

Item No. 6.5	Classification: Open	Date: 8 March 2011	Meeting Name: Bermondsey Community Council
Report title:	Development Management planning application: Application 11-AP-2261 for: Full Planning Permission Address: 5 TYERS GATE, LONDON, SE1 3HX Proposal: Partial demolition of the existing building to create a part two-storey and part four-storey building to accommodate 2 residential units (2 X 2 bed) at first, second and third floor levels. Partial change of use of existing studio/office unit (B1 Class) to form a self contained 2 storey mews house (C3 Class). The existing monopitch roof is to be removed and replaced with a double pitched roof. Creation of a mezzanine floor between lower ground and upper ground floor level to accommodate B1 class floor space.		
Ward(s) or groups affected:	Grange		
From:	Head of Development Management		
Application Start Date 30 July 2011		Application Expiry Date 24 September 2011	

RECOMMENDATION

- 1 Grant planning permission subject to conditions and a grampian condition to prevent future occupiers obtaining parking permits.

BACKGROUND INFORMATION

Site location and description

- 2 No. 5 Tyers Gate is a double height space used as a studio (Class B1) with adjoining office accommodation in the former stables block, which is linked to No. 5 at the rear of the yard. Access to No.5 is obtained via the existing open yard between 3 and 7 Tyers Gate.
- 3 The part of the site to which this application relates lies at the rear of nos. 92-96 Bermondsey Street, and faces onto Leathermarket Gardens. The building is not listed, but is located within the Bermondsey Street Conservation Area. The site area is 0.0143 Ha.
- 4 No.'s 3, 4, 6, 7 and Tyers Gate are on the draft Local List.
- 5 Site Constraints/Policies that apply to the site:
Central Activity Zone (London South Central)
Conservation Area (Bermondsey Street)
Archeological Priority Zone (Borough, Bermondsey and Rivers)
Air Quality Management Area

Strategic View (Wider Consultation Zone)
Strategic View (London Plan)
Flood Risk Area

Details of proposal

- 6 The development proposed is very similar to the previous application that was granted permission on appeal. Overall, the proposal will create a new building fronting on Leathermarket Gardens appearing as ground, first, second and third floors, incorporating a two storey mews building at the rear. As approved, that mews building would have provided B1 office space.

It is now proposed to use the two storey mews building as a self contained dwelling.

- 7 No alterations to the appearance of the building are proposed other than those already approved under permission 09/AP/1399 (appeal reference 2137510).
- 8 It is proposed to retain the office/studio space within the ground floor of the approved development. A mezzanine level is to be created at lower ground floor level by excavation and lowering the floor of the building. This does not result in any changes to the external appearance of the building.
- 9 The revised development as a whole comprises of the partial demolition of the existing building to create a part two-storey and part four-storey building to accommodate 2 residential units (2 X 2 bed) at first, second and third floor levels and a partial change of use of existing studio/office unit (B1 Class) to form a self contained 2 storey mews house (C3 Class). The existing monopitch roof is to be removed and replaced with a double pitched roof. Also proposed is the creation of a mezzanine floor between lower ground and upper ground floor level to accommodate B1 class floor spaces.

Planning history

- 10 09/AP/1399 Refused permission; allowed on appeal:

Partial demolition of the existing building to create a part two-storey and part four-storey building to accommodate 2 residential units (2 X 2 bed) at first, second and third floor levels. Existing studio (Class B1 use) on ground and upper ground floor levels will be retained.
- 11 An earlier application was granted for the partial demolition and reconstruction of studio and ancillary office (06/AP/1920).

Planning history of adjoining sites

- 12 88 Bermondsey Street Current application

Change of use of first and second floor of building from B1 (Office) to dual B1 (Office) non-residential language school (Use Class D1). Works include a roof level extension and outdoor roof top amenity area with balustrade.
- 13 7 TYERS GATE, LONDON, SE1 3HX

09/AP/0279 GRANT PERMISSION to

Replace 18 windows on the west and east elevations. Replace 1 gable end window on the south elevation as well as additional security bars at 1st floor level on the west elevation.

14 1 TYERS GATE, LONDON, SE1 3HX

09/AP/2447 GRANT PERMISSION

Loft extension to existing loft room, including a new rear dormer, which would 'infill' the existing balcony, providing additional residential accommodation. Installation of window to rear elevation of existing mansard roof.

