 Eagle Wharf Court 59 Lafone Street  
London

Flat 8 Whitsters House 61 Gainsford  
Street

8 Candishe House Queen Elizabeth  
Street London

Flat 9 Knights House 75 Gainsford Street

Flat 9 Whitsters House 61 Gainsford  
Street

Flat 7 Anchor Brewhouse 50 Shad  
Thames

6 Candishe House Queen Elizabeth  
Street London

Flat 7 Whitsters House 61 Gainsford  
Street

7 Candishe House Queen Elizabeth  
Street London

Flat 7 Knights House 75 Gainsford Street

11 Candishe House Queen Elizabeth  
Street London

Flat 12A Knot House 3 Brewery Square

Flat 10 Whitsters House 61 Gainsford  
Street

9 Candishe House Queen Elizabeth  
Street London

Flat 10 Knights House 75 Gainsford  
Street

Flat 11 Whitsters House 61 Gainsford  
Street

10 Candishe House Queen Elizabeth  
Street London

Flat 6 Knights House 75 Gainsford Street

1A Eagle Wharf Court 59 Lafone Street  
London

1 Candishe House Queen Elizabeth  
Street London

Flat 2 Whitsters House 61 Gainsford  
Street

2 Candishe House Queen Elizabeth  
Street London

Flat 2 Knights House 75 Gainsford Street

Flat 8 2 Gainsford Street London

34 Lafone Street London SE1 2LX

Managers Flat 20A Horselydown Lane  
London

Flat 1 Knights House 75 Gainsford Street

Flat 1 Whitsters House 61 Gainsford  
Street

Flat 5 Whitsters House 61 Gainsford  
Street

4 Candishe House Queen Elizabeth  
Street London

Flat 5 Knights House 75 Gainsford Street

Flat 6 Whitsters House 61 Gainsford  
Street

5 Candishe House Queen Elizabeth  
Street London

Flat 3 Knights House 75 Gainsford Street

Flat 3 Whitsters House 61 Gainsford  
Street

3 Candishe House Queen Elizabeth  
Street London

Flat 4 Knights House 75 Gainsford Street

Flat 4 Whitsters House 61 Gainsford  
Street

Ground Floor 226 Tower Bridge Road  
London

The Cooperages 8 Gainsford Street London	68 Tudor House 1 Duchess Walk London
Basement 226 Tower Bridge Road London	80 Tudor House 1 Duchess Walk London
Second Floor 220 Tower Bridge Road London	79 Tudor House 1 Duchess Walk London
First Floor 220 Tower Bridge Road London	81 Tudor House 1 Duchess Walk London
Basement And Ground Floor 222 Tower Bridge Road London	83 Tudor House 1 Duchess Walk London
Part Basement Third Floor Fourth Floor And Fifth Floor 226 Tower Bridge Road London	82 Tudor House 1 Duchess Walk London
Part Basement Rear And First Floor And Second Floor 222 Tower Bridge Road London	75 Tudor House 1 Duchess Walk London
20A Horselydown Lane London SE1 2LN	74 Tudor House 1 Duchess Walk London
Basement And Ground Floor 220 Tower Bridge Road London	76 Tudor House 1 Duchess Walk London
Basement 7 Horselydown Lane London	78 Tudor House 1 Duchess Walk London
Part Ground Floor First Floor And Second Floor The Cooperages 8 Gainsford Street	77 Tudor House 1 Duchess Walk London
69 Tudor House 1 Duchess Walk London	23 Chatsworth House Duchess Walk London
71 Tudor House 1 Duchess Walk London	22 Chatsworth House Duchess Walk London
73 Tudor House 1 Duchess Walk London	24 Chatsworth House Duchess Walk London
72 Tudor House 1 Duchess Walk London	26 Chatsworth House Duchess Walk London
65 Tudor House 1 Duchess Walk London	25 Chatsworth House Duchess Walk London
67 Tudor House 1 Duchess Walk London	18 Chatsworth House Duchess Walk London
64 Tudor House 1 Duchess Walk London	17 Chatsworth House Duchess Walk London
66 Tudor House 1 Duchess Walk London	33 Chatsworth House Duchess Walk London



