

Item No. 15	Classification: Open	Date: 3 March 2011	Meeting Name: Rotherhithe Community Council
Report title:		Development Management planning appeal: Application 10-AP-1536: Refusal of Full Planning Permission to change the use of A1 retail unit at ground floor into six residential units with outdoor amenity space, including erection of walls. Address: PACIFIC WHARF, 165 ROTHERHITHE STREET, LONDON SE16 5QF Proposal: Parking study submitted to address reason for refusal 3 in connection with Planning Appeal: APP/A5480/A/10/2138387/NWF	
Ward(s) or groups affected:		Surrey Docks	
From:		Head of Development Management	

PURPOSE

1. To consider a parking study provided by the developer that seeks to address reason for refusal 3 of planning application 10-AP-1536.:

“The Proposed development would lead to a level of on street parking demand that would have an adverse impact on the transport network and be detrimental to pedestrian and highway safety leading to loss of amenity to existing residents and those visiting the Youth Hostel who would face increased pressures on local on street parking provision. As such, the proposal is contrary to Policy 5.2 Transport impacts of the Southwark Plan July 2007.”

RECOMMENDATION

- Members are requested to approve not pursuing the third reason for refusal.

BACKGROUND

- A copy of the original planning report is appended to this report, by way of background information.

FACTORS FOR CONSIDERATION

4. At the time Members made the decision to refuse permission for six flats on the site, the Council had not received a transport impact study from the applicant. The applicant, as part of preparation for the appeal, has now produced transport data for the proposed residential development and the parking demand it will generate together with a comparison with that of the permitted fallback A1 retail use.
5. The Council's transport planner has examined the appellant's data and compared it to parking study assessment methods used by the Council. It is the case that the proposed residential use would increase parking above the level currently occurring on the street, by an estimated 4.5 vehicles. This has been calculated using census car ownership data. However, the development site already has a fallback retail A1 use, unfettered by any limitation of opening hours condition. The Council doesn't accept that it can be assumed that an A1 retail use would operate throughout the day, but the Council does accept that if the retail unit was occupied it is quite possible that it would operate during the evening period of peak parking demand and as a result of staff and customer use, is assessed as likely to produce a cumulative parking demand of a maximum of 7 vehicles. This figure has been calculated using comparable sites on the TRAVL trip generation database
6. Parking studies suggest that the highway adjacent to the site could cope with the increased level of parking demand. Although, on occasions of peak use, the proposed development could impact in terms of overspill parking. The difference in impact between the proposed use and permitted fallback use is considered to be negligible and for this reason it would be difficult to defend this reason for refusal at appeal.
7. The Council now has the benefit of the transport and parking data that was not previously available at the time the application was refused. Taking in to account what that data shows and the assessment of the Councils transport planner, Members are now recommended not to pursue the third reason for refusal, but continue to uphold the first two.
 - I. The proposed development, due to significant loss of potential retail floorspace, will compromise the provision of a shopping parade/ retail facilities in this part of the borough, to the detriment of the vitality of the area. As such, the proposal is considered to be contrary to policy 1.10 Small Scale Shops and Services outside the Town and Local Centres and protected Shopping frontages (Southwark Plan 2007).
 - II. The proposed development, due to four single aspect flats, inadequate storage space, poor internal layout and insufficient light into the habitable rooms would fail to provide a satisfactory standard of accommodation for the future occupiers of the building. As such the proposal would be detrimental to the amenity of future occupiers of the units contrary to policies 3.2 Protection of amenity and 4.2 Quality of Residential Development of the Southwark Plan {July 2007} and Residential Design Standards Supplementary Planning Document 2008.

CONCLUSION

8. For the reasons set out above Members are recommended not to pursue the third reason for refusal and to delegate to officers the powers to confirm this formally.

COMMUNITY IMPACT STATEMENT

In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

REASONS FOR LATENESS

The parking information provided by the applicant that has informed this report was received after the deadline required to make the community council agenda. That information had to be considered by the Council's transport planner before this report could be compiled.

REASONS FOR URGENCY

The item is urgent as it the outcome could have cost implications for the council. The appeal of the Council's refusal of this application is to be heard by Public Inquiry on 19 & 20 April. All evidence in connection with the appeal must be submitted in formal documentation four weeks in advance of the start of the Inquiry. Whilst it is not a planning consideration administratively significant work in respect of preparing for the Inquiry will be saved by both parties if the third reason for refusal is not pursued at this stage compared to later in the process.

No.	Title
Appendix 1	Minutes of the Rotherhithe Community Council Meeting held on Tuesday 14 th September
Appendix 2	Rotherhithe Community Council Case Officer Report – 10-AP-1536 – Pacific Wharf, 165 Rotherhithe Street
Appendix 3	Decision Notice
Appendix 4	Parking Survey submitted by applicant

LEAD OFFICER Gary Rice, Head of Development Management
REPORT AUTHOR Daniel Davies, Planning Officer
CASE FILE 10-AP-1536
Papers held at: Regeneration & Neighbourhoods, and Communities, Law & Governance, Council Offices, 160 Tooley Street SE1 2TZ

Appendix 1

Minutes of the Rotherhithe Community Council Meeting held on Tuesday 14th September



ROTHERHITHE COMMUNITY COUNCIL PLANNING

MINUTES of the Rotherhithe Community Council Planning meeting held on Tuesday 14 September 2010 at 7.00 pm at Links Community Centre, 353 Rotherhithe New Road, London SE16 3HF

PRESENT: Councillor Jeff Hook (Chair)
Councillor Wilma Nelson (Vice Chair)
Councillor David Hubber
Councillor Richard Livingstone
Councillor Catherine McDonald

OFFICER SUPPORT: Andre Verster, Planning Officer
Gavin Blackburn, Legal Officer
Beverley Olamijulo, Constitutional Officer

1. INTRODUCTION AND WELCOME

Councillor Jeff Hook introduced himself and welcomed those present at the meeting and asked Members and officers in attendance to introduce themselves.

2. APOLOGIES

Apologies were received on behalf of Cllrs Columba Blango, Paul Noblet, Lisa Rajan and Michael Situ.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were received.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were no urgent items.

5. MINUTES FROM THE PREVIOUS MEETING

RESOLVED:

That the minutes of the Planning meeting held on 29 July 2010 were agreed as an accurate record of the meeting and were signed by the Chair.

6. DEVELOPMENT CONTROL ITEMS

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RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons stated in the report.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

The Chair decided to consider the planning items in the following order:

Item 6.2 (10-AP-1921) – 1 Poolmans Street London, SE16 6AF

Report: See pages 40 to 51 of the agenda and addendum report pages 1 to 2.

Proposal: Single storey ground floor side and rear extensions to dwelling house, providing additional residential accommodation.

RESOLVED:

That the planning application (10-AP-1921) be deferred subject to further consultation with residents

Item 6.1 (10-AP-1536) – Pacific Wharf, 165 Rotherhithe Street, London SE16 5QF

Report: See pages 14 to 39 of the agenda and addendum report pages 1 to 2.

Proposal: Change of use of A1 (retail) unit at ground floor into six residential units with outdoor amenity space, including erection of walls.

The planning officer introduced the report, circulated site plans and responded to questions from Members.