15 09/AP/1416 GRANT PERMISSION

Demolish existing rear kitchen and lean-to and erection of single storey rear extension to dwelling; providing additional residential accommodation.

16 SECOND FLOOR AND THIRD FLOOR FLAT, 96 BERMONDSEY STREET,
LONDON, SE1 3UB

08/AP/1980 GRANT PERMISSION

Conversion of the existing pitched roof on extension at rear of the building into a flat green (planted) roof to provide additional outside amenity space for the upper floor flat (Use Class C3).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17 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 of proposed development on the amenity of adjoining occupiers and the surrounding area.

c] the impact of adjoining and nearby uses on occupiers and users of proposed development

d] Quality of residential accommodation

e] Design and Conservation issues

f] Traffic Issues

g] Refuse and Recycling

h] Flood Risk

Planning policy

18 Core Strategy 2011

19 Strategic Policy 1 – Sustainable development

Strategic Policy 2 – Sustainable transport

Strategic Policy 5 – Providing new homes

Strategic Policy 10 – Jobs and businesses

Strategic Policy 12 – Design and conservation

Strategic Policy 13 – High environmental standards

20 Saved Southwark Plan 2007 (July) - saved policies

- 21 1.4 Employment sites outside the POLs and PILs
- 3.2 Protection of Amenity
- 3.7 Waste Reduction
- 3.11 Efficient use of land
- 3.12 Quality in Design
- 3.13 Urban Design
- 3.14 Designing out Crime
- 3.16 Conservation Areas
- 4.1 Density of Residential Accommodation
- 4.2 Quality of Residential Accommodation
- 4.3 Mix of dwellings
- 5.3 Walking and Cycling
- 5.6 Car Parking
- 5.7 Parking Standards for Disabled People and mobility impaired.

Residential Design Standards SPD (2011)

London Plan 2011

- 22 Policy 3.3 Increasing Housing Supply
- Policy 6.1 Strategic Approach
- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture

23 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 24 PPS 1 Delivering Sustainable Development
- PPS 3 Housing
- PPS 5 Planning for the Historic Environment
- PPG13 Transport
- PPS 25 Development and Flood Risk

25 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.

26 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).

Principle of development

27 The application site is located within the Bermondsey Street Conservation Area, and does not comprise a listed building, although there are listed buildings nearby. The site is located within the Central Activity Zone. Saved Policy 1.4 Employment Sites outside the POLs and PILs states that development will be permitted where there is no loss of Class B use.

28 The proposal would result in the loss of 15 sq. m of the existing B1 floorspace (138 -

15) leaving a net floorspace of 123 sq. m. It is proposed to retain the office/studio space within the ground floor of the approved development. A mezzanine level is proposed within the space to provide B1 floor space. It is proposed to lower the ground floor level by 1.57 m to accommodate this mezzanine level.

- 29 While there is some loss of B class floorspace, it is not considered that the loss of 15 sq. m is sufficient reason to refuse the application in this instance. The remaining floorspace is high quality office floorspace which ensures that an employment use remains at this location.

Environmental impact assessment

- 30 Not applicable in this instance. The site falls below 0.5ha and the development is not considered to have significant environmental impacts.

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

- 31 Saved policy 3.2 'Protection of Amenity' seeks to ensure that new development does not compromise the amenities enjoyed by existing neighbours.
- 32 No additional works are proposed for this development, over and above that allowed on appeal (local authority reference 09/AP/1399 and appeal reference 2137510). As such the consideration in this instance is the impact of the additional residential unit in the form of the proposed mews house.
- 33 It is not considered that this would raise any additional amenity issues over and above the approved development. No additional windows or terrace/balcony areas are proposed. The windows of the house face towards the office windows at 3 Tyers Gate. However it is not considered that any harmful amenity issues are raised due to this, given the commercial nature of No. 3 Tyers Gate.

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

- 34 The character of the locality is one of mixed use, with residential and commercial uses. This is reflected in the land uses within the development, and as such, it is not considered that there will be any incompatibility with the proposed development.