19 Chatsworth House Duchess Walk  
London

21 Chatsworth House Duchess Walk  
London

20 Chatsworth House Duchess Walk  
London

32 Chatsworth House Duchess Walk  
London

34 Chatsworth House Duchess Walk  
London

12 Tudor House 1 Duchess Walk  
London

21 Tudor House 1 Duchess Walk  
London

20 Tudor House 1 Duchess Walk  
London

13 Tudor House 1 Duchess Walk  
London

14 Tudor House 1 Duchess Walk  
London

16 Tudor House 1 Duchess Walk  
London

15 Tudor House 1 Duchess Walk  
London

1 Tudor House 1 Duchess Walk London

23 Tudor House 1 Duchess Walk  
London

30 Tudor House 1 Duchess Walk  
London

22 Tudor House 1 Duchess Walk  
London

24 Tudor House 1 Duchess Walk  
London

26 Tudor House 1 Duchess Walk  
London

25 Tudor House 1 Duchess Walk  
London

38 Tudor House 1 Duchess Walk  
London

37 Tudor House 1 Duchess Walk  
London

39 Tudor House 1 Duchess Walk  
London

41 Tudor House 1 Duchess Walk  
London

Flat 38 Anchor Brewhouse 50 Shad  
Thames

Flat 39 Anchor Brewhouse 50 Shad  
Thames

Flat 40 Anchor Brewhouse 50 Shad  
Thames

Flat 61 Anchor Brewhouse 50 Shad  
Thames

Flat 56 Anchor Brewhouse 50 Shad  
Thames

Flat 27 Anchor Brewhouse 50 Shad  
Thames

Flat 21 Anchor Brewhouse 50 Shad  
Thames

Flat 28 Anchor Brewhouse 50 Shad  
Thames

Flat 37 Anchor Brewhouse 50 Shad  
Thames

Flat 29 Anchor Brewhouse 50 Shad  
Thames

Unit 1 Eagle Wharf Court 59 Lafone  
Street

Unit 5 Eagle Wharf Court 59 Lafone  
Street

1A Copper Row London SE1 2LH

Flat 30 Anchor Brewhouse Shad  
Thames

First To Third Floors 1 Gainsford Street  
London

Basement And Ground Floor 4 Gainsford Street London	Flat 15 The Boilerhouse 50 Shad Thames
Basement And Ground Floor 3 Gainsford Street London	Flat 17 The Boilerhouse 50 Shad Thames
Tower Bridge Flowers The Boilerhouse 50 Shad Thames	Flat 16 The Boilerhouse 50 Shad Thames
Divine News The Boilerhouse 50 Shad Thames	Flat 36 The Boilerhouse 50 Shad Thames
First Floor And Second Floor 212 Tower Bridge Road London	Flat 35 The Boilerhouse 50 Shad Thames
Ground Floor 216 Tower Bridge Road London	Flat 41 The Boilerhouse 50 Shad Thames
Second Floor 216 Tower Bridge Road London	Flat 43 The Boilerhouse 50 Shad Thames
Unit 7 Eagle Wharf Court 59 Lafone Street	Flat 42 The Boilerhouse 50 Shad Thames
Unit 6 Eagle Wharf Court 59 Lafone Street	Flat 31 The Boilerhouse 50 Shad Thames
Unit 8 Eagle Wharf Court 59 Lafone Street	Flat 26 The Boilerhouse 50 Shad Thames
Basement 42 Shad Thames London	Flat 32 The Boilerhouse 50 Shad Thames
Unit 9 Eagle Wharf Court 59 Lafone Street	Flat 34 The Boilerhouse 50 Shad Thames
32 Lafone Street London SE1 2LX	Flat 33 The Boilerhouse 50 Shad Thames
Flat 22 The Boilerhouse 50 Shad Thames	Flat 11 The Boilerhouse 50 Shad Thames
Flat 18 The Boilerhouse 50 Shad Thames	Flat 8 Knot House 3 Brewery Square
Flat 23 The Boilerhouse 50 Shad Thames	Flat 7 Knot House 3 Brewery Square
Flat 25 The Boilerhouse 50 Shad Thames	Flat 9 Knot House 3 Brewery Square
Flat 24 The Boilerhouse 50 Shad Thames	Flat 11 Knot House 3 Brewery Square
Flat 14 The Boilerhouse 50 Shad Thames	Flat 10 Knot House 3 Brewery Square
Flat 13 The Boilerhouse 50 Shad Thames	Flat 3 Knot House 3 Brewery Square
	Flat 2 Knot House 3 Brewery Square
	Flat 5 The Boilerhouse 50 Shad Thames
	Flat 4 Knot House 3 Brewery Square