An objector was present to give representations at the meeting.

The applicant's agent was present to address the meeting.

No supporters were present.

Members further debated on the application.

RESOLVED:

That the planning application (10-AP-1536) be refused on the grounds:

1. The proposed development, due to the significant loss of potential retail floor space, will compromise the provision of a shopping parade / retail facilities in this part of the borough, to the detriment of the vitality of the area. As such, the proposal is considered to be contrary to Policy 1.10 Small Scale Shops and Services outside the Town and Local Centres and Protected Shopping Frontages (Southwark Plan 2007).
2. The proposed development, due to four single aspect flats, inadequate storage space, poor internal layout and insufficient light into the habitable rooms would fail to provide a satisfactory standard of accommodation for the future occupiers of the building. As such, the proposal would be detrimental to the amenity of future occupiers of the units contrary to policies 3.2 Protection of Amenity and 4.2 Quality of Residential Development of the Southwark Plan [July 2007] and Residential Design Standards Supplementary Planning Document 2008.
3. The proposed development would lead to a level of on-street parking demand that would have an adverse impact on the transport network and be detrimental to pedestrian and highway safety leading to loss of amenity to existing residents and those visiting the Youth Hostel who would face increased pressures on local on-street parking provision. As such, the proposal is contrary to Policy 5.2 Transport impacts of the Southwark Plan July 2007.

The meeting ended at 7.55pm

CHAIR:

DATED:

Appendix 2

**Rotherhithe Community Council
Case Officer Report – 10-AP-1536 –
Pacific Wharf, 165 Rotherhithe
Street**

Item No.	Classification: OPEN	Meeting Date: 14 September 2010	Meeting Name: Rotherhithe Community Centre
Report title:	Development Management planning application: Application 10-AP-1536 for: Full Planning Permission Address: PACIFIC WHARF, 165 ROTHERHITHE STREET, LONDON SE16 5QF Proposal: Change of use of A1 (retail) unit at ground floor into six residential units with outdoor amenity space, including erection of walls.		
Ward(s) or groups affected:	Surrey Docks		
From:	Head of Development Management		
Application Start Date		Application Expiry Date	

RECOMMENDATION

- 1 Grant planning permission. The application is being reported to Community Council at the request of the Chair. More than 3 objections have also be received.

BACKGROUND INFORMATION

Site location and description

- 2 The site is currently vacant and is designated as retail (Class A1) use and has 410sqm of floor space. The site is located within the Urban Density Zone and has a public Transport Accessibility Level of 2.
- 3 The site lies on the north side of Rotherhithe Street, close to its junction with Salter Road. The site adjoins the Trade Winds development, which fronts Rotherhithe Street and a 5 storey block of flats, Leaside Court. Pacific Wharf comprises three buildings that are between 5 and 7 storeys high. The buildings are used for predominantly residential purposes, but also have designated retail and office space as well as a basement car park. The Youth Hostel Association building is located to the south of the application site on the opposite side of Rotherhithe Street.
- 4 Surrounding land is typically developed as described above but used predominantly for residential purposes.

Details of proposal

- 5 Change of use of A1 (retail) unit at ground floor into six residential units (4 x one bed and 2 x two bed).
- 6 The proposal also involves replacement of existing doors and windows and insertion of new window to front (east) elevation, associated outdoor amenity space, landscaping and new boundary treatment in the form of 2m high metal railings to

match the existing.

- 7 The existing refuse storage area is to be enlarged to increase storage capacity for existing and proposed residential units.
- 8 An additional fire escape door is added to the ground floor of the southern core (serving flats 1 to 4).
- 9 Frosted $\frac{3}{4}$ height glazing is added to courtyard bedroom of flat 6.

Planning history

- 10 08/AP/1785: Change of use of Class A1 (retail) unit on ground floor into 6 residential units (4 x one bed and 2 x two bed) involving replacement of existing doors and windows and insertion of new window to front elevation, associated outdoor amenity space, landscaping and new boundary treatment: Refused in August 2008 for the following reason- Community Council (overturned officer recommendation):
 - 11 The proposed development, due to the significant loss of the retail floorspace, will compromise the provision of retail facilities in this part of the borough, to the detriment of residential amenity. As such, the proposal is considered to be contrary to Policy 1.10 Small Scale Shops and Services outside the Town and Local Centres and Protected Shopping Frontages (Southwark Plan 2007), given that the nearest alternative retail opportunities are approaching a 600m distance from this location. The loss of amenity to residents resulting from the loss of shopping facilities is contrary to Policy 3.2 Protection of Amenity (Southwark Plan 2007).
- 12 06-AP-1346: Certificate of Lawfulness for use of existing block C as 6 residential flats [1 x 3 bed and 5 x 2 bed]: Granted March 2007.
- 13 06-AP-1501: Single storey extension at roof level top floor flats to provide additional residential accommodation: Granted January 2007.
- 14 03-AP-1725: An application for the conversion of the ground floor retail space to 7 flats (4 one bedroom and 3 two bedroom) with enclosed private outside amenity space together with associated elevation alterations and erection of new boundary wall was refused in May 2004. The reason for refusal was:
 - 15 The provision of an additional 7 units within the existing residential building is judged by the Local Planning Authority to require an affordable housing contribution. The failure of the applicant to provide either an on-site or off-site contribution or any compelling reason(s) for not providing affordable housing is contrary to Southwark's Unitary Development Plan (adopted 1995) Policy H.1.4 Affordable Housing and Supplementary Planning Guidance for Affordable Housing (adopted February 2002) and the Revised Unitary Development Plan policy 4.4 Affordable Housing (March 2004) and Circular 6/98 [Planning and Affordable Housing].
- 16 02000832: An application for a change of use from offices (Use Class B1) to restaurant was refused in November 2002 for the following reason:

The use of the ground floor (former retail) unit as a restaurant, or other use within Use Class A3, would result in an unacceptable loss of amenity for nearby residents due to noise, fumes and general disturbance, contrary to Policy E.3.1 Protection of amenity of the Southwark Unitary Development Plan.
- 17 The applicant advised that the above application was made as a result of a marketing exercise in 2001 when the only interest arose from a restaurateur.

- 18 0200298: An application for use of the ground floor (retail) unit in Block B as offices was approved in April 2002.
- 19 01-AP-1213: Approval of Details - Archaeological remains LBS Reg No 9900207: Granted October 2001.
- 20 00-AP-1634: Details of Lighting of external areas as required by condition 16 of planning permission dated 06/10/2000 [LBS REG. No. 0001253] for construction of a 7 storey building facing the river, comprising 72 flats, retail & office space: Granted December 2000.
- 21 00-AP-1275: Details of landscaping as required by planning permission dated 11/05/2000 [LBS Reg.No.9900207] for construction of a 7 storey building facing the river comprising of 72 flats, retail and office space with basement parking: Granted October 2000.
- 22 00AP0784: Details of Car Parking, Occupiers & storage of cycles as required by conditions 9,10 & 20. LBS Reg No 9900207 construction of a 7 storey building facing the River, with two additional buildings of park 6 & 5 storeys: Granted July 2000.
- 23 99-AP-0207: Construction of a 7 storey building facing the river, with two additional buildings of part 6 and part 5 storeys, comprising 72 residential units, retail and office space (Use Class B1) with basement parking, a new Riverside Walk and landscaping. Granted May 2000.
- 24 It is noted that the above application, which involved the conversion of warehouses, required the loss of existing employment floorspace to be replaced with other employment generating uses. Accordingly, the ground floor of Block A was allocated for retail floorspace (the subject site of the current application 10-AP-1536).