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

- 35 Saved Policies 3.12 Quality in Design and 3.13 Urban Design require new development to be of high quality design and to relate well to local townscape. It is noted that no external works are proposed over and above those allowed on appeal. As such consideration is limited to the impact of the residential use of the mews building on the character and appearance of the Bermondsey Street Conservation Area and on the surrounding locally listed buildings.
- 36 It is not considered that an additional residential unit would impact negatively on the character of the conservation area nor nearby historic buildings. The area is mixed use in character and as such a residential unit at this location is not considered to harm the heritage interest of the area.

Quality of Residential Accommodation

- 37 The application proposes an additional residential unit in the form of a mews house,

over and above that allowed on appeal. The application now proposes a total of 3 residential units.

- 38 In relation to the proposed mews house, the floor area (70 sq. m) meets the requirement for a two-bed flat (min 61 sq. m) but does not meet the requirement for a two-bed two-storey house (which is 83 sqm). However, the requirements for a two-storey two bed house are normally applied to new-building developments. Given that this is a conversion, and having regard to the standard of accommodation provided (in relation to individual room sizes), it is considered that the overall standard of accommodation is acceptable. The outlook of the unit is acceptable and, while the unit is single aspect, there will be sufficient daylight and sunlight to each of the habitable rooms.

Cycle Storage

- 39 The applicant proposes to provide storage for 2 residential cycle parks and a cycle storage area in the commercial space at lower ground floor level. The number of spaces that can be accommodated here is not specified. A total of 3 residential spaces and 2 commercial spaces are required. Details of the commercial cycle storage should be required by condition as well as plans showing a cycle spaces for the proposed mews dwelling.

Car Parking

- 40 This proposal is located in an area with a medium TFL PTAL rating (3) reflecting the area's medium level of access to all forms of public transport.
- 41 Developments in areas with this PTAL rating are required to provide on site parking in order to minimise overspill parking on the road network.
- 42 However, given there are site constraints and that this is in a CPZ, it is not expedient to request on site parking.
- 43 In order to prevent possible overspill parking from the development, it is recommended a grampian condition is applied to any permission preventing any occupiers of this development being eligible for on-street parking permits.

Archaeology

- 44 The proposal involves lowering the existing ground floor level of main building by 1.57m. This may have an impact on archaeology in situ. The submitted archaeology report does not appear to address this. It is considered that conditions in relation to archeology should be imposed on any permission so as to ensure that any groundworks take account of any archeology in situ.

Refuse and Recycling

- 45 Refuse storage is proposed at ground floor level adjacent to the ground floor commercial use. No commercial refuse is indicated on the plans. Commercial refuse storage was originally proposed for the area where the proposed mews house is now located. Details of proposed refuse storage for the commercial space should be required by condition.

Flood risk

- 46 The applicant has submitted a revised Flood Risk Assessment. This states that the flood risk has increased slightly but notes that the B1 use is a less vulnerable use and states that the raised ground floor level will provide a refuge area. In relation to the mews house, officers note that there are no bedrooms provided at ground floor level to

this residential unit. Any comments from the Environment Agency will be reported in the supplementary.

Construction Works

- 47 It is considered reasonable in this instance to impose conditions on construction hours in order to limit the impact on surrounding amenity (9am to 5.30pm Monday to Friday with no work to be carried out at weekends or Bank Holidays). A construction logistics plans should be submitted also in order to limit the impact on the surrounding road network.

Trees

- 48 There is a small cherry tree directly in front of the site, within the park. A condition is recommended to safeguard this during construction as it is noted that the basement works have the potential to impact on this tree, though the Tree Officer has noted that the risk to the tree is minimal due to the relatively small size of the tree.

Conclusion on planning issues

- 49 Having regard to the above the proposal is acceptable and the recommendation is to grant permission.

Community impact statement

- 50 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.
- 51 a) The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 55 A total of 8 separate objections have been received. Issues raised include:

inadequate consultation for this revised planning application
description of development
no notification of the appeal decision
disruption that the work may cause including noise and disturbance
impact on stability of adjoining buildings
traffic impacts
blocks the fire escape door to no. 7
air conditioner will need to be relocated
what are the limitations on hours?
impact on archaeology
would create two planning units

impact on adjoining businesses
applicant has limited rights of access
additional residential units will place further constraints on adjoining commercial occupiers where conflict between business and residential users is already apparent.
high level of noise, vibration and dust
access issues
security issues where it may be possible for easier access to be gained to the surrounding developments as a result of works.
adding more residential and is a different height
short consultancy period
impact on sewers
sunlight/daylight issues

Human rights implications

- 56 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.