Flat 6 Knot House 3 Brewery Square	Flat 15 Compass Court 39 Shad Thames
Flat 5 Knot House 3 Brewery Square	Flat 11 Compass Court 39 Shad Thames
Flat 6 The Boilerhouse 50 Shad Thames	Flat 10 Compass Court 39 Shad Thames
Flat 8 The Boilerhouse 50 Shad Thames	Flat 12 Compass Court 39 Shad Thames
Flat 10 The Boilerhouse 50 Shad Thames	Flat 14 Compass Court 39 Shad Thames
Flat 9 The Boilerhouse 50 Shad Thames	Flat 6 Admirals Court 30 Horselydown Lane
Flat 14 Knot House 3 Brewery Square	Flat 5 Admirals Court 30 Horselydown Lane
Flat 12 Knot House 3 Brewery Square	Flat 7 Admirals Court 30 Horselydown Lane
Anchor Tap 28 Horselydown Lane London	Flat 9 Admirals Court 30 Horselydown Lane
67 Gainsford Street London SE1 2NB	Flat 8 Admirals Court 30 Horselydown Lane
68 Gainsford Street London SE1 2NB	Flat 1 Admirals Court 30 Horselydown Lane
69 Gainsford Street London SE1 2NB	Part 32 Horselydown Lane London
71 Gainsford Street London SE1 2NB	Flat 2 Admirals Court 30 Horselydown Lane
70 Gainsford Street London SE1 2NB	Flat 4 Admirals Court 30 Horselydown Lane
42 Horace Jones House Duchess Walk London	Flat 3 Admirals Court 30 Horselydown Lane
11 Godwin House Still Walk London	Flat 9 Compass Court 39 Shad Thames
10 Godwin House Still Walk London	41 Lafone Street London SE1 2LX
12 Godwin House Still Walk London	53 Lafone Street London SE1 2LX
30 Horace Jones House Duchess Walk London	55 Lafone Street London SE1 2LX
29 Horace Jones House Duchess Walk London	43 Shad Thames London SE1 2NJ
31 Horace Jones House Duchess Walk London	Flat 5 2 Gainsford Street London
23 Horace Jones House Duchess Walk London	Flat 4 2 Gainsford Street London
22 Horace Jones House Duchess Walk London	Flat 6 2 Gainsford Street London
24 Horace Jones House Duchess Walk London	16 Horselydown Lane London SE1 2LN
26 Horace Jones House Duchess Walk London	14 Horselydown Lane London SE1 2LN
	Flat 5 Compass Court 39 Shad Thames

Flat 4 Compass Court 39 Shad Thames	36 Chatsworth House Duchess Walk London
Flat 6 Compass Court 39 Shad Thames	35 Chatsworth House Duchess Walk London
Flat 8 Compass Court 39 Shad Thames	28 Chatsworth House Duchess Walk London
Flat 7 Compass Court 39 Shad Thames	29 Chatsworth House Duchess Walk London
49 Shad Thames London SE1 2NJ	31 Chatsworth House Duchess Walk London
47 Shad Thames London SE1 2NJ	30 Chatsworth House Duchess Walk London
Flat 1 Compass Court 39 Shad Thames	16 Chatsworth House Duchess Walk London
Flat 3 Compass Court 39 Shad Thames	
Flat 2 Compass Court 39 Shad Thames	
Flat 38 Admirals Court 30 Horselydown Lane	
27 Chatsworth House Duchess Walk London	

## APPENDIX 5

### Consultation responses received

#### Internal services

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Community Infrastructure Levy Team

#### Statutory and non-statutory organisations

Transport for London

#### Neighbour and local groups neighbour responses received:

#### Total: 38 objections

C/o 4 The Cooperage 6 Gainsford Street  
London

Flat 8, Knot House 3 Brewery Square  
London

53 Eagle Wharf Court Lafone St

Flat 2, The Cooperage 6 Gainsford  
Street London

Flat 30, Admirals Court 30 Horsleydown  
Lane London

9 Admirals Court 30 Horselydown Lane  
London

8 Southview House 19a Queen Elizabeth  
Street London

Flat 22 Admirals Court 30 Horselydown  
Lane London

Flat 12 Admirals Court 30 Horselydown  
Lane London

27 Admirals Court Horslydown Lane  
London

11 Knot House 3 Brewery Square  
London

18 Eagle Wharf Court 43 Lafone Street  
London

Flat 26 Admirals Court 30 Horselydown  
Lane London

Flat 57 Eagle Wharf Court Lafone Street  
London

10 Admirals Court Horselydown Lane  
London

Flat 28 Anchor Brewhouse, 50 Shad  
Thames London

23 Admiral Court 30 Horselydown Lane  
London

Flat 6 Knot House 3 Brewery Square  
London

Flat 3, knot house 3 brewery square  
London

3 Gainsford Street London SE12NE

Flat 14, Admirals Court 30 Horselydown  
Lane London

Flat 33 Anchor Brewhouse 50 Shad  
Thames London

Flat 33, Anchor Brewhouse 50 Shad  
Thames London

Flat 14 The Cooperage 6 Gainsford  
Street London

4 The Cooperage 6 Gainsford Street  
London

Flat 40, Admirals Court, 30 Horselydown  
Lane London

33 ADMIRALS COURT, 30  
HORSELYDOWN LANE London SE1 2LJ

57 Eagle Wharf Court Lafone St London

Flat 53, Eagle Wharf Court Lafone Street  
London

Flat 12 Admirals Court 30 Horsleydown  
LAne London

Flat 2 Admirals Court, 30 Horselydown  
Lane 30 Horselydown Lane London

Flat 54 Eagle Wharf Court Lafone Street  
London

Flat 31, Admirals Court 30 Horselydown  
Lane London

Flat 32 Admirals Court 30 Horselydown  
Lane London

Flat 11 Compass Court 39 Shad Thames  
London

10 knot house Brewery Square London

Flat 39 Anchor Brewhouse 50 Shad  
Thames London

30 Eagle Wharf Court Lafone Street  
London