Planning history of adjoining sites

- 25 None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 26 The main issues in this case are:
 - a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the impact on the viability and vitality of nearby shops or shopping parades.
 - c] the impact on amenity of neighbouring properties.
 - d] the impact on the character and appearance of the building and the immediate vicinity.
 - e] the impact on highway and pedestrian safety issues.
 - f] the impact on the viability and vitality of nearby shops or shopping parades.
 - g] the impact on flood risk.

Planning policy

Southwark Plan 2007 (July)

The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.

The Inspector's report on the Core Strategy is expected in October 2010. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy is expected in January 2011.

- 27 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages
3.2 Protection of amenity
3.4 Energy efficiency
3.5 Renewable energy
3.7 Waste reduction
3.9 Water
3.12 Quality in design
3.13 Urban design
3.14 Designing out crime
3.31 Flood defences
4.1 Density of residential development
4.2 Quality of residential accommodation
5.3 Walking and cycling
5.6 Car parking
5.7 Parking standards for disabled people and the mobility impaired

London Plan 2008 consolidated with alterations since 2004

- 28 2A.8 Town centres
3D.1 Supporting town centres
3D.3 Maintaining and improving retail facilities

Draft new London Plan policies and objectives

- 29 2.15 Town Centres
4.7 Retail and town centre development
4.8 Supporting a successful and diverse retail sector
4.9 Small shops

Planning Policy Statement Guidance

- 30 PPS 1 Delivering Sustainable Development
PPS 6 Planning for Town Centres

Supplementary Planning Documents [SPD]

- 31 Residential design standards 2008

Principle of development

- 32 Policy 1.10 (a saved UDP policy) of the Southwark Plan states that outside town centres, local centres and protected shopping frontages, development will only be permitted for a change of use when the applicant can demonstrate that:
- i) The proposed use would not materially harm the amenities of surrounding occupiers; and
 - 33 ii) The use that will be lost is not the only one of its kind within a 600m radius and its loss would not harm the vitality and viability of nearby shops or shopping parades; or
 - 34 iii) The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a two year period.
- 35 In terms of criteria i) there are some concerns over how the loss of retail on this site would impact on the small cluster of amenities around Rotherhithe Street, which includes the YHA and Old Salt Quay public House. Consultation carried out on the Canada Water Area Action Plan indicated that there is a perception that there are few retail amenities in the area and this is demonstrated by the land use map which forms part of the evidence base for the Area Action Plan. On balance however, it is not considered that the impact on nearby amenities would be to a degree which would warrant refusal of permission.
- 36 Furthermore, it is highly unlikely that a change of use from retail to residential accommodation in an area of predominantly residential in character would harm the amenities of surrounding occupiers to any material extent. Aspects relating to design and amenity is discussed in the relevant section in this report.
- 37 In terms of criteria ii) it is noted that the applicant has demonstrated that there are three other retail stores, a Londis convenience store at 39-41 Brunel Road (SE16 4LD), a convenience store on Rotherhithe Street and a Nisa store at 77 Albion Street, within 600m of the site. As such, it is considered that this additional information has overcome the reason why the last application was refused permission.
- 38 In terms of criteria iii) the applicant advises that the premises have been vacant since completion of the development (approximately 8 years ago), which has not therefore made profit. There is therefore no requirement to demonstrate sufficient effort to let the property.

Dwelling mix

- 39 The application would result in a building of 78 residential units. Policy 4.3 requires 10% of any development being units of three bedrooms or above. However this is not relevant in this case as Policy 4.3 only applies to applications proposing 10 or more new dwellings. This application is for 6 units and given that the other flats within the development have existed for some time, it is not now appropriate to apply this policy in a retrospective fashion.

Environmental impact assessment

- 40 Not required for a scheme of this limited scale. The site area is 0.064 hectare(ha), well below the threshold of 0.5 ha triggering the need for a EIA.

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

- 41 The proposed units are in accordance with the Council's Supplementary Planning Document, Residential Design Standards 2008, as all 6 units exceed the minimum

floor space standards in terms of total internal area. It is recognised that in fact several of the proposed units exceed the Council's standards by a considerable margin, and the applicant pointed out that this is keeping with the existing residential units on upper floors of Pacific Wharf and larger unit sizes which is welcomed and supported by the Local Planning Authority.

- 42 Although most rooms exceed the minimum internal room sizes, two rooms (one room in flats 4 and 5) are not designated on the submitted plans and would fall below the Council's minimum space standards for bedrooms. However, the applicant states that these rooms are not intended to be bedrooms since they have no external windows (being located within single aspect flats). Given the lack of windows, these areas should only be used for storage facilities.
- 43 Concerns are raised by neighbouring properties that the area is very noisy with the adjacent public house and the YHA and more flats would worsen it.
- 44 The applicant responded to the above by stating that in terms of on-street activity, the lawful use of the ground floor unit is retail (A Use Class), which if occupied, would give rise to regular servicing. Sub-division into smaller units would also increase the amount of service related activity, in addition to on-street parking pressure and noise arising from customers themselves. The original permission relating to Pacific Wharf did not impose any restriction on trading hours or delivery times for the ground floor retail unit and operators would therefore, be entitled to open 24 hours and receive deliveries at any time. In the absence of a retail occupier, residents will therefore have become accustomed to a situation without the normal activities associated with a retailer, whereas the proposed development provides an opportunity to secure a development entirely in keeping with the residential character of this part of Rotherhithe Street. The Local Planning Authority concurs with the view of the applicant and considers that any activity/noise arising from just 6 additional residential units would be negligible compared to the potential conditions arising from the unrestricted approved Class A1 use and the application is therefore supported.
- 45 It is noted that some of the proposed flats would have one window and have views onto garbage collection points and that the new higher walls adjacent the pub car park could result in insufficient natural light to the proposed residential units.
- 46 Whilst some of the proposed flats would be single aspect it is considered that all proposed residential units would provide a good standard of accommodation for future occupiers. Flat 6 would be in close proximity to the internal courtyard and the internal refuse store. It is considered that the existing raised planting area in front of the east elevation of flat 6, combined with part obscured glazed window would be adequate to safeguard amenity issues of future occupiers of flat 6. It should be noted that this window is next to a window, which appears to not be obscured glazed, of an existing residential unit which was approved as part of the original approval of the larger development.
- 47 In terms of daylight considerations all habitable rooms meet and exceed the Council's recommended 10% floor space to glazing ratio and the 5% floor space to openable window ratio. The Local Planning Authority recognise that all units are provided with glazed sliding balcony doors which will ensure sufficient access to daylight in addition to extra ventilation and that doors and windows on the western elevation have been designed to maximise daylight access. Two new windows proposed on the eastern elevation for bedrooms in flats 1 and 6 would also meet the 10% standard as above.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 48 The Youth Hostel Association raised concerns that the 6 new residential units are on the ground floor and would therefore be affected by certain everyday noise emanating from the hostel on the opposite / south side of Rotherhithe Street; in particular deliveries which take place in a location adjacent to the proposed flats. It is however considered that the separation between the YHA and the application site would be adequate and would minimise the potential noise / disturbance impact. Furthermore, the proposed courtyard to the front of the three units facing the YHA would provide a buffer reducing and amenity impacts.