This application has the legitimate aim of providing a mixed-use development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 57 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/80-1 Application file: 11/AP/2261 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 5420 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Consultation list

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Ronan O'Connor, Planning Officer	
Version	Final	
Dated	27 February 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET 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 Leisure	No	No
Date final report sent to Constitutional Team	27 February 2012	

Consultation undertaken

Site notice date: 25/08/11

Press notice date: 11/08/11

Case officer site visit date: 25/08/11

Neighbour consultation letters sent: 10/08/11 & 06/12/11

Internal services consulted:

Transport planning
Tree Officer

Statutory and non-statutory organisations consulted:

Environment Agency (consulted 23/02/12)

Neighbours and local groups consulted:

As per Appendix 3

Re-consultation:

06/12/11

Consultation responses received

Internal services

Transport Planning - require details of cycle storage and unilateral agreement
Tree Officer - Recommends a condition to safeguard the cherry tree but notes that the risk to the tree is minimal given its small size.

Statutory and non-statutory organisations

None at time of report writing

Neighbours and local groups

A total of 8 separate objections have been received. Issues raised include:
inadequate consultation for this revised planning application
description of development
no notification of the appeal decision
disruption that the work may cause including noise and disturbance
impact on stability of adjoining buildings
traffic impacts
blocks the fire escape door to no. 7
air conditioner will need to be relocated
what are the limitations on hours?
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high level of noise, vibration and dust
access issues
security issues where it may be possible for easier access to be gained to the surrounding developments as a result of works.
adding more residential and is a different height
short consultancy period
impact on sewers
sunlight/daylight issues

APPENDIX 3

Neighbour Consultee List for Application Reg. No. 11-AP-2261

TP No	TP/80-1	Site 5 TYERS GATE, LONDON, SE1 3HX
App. Type	Full Planning Permission	

Date Printed	Address
10/08/2011	FLAT 4 4B TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 3 4B TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 2 4B TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 5 4B TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 1 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	6 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 6 4B TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 1 4B TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 5 2 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 4 2 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 3 2 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 6 2 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 7 2 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 2 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	PART GROUND FLOOR AND FIRST FLOOR 5 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 2 8 TYERS GATE LONDON SE1 3HX
10/08/2011	FIRST FLOOR FLAT 96 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	90 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	FLAT 5 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	FLAT 4 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	FLAT 3 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	FLAT 6 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	LANTERN HOUSE 102 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	2B MOROCCO STREET LONDON SE1 3HB
10/08/2011	FLAT 7 LANTERN HOUSE 2C MOROCCO STREET LONDON SE1 3HB
10/08/2011	LIVING ACCOMMODATION 98 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	UNIT 1 8 TYERS GATE LONDON SE1 3HX
10/08/2011	SECOND FLOOR AND THIRD FLOOR FLAT 96 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	NAVIGATOR HOUSE 4A TYERS GATE LONDON SE1 3HX
10/08/2011	1 TYERS GATE LONDON SE1 3HX
10/08/2011	98 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	88 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	FLAT 6 7 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 3 8 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 3 7 TYERS GATE LONDON SE1 3HX
10/08/2011	GROUND FLOOR 82-86 BERMONDSEY STREET LONDON SE1 3UD
10/08/2011	FLAT 4 8 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 5 7 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 4 7 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 2 7 TYERS GATE LONDON SE1 3HX
10/08/2011	FLAT 1 94 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	2-2A MOROCCO STREET LONDON SE1 3HB
10/08/2011	4 LEATHERMARKET STREET LONDON SE1 3HN
10/08/2011	FLAT 2 2 TYERS GATE LONDON SE1 3HX
10/08/2011	3 TYERS GATE LONDON SE1 3HX
10/08/2011	104 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	FLAT A 90 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	FLAT 3 94 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	FLAT 2 94 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	UNIT 1 7 TYERS GATE LONDON SE1 3HX
10/08/2011	96 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	94 BERMONDSEY STREET LONDON SE1 3UB
10/08/2011	FLAT B 90 BERMONDSEY STREET LONDON SE1 3UB
20/06/1837	Ground Floor 7 Tyers Gate London SE1 3HX
20/06/1837	
06/12/2011	FLAT 1, 7 TYERS GATE LONDON SE1 3HX
06/12/2011	UNITS 2 7 TYERS GATE LONDON SE1 3HX
06/12/2011	UNITS 4 7 TYERS GATE LONDON SE1 3HX
06/12/2011	UNITS 6 7 TYERS GATE LONDON SE1 3HX
06/12/2011	8 TYERS GATE LONDON SE1 3HX
06/12/2011	UNIT THREE 7 TYERS GATE LONDON SE1 3HX
06/12/2011	FLAT 1 2 TYERS GATE LONDON SE1 3HX
06/12/2011	92 BERMONDSEY STREET LONDON SE1 3UB