Traffic issues

- 49 Concerns with regard to parking and traffic congestion were raised by local residents.
- 50 Parking standards in the Southwark Plan 2007 recommend that maximum residential car parking standards of 1.5 to 1 space per residential unit are acceptable. As these are maximum standards it is acceptable that no further residential parking is provided above that already located in the basement. Furthermore, given site constraints it is not possible to provide on site car parking for these new units. Given that only six additional residential units are proposed it is unlikely that the development would lead to significant additional congestion and parking problems in the surrounding streets. There is sufficient space to store bicycles associated with the proposed development in the basement of the existing building. The cycle storage area in the basement is well related to the access cores adjacent to the existing retail unit and will therefore provide good access for residents of the proposed flats. This is covered by an appropriate condition.
- 51

Waste Management

- 52 Objections have been raised by neighbouring properties that currently the refuse storage area on the ground floor at Pacific Wharf does not provide sufficient space to cater for proposed and existing residents. There are concerns that an additional 6 residential units would put an unacceptable additional pressure on the capabilities of the already struggling provider, which could be to the detriment of existing residents in Pacific Wharf and Tradewinds Heights.
- 53 The proposal does provide additional space in the bin storage chamber by extending the existing refuse storage area westwards into the current retail unit. This aspect of the proposal has been revised and there is now sufficient space to accommodate 17 EuroBins, and details are shown on the submitted drawing. The proposed refuse storage area would thus provide sufficient space to accommodate the needs of existing and proposed residential units and therefore complies with Policy 3.7 of the Southwark Plan.

Design issues

- 54 The existing ground floor of the building comprises a glazed frontage to Rotherhithe Street and the proposed scheme will continue this design, albeit, the amount of glazing will be reduced through the introduction of brickwork between the units and the installation of glazed balcony doors. A new window would be installed to the ground floor of the east elevation and a dwarf wall and railings will be provided along the Rotherhithe Street frontage to ensure separation between public and private realm.
- 55 It is considered that the proposed external alterations would be of an appropriate design quality as matching materials would be used. Furthermore, the use of planting would ensure visual interest along this part of Rotherhithe Street.

Impact on character and setting of a listed building and/or conservation area

- 56 The application site is not located within a conservation area and is not subject to any statutory listing.

Impact on trees

- 57 None

Planning obligations (S.106 undertaking or agreement)

- 58 Application 03-AP-1725 was refused in May 2004 as the provision of an additional 7 units within the existing residential building was judged by the Local Planning Authority to require an affordable housing contribution. The failure of the applicant to provide either an on-site or off-site contribution or any compelling reason(s) for not providing affordable housing was contrary to Southwark's Unitary Development Plan (adopted 1995) Policy H.1.4 Affordable Housing and Supplementary Planning Guidance for Affordable Housing (adopted February 2002) and the Revised Unitary Development Plan policy 4.4 Affordable Housing (March 2004) and Circular 6/98 [Planning and Affordable Housing].
- 59 However, the Southwark Plan 2007 has since been adopted and it is considered that the current proposal would not require the provision of affordable housing as the number of units is below the threshold triggering a planning obligation for affordable housing. Furthermore, the current application is a stand alone application and planning obligations in respect of a payment towards affordable housing and providing a riverside walkway was secured for the approved application reference 99-AP-0207 in 2000.

Sustainable development implications

- 60 The proposal involves the erection of internal partitions and only minor external alterations to existing glazing and doors. The scheme therefore is suitable to limited energy reduction measures such as specification of glazing and external walls, proposed heating and cooling system and type of light bulbs to be used. Details in this regard are covered by an appropriate condition and this will address the policy concerns on sustainability issues.

Other matters

Security

- 61 It is considered that the proposal to raise the existing retaining wall on the western elevation and to install 2m high metal railings to match the existing would achieve adequate privacy and security for the 6 proposed residential units.

Access

- 62 The new units would be accessed via the existing entrance lobby and new corridors and would meet Lifetime Homes Standards. The existing external environment of Pacific Wharf including slopes, entrances and thresholds meet the required accessibility standards.

Flood risk

No objections have been raised by the Environment Agency, subject to a condition on finished floor levels.

Conclusion on planning issues

- 63 The principle of a change of use is acceptable and the proposed development would

not have a detrimental impact on highway and pedestrian safety issues, or amenity of neighbours and would enhance the appearance of this part of Rotherhithe Street.

It is considered that the reason why the previous application was refused can no longer be sustained, given the information regarding local shopping facilities.

Community impact statement

64 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none.

Consultations

65 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

66 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

67 Nine letters of objection have been received raising issues relating to the following:

- impact on streetscene;
- dwelling mix;
- need for retail facilities in the area;
- noise and disturbance for incoming occupiers;
- inadequate parking and increased traffic pressure;
- inadequate refuse storage facilities; and
- inadequate amenity space.

Human rights implications

68 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

69 This application has the legitimate aim of providing residential additional residential accommodation. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

70 None

REASONS FOR LATENESS

71 Na

REASONS FOR URGENCY

72 Na

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/271-165 Application file: 10-AP-1536 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5457 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	
Report Author	Andre Verster
Version	Final
Dated	16 August 2010
Key Decision	

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER

Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional / Community Council / Scrutiny Team		

APPENDIX 1

Consultation undertaken

Site notice date: 30 June 2010

Press notice date: Not required

Case officer site visit date: 30 June 2010

Neighbour consultation letters sent: 2 July 2010

Internal services consulted:

Access Officer
Metropolitan Police Service
Planning Policy
Transport Planning Team
Waste Management

Statutory and non-statutory organisations consulted:

Environment Agency

Neighbours and local groups consulted:

See appendix 2

Re-consultation:

Na

Consultation responses received

Internal services

Waste Management:

No observations offered.

Access Officer

No comment received.

Metropolitan Police Service

No issues raised.

Transport Planning Team

Pedestrian access is from Rotherhithe Street, but it is unclear where the vehicular access will be from.

Table 15.4, the Southwark Plan, states that the minimum secure parking standard for cycles is 1.1 per residential unit. For this development of 6 units, provision for 7 cycles is required. For reasons of convenience, cycle storage must be of dimensions as stated in Manual for Streets, sections 8.2.21-8.2.24 and should comply with best practice guidance. The applicant is required to submit to the Council, for approval, detailed and scaled drawings to demonstrate the provision of cycle storage.

The site is not located in a Controlled Parking Zone. This proposed development is located in an area with a low TfL PTAL rating (2), reflecting the area's poor level of access to all forms of public transport.

Developments in areas with this PTAL rating are required to provide on site parking in order to minimise overspill parking on the road network. There is off street parking available, however it is unclear of the number of spaces available to residents of the proposed development, or the of accessibility of the parking area as from ground floor/street level, submitted plans do not show any form of access, from ground floor to the parking area, which is presumably in the basement.