06/12/2011 FIRST FLOOR FLAT 96 BERMONDSEY STREET LONDON SE1 3UB
06/12/2011 PART GROUND FLOOR AND FIRST FLOOR 5 TYERS GATE LONDON SE1 3HX
06/12/2011 2 TYERS GATE LONDON SE1 3HX
06/12/2011 4B TYERS GATE LONDON SE1 3HX
06/12/2011 5 TYERS GATE LONDON SE1 3HX
06/12/2011 98 BERMONDSEY STREET LONDON SE1 3UB
06/12/2011 82-86 BERMONDSEY STREET LONDON SE1 3UW
06/12/2011 UNIT 5 7 TYERS GATE LONDON SE1 3HX
06/12/2011 Lantern House 2b Morocco Street London SE1 3HD
06/12/2011 Lantern House 102 Bermondsey Street London SE1
06/12/2011 63 MICHELDEVER ROAD LONDON SE12 8LU
06/12/2011 2ND FLOOR 88 BERMONDSEY STREET (CORNER WITH TYERS GATE) LONDON SE1
06/12/2011 1ST FLOOR 88 BERMONDSEY STREET (CORNER WITH TYERS GATE) LONDON SE1
06/12/2011 Unit 5 Five Plantain Place Crosby Row London SE1 1YN
06/12/2011 Lumley House Hartswood Manor Nr Reigate Surrey RH2 8BZ
06/12/2011 4 Tanner Street Southwark London SE1 3LD
06/12/2011 Brilliant House 14 Ship & Mercant Row London SE1 3QN
06/12/2011 Bermondsey Street Area Partnership c/o Unit 1, The Glasshouse 3 Royal Oak Yard London SE1 3GE
06/12/2011 46 Tyers Gate London SE1 3HX
06/12/2011 43 ST JOHN STREET LONDON EC1M 4AN
06/12/2011 Flat A 96 Bermondsey Street London Se1 3UB
06/12/2011 2 Morocco Street Bermondsey London SE1 3HB
06/12/2011 GROUND FLOOR 82-86 BERMONDSEY STREET LONDON SE1 3UW
06/12/2011 Metal Work Block K 175 Bermondsey Street London SE1 3UW
06/12/2011 LEATHERMARKET COMMUNITY CENTRE LEATHERMARKET GARDENS LEATHERMARKET STREET LONDON SE1 3HU
06/12/2011 BASEMENT AND GROUND FLOOR 8 TYERS GATE LONDON SE1 3HX
06/12/2011 96B BERMONDSEY STREET LONDON SE1 3UB
06/12/2011 9 LEATHERMARKET COURT LEATHERMARKET STREET LONDON SE1 3HS
06/12/2011 c/o Unit 1 The Glasshouse 3 Royal Oak Yard London SE1 3GE
06/12/2011 92A BERMONDSEY STREET LONDON SE1 3UB
06/12/2011 43 St John Street London EC1M 4AN
06/12/2011 94 Bermondsey Street London SE1 3UB
06/12/2011 7 Tyers Gate London SE1 3HX
06/12/2011 2nd & 3rd floor 96 Bermondsey Street London SE1 3UB
06/12/2011 43 St John Street Clerkenwell London EC1M 4AN
20/06/1837 Design Consultancy 7 Tyers Gate London SE1 3HX
20/06/1837 43 St John Street Clerkenwell EC1M 4AN