With regard to this team's comments on application 08-AP-1785 it was suggested that we were content with the proposed developments non provision of car parking facility's, we would have no objection to the non provision of car parking or the provision of car parking (provided it is in line with Southwark plan maximum standards). We need some clarification of the proposed parking arrangements and the current/proposed access provision.

In principle we do not believe the above application will generate a significant negative impact on the performance and safety of the surrounding highway network. However we will need further information on parking issues raised above before full consent can be given.

Planning Policy:

- No key objections to the proposal. Policy 1.10 of the Southwark Plan states that outside town centres, local centres and protected shopping frontages, development will only be permitted for a change of use when the applicant can demonstrate that:
- I. The proposed use would not materially harm the amenities of surrounding occupiers; and
 - II. The use that will be lost is not the only one of its kind within a 600m radius and its loss

- would not harm the vitality and viability of nearby shops or shopping parades; or
- III. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a two year period.

Policy 1.10 is a saved UDP policy.

There are some concerns over how the loss of retail on this site would impact on the small cluster of amenities around Rotherhithe Street, which includes the YHA and Old Salt Quay public House. Consultation carried out on the Canada Water Area Action Plan indicated that there is a perception that there are few retail amenities in the area and this is demonstrated by the land use map which forms part of the evidence base for the Area Action Plan.

On balance however, it is not considered that the impact on nearby amenities would be to a degree which would warrant refusal of permission. It is noted that the applicant has demonstrated that there are two other retail stores within 600m of the site.

Statutory and non-statutory organisations

Environment Agency:

No objections subject to the imposition of the following flood risk condition:

Finished floor levels shall be set no lower than 5,35m AOD, as indicated in the submitted FRA.

Reason:

To reduce the risk of flooding to the proposed development and future occupants.

Neighbours and local groups

Nine letters of objection have been received raising the following concerns:

Youth Hostel Association (YHA):

The number of units proposed is excessive and would unacceptably increase the current residential density to add to existing pressures in the area;

Neighbourhood amenities are limited and existing residents (and possibly YHA guests too) would derive greater benefit from this space being utilised for retail or community purposes, as predicated in the original Pacific Wharf scheme;

Notwithstanding the fact that the YHA's operations are well-established, incoming residential occupiers are far more likely to take exception to our own day to day activities than would any commercial or non-residential occupier.

1 Surrey House, 236 Rotherhithe Street:

There is a need for retail space in this area.

The residential units will be directly opposite the YHA and where all their deliveries are made, so therefore this will be subject to considerable noise.

There could also be parking issues. It is already a major problem with the number of coaches dropping off and picking up from the YHA.

It is also the assembly point when the YHA is evacuated if there is a fire. The fire alarm is set off on a regular basis, but not always when there is a fire. Where I live I

get disturbed by it, but I am sure if it was so close to the YHA those residents would be extremely unhappy.

Flat 304 Pacific Wharf:

Parking:

There is no space in the below ground garage - would the additional 6 cars park on the roadway?

Light:

The units have restricted light flows.

Refuse:

The original refuse store in the block was reduced in size three years ago and there are times when it struggles for capacity.

Quality of build:

The original builders had to do more work to the flats to reach an acceptable standard.

Marketing:

No obvious attempts have been made to let the units as retail - it is full of rubbish and the outside space has not been looked after. The area needs interesting and different retail uses.

Flat 312 Pacific Wharf:

The area is in desperate need of more commercial amenities. The area would benefit hugely from a coffee shop or deli or something of that nature.

Flat 112 Pacific Wharf:

Increased congestion from the traffic and associated residential parking;

Unequal ratio of accommodation units to amenity space.

The sympathetic development of the commercial unit would give something back to the residents of Rotherhithe. It would differentiate us from all the other 'prestige' apartment blocks along the river and re-establish a focal meeting point in what was the main artery of Rotherhithe in the days of the old docks.

Flats on the other hand add no real value either financially or in terms of enriching the area or contributing something to the local community. They serve only to make a congested area even worse and spell months of extra disruptive building works.

Why should the potential of the unit be restrictive just because no alcohol can be served? There are many possibilities which have nothing to do with serving alcohol - daytime cafe, deli shop, nursery, gym, art gallery or a book shop.

Two letters of objection have been received from **508 Pacific Wharf** raising the following concerns:

Increase in traffic and parking.

Extra flats put extra pressure on already limited car parking spaces, both below ground and on Rotherhithe Street and create even higher traffic volumes than residents already have to endure from the neighbouring pub and youth hostel.

The deprivation of the unit for the benefit of all, as originally intended.

Stress of building work in addition to ongoing structural remedial works.

The Council has a duty to ensure that Pacific Wharf retains the same ratio of accommodation units to the amenity spaces as it had when original planning consent was given.

The development was sold to the current owners with a commercial unit. Despite repeated attempts by various Pacific Wharf residents and other local residents to create something useful out of the unit for the benefit of the neighbourhood - a nursery, cafe / book shop and gym - the owners have refused.

The change of use adds nothing to the Rotherhithe neighbourhood and permanently excludes that unit from being anything other than flats.

The developer is using the application site as an unsightly storage area.

The site is not suited to residential use.

Flat 407 Pacific Wharf

Building works:

Pacific Wharf has undergone extensive, major, construction work over the last 3 years or so. I have had the misfortune of living in the building throughout this time. I can tell you that the works have been extremely disruptive, damaging to the reputation of the development, and upsetting for all residents.

We are now in a position where the work is (hopefully) drawing to a close. Current estimates are, I believe, that the works will finish at the end of 2010 (although these estimates are constantly being revised). Everyone is looking forward to getting back to normal, and residents who have had to delay selling their properties as a result of the ongoing works are now finally starting to think about being able to sell.

The idea that, after everything we have been through, we will have to endure any more construction works at Pacific Wharf, is incomprehensible. Our lives have been disrupted enough.

In addition to this, it is worth noting that it is not only the residents of Pacific Wharf who have had to endure this - nearby residents have had to put up with the comings and goings of workmen and lorries, the blight of scaffolding, and the resultant noise, as well.

For this reason alone, I would urge you to reject the application for planning permission.

Parking:

In addition to this, I echo the concerns raised by other residents of Pacific Wharf - that further residents in Pacific Wharf will put yet more strain on common facilities - I would suggest, for example, that you go down into the car park, and see how badly designed and cramped it is down there. It would be extremely difficult to accommodate any further vehicles (so difficult is it to manoeuvre, that my car has been scratched on numerous occasions, completely by accident).

I understand that numerous appeals have been made to the freeholders to convert the space on the ground floor into amenities which would benefit the current residents, the wider community, and would add value to flats - for example, a gym. Not only would this benefit the building but it would cause no disruption to residents of Pacific Wharf, or to residents of Rotherhithe Street as a whole. However, these

requests have been rejected.

I admit that, as a result of the ongoing NHBC works at Pacific Wharf, there is very little good will towards Fitzpatrick, but the idea that they will be able to fit 6 residential flats in the ground floor space seems to residents ridiculous - it is dark, there would be terrible disruption from the next door pub (despite their plan for a higher wall - which, in any event, would not affect the noise levels, and would reduce the light that would reach the new flats) and it all smacks of a cynical attempt by Fitzpatrick to squeeze every penny it can out of Pacific Wharf, whatever the consequences for the current residents and the neighbourhood as a whole.

Again, I would urge you to reject the application for planning permission.

One letter has been received from **Cllr Rajan** raising the following concerns:

Dwelling mix:

Changing commercial units into residential accommodation of 1 and 2 bedrooms will result in a building of 77 units of which only 4 would be three bed units. This is below the Southwark Plan policy of 10% of any development being units of three bedrooms or above. The development as a whole should be considered when applying this formula and figures.

Land use / loss of retail:

Retail space in this part of Rotherhithe is needed. If the unit was marketed properly or priced competitively then someone might use it. It sets a bad precedent if newly built developments are allowed to convert retail space into flats in such a short space of time.

The area would benefit from more commercial premises. Rotherhithe Street in particular would benefit from a coffee shop or café here as the nearest amenities are in Shad Thames, Canada Water tube station or Surrey Quays Shopping Centre.

These units were intended for commercial use and the area has a lack of these and needs more services, e.g. restaurants, cafes and childcare.

The design and access statement from the developer states that they wish to convert from commercial as no occupier has been forthcoming. This is not true as No. 167 Rotherhithe Street knows about two businesses that approached Fitzpatrick to open commercial use at this space. Fitzpatrick refused and it thus seems that they refused all future commercial occupiers to wait out the time and then convert to residential.

Parking provision and traffic issues:

The existing parking provision for the Pacific Wharf development is full, with no free spaces available. There would therefore be no parking available for these additional 6 units, and no capacity in this part of Rotherhithe Street for new residents to park. The area is congested already from other residential parking, parking for the Youth Hostel and Old Salt Quay, and from coaches that drop off / pick up from the Youth Hostel and could not sustain any additional unallocated resident parking.

With residents, pub and YHA (huge coaches) this area is traffic congested and even services such as refuse collection can not get through.

Impact on streetscene:

The units would be at ground level and would therefore impact the streetscene in terms of the design of the building, active frontages or access onto the street.

Loss of amenity:

The services provided by the management company in the development are already to capacity, particularly for refuse arrangements. An additional 6 units would put an unacceptable additional pressure on the capabilities of the already struggling provider, which could be to the detriment of existing residents in Pacific Wharf and Tradewinds Heights.

List of neighbours consulted:

215 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
415 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
5 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
6 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
4 SALTER ROAD LONDON SE16 5PP
6 SALTER ROAD LONDON SE16 5PP
10 SALTER ROAD LONDON SE16 5PP
14 SALTER ROAD LONDON SE16 5PP
228 ROTHERHITHE STREET LONDON SE16 5RJ
230 ROTHERHITHE STREET LONDON SE16 5RJ
8 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
10 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
12 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
14 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
167B ROTHERHITHE STREET LONDON SE16 5QW
1 KATHERINE CLOSE LONDON SE16 5RB
6 KATHERINE CLOSE LONDON SE16 5RB
8 KATHERINE CLOSE LONDON SE16 5RB
9 KATHERINE CLOSE LONDON SE16 5RB
5 KATHERINE CLOSE LONDON SE16 5RB
2 KATHERINE CLOSE LONDON SE16 5RB
3 KATHERINE CLOSE LONDON SE16 5RB
4 KATHERINE CLOSE LONDON SE16 5RB
FLAT 1 20 SALTER ROAD LONDON SE16 5PR
FLAT 2 20 SALTER ROAD LONDON SE16 5PR
FLAT 4 20 SALTER ROAD LONDON SE16 5PR
115 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 3 HORNIMAN HOUSE 234 ROTHERHITHE STREET LONDON SE16 5RL
FLAT 5 HORNIMAN HOUSE 234 ROTHERHITHE STREET LONDON SE16 5RL
2 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
4 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
6 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 311 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 11 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 13 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 1 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 409 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 412 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 414 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 14 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 16 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 19 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 21 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ

FLAT 23 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 111 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 113 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
8 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
10 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
12 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
14 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
16 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
19 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
21 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
23 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
25 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 403 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 106 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 108 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 25 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 28 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 30 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
33 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
35 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 10 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 2 WILFRED HOUSE 18 SALTER ROAD LONDON SE16 5PQ
FLAT 4 WILFRED HOUSE 18 SALTER ROAD LONDON SE16 5PQ
FLAT 6 WILFRED HOUSE 18 SALTER ROAD LONDON SE16 5PQ
2 SOLON HOUSE 2 SALTER ROAD LONDON SE16 5PN
4 SOLON HOUSE 2 SALTER ROAD LONDON SE16 5PN
6 SOLON HOUSE 2 SALTER ROAD LONDON SE16 5PN
FLAT 2 HORNIMAN HOUSE 234 ROTHERHITHE STREET LONDON SE16 5RL
FLAT 313 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 402 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 11 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 3 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 5 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
32 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 1 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 3 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 101 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 103 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 9 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 201 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 205 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 206 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 208 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 105 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 310 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
27 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
29 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 505 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 507 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 406 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 8 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 10 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ

FLAT 12 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 14 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 17 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 19 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 301 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 302 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 304 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 306 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 307 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 309 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 32 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 33 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 35 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 31 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 33 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 35 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 210 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 211 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 20 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 22 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 24 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
16 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
18 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
FLAT 2 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 4 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 6 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 504 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
1 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
2 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
4 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
6 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
8 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
10 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
12 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
FLAT 7 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 9 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 405 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 3 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 5 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 7 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 25 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 27 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 29 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 601 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 602 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 004 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
8 SALTER ROAD LONDON SE16 5PP
12 SALTER ROAD LONDON SE16 5PP
16 SALTER ROAD LONDON SE16 5PP
232 ROTHERHITHE STREET LONDON SE16 5RJ
163 ROTHERHITHE STREET LONDON SE16 5QU
7 KATHERINE CLOSE LONDON SE16 5RB

11 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
13 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
10 KATHERINE CLOSE LONDON SE16 5RB
9 PRINCES RIVERSIDE ROAD LONDON SE16 5RD
FLAT 3 20 SALTER ROAD LONDON SE16 5PR
15 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
315 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
416 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
515 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
9 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
11 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
13 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
15 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
17 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
18 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 10 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 12 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 14 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
1 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
20 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
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24 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
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28 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
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31 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
34 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 1 WILFRED HOUSE 18 SALTER ROAD LONDON SE16 5PQ
FLAT 3 WILFRED HOUSE 18 SALTER ROAD LONDON SE16 5PQ
FLAT 5 WILFRED HOUSE 18 SALTER ROAD LONDON SE16 5PQ
1 SOLON HOUSE 2 SALTER ROAD LONDON SE16 5PN
3 SOLON HOUSE 2 SALTER ROAD LONDON SE16 5PN
5 SOLON HOUSE 2 SALTER ROAD LONDON SE16 5PN
FLAT 1 HORNIMAN HOUSE 234 ROTHERHITHE STREET LONDON SE16 5RL
FLAT 2 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 4 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 6 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 7 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
FLAT 8 SURREY HOUSE 236 ROTHERHITHE STREET LONDON SE16 5QX
3 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
5 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
7 TIDEWAY COURT 238 ROTHERHITHE STREET LONDON SE16 5QS
FLAT 4 HORNIMAN HOUSE 234 ROTHERHITHE STREET LONDON SE16 5RL
FLAT 6 HORNIMAN HOUSE 234 ROTHERHITHE STREET LONDON SE16 5RL
15 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
FLAT 209 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 212 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 213 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 214 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 303 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 305 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 308 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF

FLAT 312 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 314 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 401 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 2 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 4 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 102 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 104 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 107 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
17 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
3 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
5 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
7 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
9 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
11 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
13 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
14 TRADEWIND HEIGHTS 167 ROTHERHITHE STREET LONDON SE16 5GW
FLAT 8 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 12 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 1 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 2 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 4 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 6 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 9 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 11 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 21 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 23 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 26 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 27 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 29 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 506 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 508 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 13 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 15 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 16 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 18 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 18 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 1 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 3 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 5 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 603 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 604 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 20 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 22 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 24 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 26 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 28 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 30 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 31 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 34 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 36 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 32 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 34 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ

FLAT 36 WOOLCOMBES COURT PRINCES RIVERSIDE ROAD LONDON SE16 5RQ
FLAT 407 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 408 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 410 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 411 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 413 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 501 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 502 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 202 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 203 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 204 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 404 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 207 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 109 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 110 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 112 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 114 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 503 PACIFIC WHARF 165 ROTHERHITHE STREET LONDON SE16 5QF
FLAT 13 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 15 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
FLAT 17 LEESIDE COURT 169 ROTHERHITHE STREET LONDON SE16 5SZ
MANAGERS FLAT SPICE ISLAND 163 ROTHERHITHE STREET LONDON SE16 5QU
ROTHERHITHE YHA AND CONFERENCE CENTRE ISLAND YARD SALTER ROAD LONDON SE16 1LY

Appendix 3

Decision Notice

TP(Refuse)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

REFUSAL OF PLANNING PERMISSION

Applicant Fitzpatrick Construction Ltd
Date of issue of this decision 20/09/2010

LBS Registered Number 10-AP-1536

Planning Permission was REFUSED for the following development:

Change of use of Class A1 (retail) unit at ground floor into six residential units with outdoor amenity space, including erection of walls.

At: PACIFIC WHARF, 165 ROTHERHITHE STREET, LONDON SE16 5QF

In accordance with application received on 03/06/2010 Your Ref. No.:

and Applicant's Drawing Nos. Site Location plan; PW-P-01, PW-P-02, PW-P-03, PW-P-04 Rev D, PW-P-05, PW-P-05 Rev B; Design and Access Statement July 2008; Flood Risk Assessment Revision 2 - 21 August 2008.

Reasons for refusal:

- 1 The proposed development, due to the significant loss of potential retail floorspace, will compromise the provision of a shopping parade / retail facilities in this part of the borough, to the detriment of the vitality of the area. As such, the proposal is considered to be contrary to Policy 1.10 Small Scale Shops and Services outside the Town and Local Centres and Protected Shopping Frontages (Southwark Plan 2007).
- 2 The proposed development, due to four single aspect flats, inadequate storage space, poor internal layout and insufficient light into the habitable rooms would fail to provide a satisfactory standard of accommodation for the future occupiers of the building. As such, the proposal would be detrimental to the amenity of future occupiers of the units contrary to policies 3.2 Protection of Amenity and 4.2 Quality of Residential Development of the Southwark Plan [July 2007] and Residential Design Standards Supplementary Planning Document 2008.
- 3 The proposed development would lead to a level of on-street parking demand that would have an adverse impact on the transport network and be detrimental to pedestrian and highway safety leading to loss of amenity to existing residents and those visiting the Youth Hostel who would face increased pressures on local on-street parking provision. As such, the proposal is contrary to Policy 5.2 Transport impacts of the Southwark Plan July 2007.

Continued overleaf...



DELEGATED
29 SEP 2010
REFUSED

TP(Refuse)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

REFUSAL OF PLANNING PERMISSION

LBS Reg. No. 10-AP-1536

Date of Issue of this decision 20/09/2010

Signed

A handwritten signature in black ink, appearing to be "GR", written over a horizontal line.

Gary Rice
Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529, London SE1P 5LX, or by email to planning.enquiries@southwark.gov.uk

UPRN: 200003500035

checked by AB

TP/271-165

REFUSAL OF PLANNING PERMISSION

LBS Registered Number: 10-AP-1536

Date of issue of this decision: 20/09/2010



www.southwark.gov.uk

IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If the applicant is aggrieved by this decision of the council to refuse permission, the applicant may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990 within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If permission to develop land is refused whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Council a purchase notice requiring it to purchase the owner's interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.
- [3] **COMPENSATION.** In certain circumstances a claim may be made against the local authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix 4

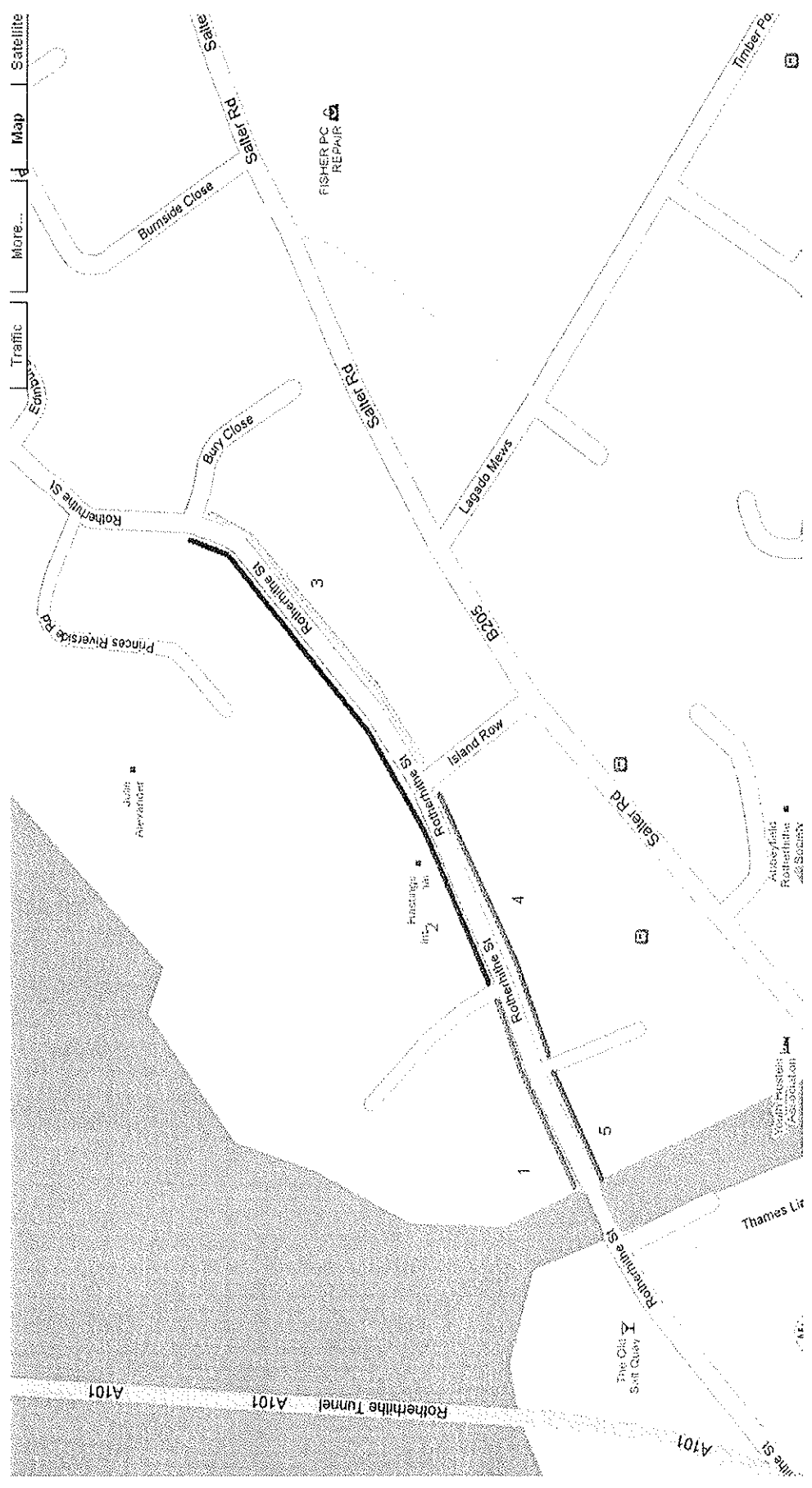
**Parking Survey submitted by
applicant**

Job
Site
Date
Time

Rotherhithe Street Parking Survey
Between Surrey Water and Bury Close
Thursday 25th November 2010
07:00 - 22:00

Time	Section & Number of Vehicles						Total	Observations
	1	1a (off street bays)	2	3	4	5		
No. Available spaces	2	10	20	9	12	4	57	
07:00	1	4	15	3	8	2	33	Section 3 - some minor roadworks on pavement/road, but this did not influence the number of available spaces.
07:20	1	6	15	3	7	2	34	
07:40	1	7	15	3	8	2	36	
08:00	1	7	15	3	9	2	37	
08:20	1	8	14	4	10	2	39	
08:40	1	8	14	4	9	2	38	
09:00	1	8	15	3	9	2	38	
09:20	1	9	16	3	8	3	40	
09:40	1	8	16	3	9	3	40	
10:00	1	8	16	2	9	3	39	
10:20	1	7	15	2	8	3	36	
10:40	1	7	15	2	8	3	36	
11:00	1	8	14	2	8	2	35	
11:20	1	8	15	2	9	2	37	
11:40	1	8	13	2	8	2	34	
12:00	1	8	14	2	9	2	36	
12:20	1	8	15	2	8	2	36	
12:40	2	6	14	2	10	3	37	
13:00	2	5	16	2	11	2	38	
13:20	2	6	15	2	11	3	39	
13:40	2	7	16	2	12	3	42	
14:00	1	6	13	2	9	3	34	
14:20	1	6	14	2	11	3	37	
14:40	0	5	14	2	10	3	34	
15:00	0	3	11	2	9	3	28	
15:20	0	3	13	2	9	3	30	
15:40	0	4	12	2	10	3	31	
16:00	0	3	12	2	8	2	27	
16:20	0	4	13	2	7	2	28	
16:40	0	5	13	1	6	2	27	
17:00	0	5	13	1	6	2	27	
17:20	0	5	13	1	7	2	28	
17:40	0	5	13	1	8	2	29	
18:00	0	5	13	1	8	2	29	
18:20	0	5	13	1	8	2	29	
18:40	0	5	13	1	8	2	29	
19:00	0	5	13	1	8	2	29	
19:20	0	5	13	1	8	2	29	
19:40	0	5	14	1	8	3	31	
20:00	0	5	13	1	7	3	29	
20:20	0	4	13	1	6	3	27	
20:40	0	4	13	1	4	3	25	
21:00	0	4	12	1	4	3	24	
21:20	0	4	13	1	5	3	26	
21:40	0	4	13	1	7	3	28	

Job Rotherhithe Street Parking Survey
Site Between Surrey Water and Bury Close
Date Thursday 25th November 2010
Time 07:00 - 22:00



Davies, Daniel

Subject: FW: Pacific Wharf, Rotherhithe Street - APP/A5840/a/10/2138387

Attachments: Rotherhithe Parking Beat Survey Results .pdf

From: Phil Hamshaw [mailto:Phil.Hamshaw@cbuchanan.co.uk]

Sent: 23 February 2011 16:11

To: Davies, Daniel; SauraShey@martinrobesson.co.uk

Subject: RE: Pacific Wharf, Rotherhithe Street - APP/A5840/a/10/2138387

Daniel

As discussed earlier today, I have responded to your requests below.

- the data used for the parking study - a parking beat survey of vehicles parked on street along Rotherhithe Street on Thursday 25 November 2010.
- the methodology used - the survey was carried out between 07.00 and 22.00 along both sides of Rotherhithe Street between the bridge over Surrey Water and the junction with Bury Close. The number of parked vehicles was recorded every 20 minutes throughout the survey period. The survey results are attached.
- and conclusions and contextual analysis carried out in connection with the parking study - the level of parking on street was compared with the available space; As can be seen from the survey, there is space for 57 vehicles and a maximum of 42 vehicles were recorded parked along Rotherhithe street.

I trust the above information is useful. However, please let me know if you have any queries.

Regards

Phil Hamshaw
Technical Director



20 Eastbourne Terrace
London W2 6LG
T 020 7053 1536
F 020 7053 1301

TRANSPORT | PLANNING | ECONOMICS

From: Davies, Daniel [mailto:Daniel.Davies@southwark.gov.uk]

Sent: 21 February 2011 16:34

To: Phil Hamshaw; SauraShey@martinrobesson.co.uk

Subject: RE: Pacific Wharf, Rotherhithe Street - APP/A5840/a/10/2138387

Thank you for your email Phil.

Just to recap the council are engaged in an inquiry with your client. Both parties are seeking to resolve as much as possible before the appeal and the outstanding issue of concern relates to car parking.

02/03/2011

Saura, informs me that a car parking study was carried late last year, in anticipation of the appeal when it was formerly proposed to be a Hearing. As this study was not available at the time of the application the council is inviting the appellant to, in particular make available

- the data used for the parking study
- the methodology used
- and conclusions and contextual analysis carried out in connection with the parking study.

Can you advise on when you are likely to be able to provide this information? I am happy for the information to 'drip through' if all of it is not available to hand. Ultimately, the sooner any of it can be received, the better.

Further to this, I had sought clarification of the parking arrangements for the remainder of the site i.e. how many parking spaces in the basement area were actually allocated/assigned to existing residential units? And are any of these spaces allocated to the vacant retail unit? and if so which one(s).

Kind regards

Daniel Davies
Planning Officer
Regeneration & Neighbourhoods Division
Southwark Council
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London SE1P 5LX
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