

Item No. 6.1	Classification: Open	Date: 4 April 2012	Meeting Name: Borough and Bankside Community Council
Report title:	Development Management planning application: Application 11-AP-4342 for: Full Planning Permission Address: 1-13 PARK STREET, LONDON, SE1 9AB Proposal: Refurbishment and extension of Grade II listed terrace including mansard roof extension to No.s 1,3,7,9 & 11, to provide an additional 5 residential units: resulting in a total of 12 units, to comprise 2 x studio flats, 7 x 1 bed flats, 2 x 2 bed flats, and 1 x 4 bed flat.		
Ward(s) or groups affected:	Cathedrals		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 23 December 2011		Application Expiry Date 17 February 2012	

RECOMMENDATION

- 1 Refuse Planning Permission.

BACKGROUND INFORMATION

- 2 Councillors have requested for this application be brought to the Borough and Bankside Community Council, in order for it to be considered by the community council.

Site location and description

- 3 The site comprises seven properties on the south side of Park Street. The properties are predominantly three storey with the exception of number five which has a mansard roof extension with 2 bay dormer. The ground floor of all of the units are in commercial use, with traditional shopfronts. Upper floors are predominantly in use as flats with the first floor of number 9 in use as an office, with approximately 60sqm useable floor area. There is a total of 7 flats or maisonettes spread over the upper floors. The properties are group listed grade II (numbers 1-13 odd). The seven flats are accessed individually from street level.
- 4 Borough Market lies to the east of the site, and opposite the site are three storey terraced houses of a similar age to the application properties although unlisted. A new development known as Brew Wharf Yard is taking place opposite the site, to create a new link through to Stoney Street with a new restaurant and retail units in the arches. The Floral Hall of Borough Market is grade II listed and this structure is within meters of the application site.
- 5 The site is in a District Town Centre, Central Activity Zone, Air Quality Management Area, Strategic Cultural Area, Archaeological Priority Zone and the Borough High

Street Conservation Area.

Details of proposal

- 6 The applicant wishes to add a mansard roof to the row of terraces (1-11) in order to reconfigure the existing flats, and to result in the addition of five units in total. This would involve a small amount of lateral conversion with the removal of some of the partitions on the upper floors.
- 7 The roof to number 5 already has a dormer which was carried out prior to listing. The proposal seeks to remove butterfly roofs at numbers 1, 3 and 9. Number 7 and 11 already have pitched roofs, again, installed prior to listing. The roof to number 13 would be renewed with slate.
- 8 The existing chimneys would be raised to the new roof levels in bricks to match existing. Two-bay dormer windows would be provided to each mansard.
- 9 Number 1 Park Street
First and Second floor - 2 bedroom maisonette as existing
New floor comprising 2 bed flat joined with number 3.
Living room - 16sqm
Kitchen - 12sqm
Bedroom - 12sqm
Bedroom - 7sqm
Bathroom - 3.6sqm
Overall - 61sqm
- 10 Number 3 Park Street
First and Second floor - Two studio units as existing
Third floor, 2 bedroom unit joined with number 1.
- 11 Number 5 Park Street
Existing four bedroom maisonette to remain.
- 12 Number 7 Park Street
First and Second floor - two x 1 bedroom units as existing.
Third floor new one bedroom unit
Living room - 18sqm
Kitchen - 8sqm
Bedroom - 12sqm
Bathroom - 4.5sqm
Overall - 50sqm
- 13 Number 9 Park Street
First floor - new one bedroom flat joined with number 11 Park Street
Living room - 20sqm
Kitchen - 7sqm
Bedroom - 14sqm
Bathroom - 6sqm
Overall - 60sqm

Second floor - one bedroom flat as existing

Third Floor - new one bedroom flat joined with number 11 Park Street
Living room - 18sqm
Kitchen - 5.5sqm
Bedroom - 13sqm

Bathroom - 5sqm

Overall - 56sqm

14 Number 11 Park Street

First floor - new one bedroom flat joined with number 9 Park Street.

Second floor - existing one bedroom flat.

Third floor - new one bedroom flat joined with number 9 Park Street.

15 Number 13 Park Street

Existing 1 bedroom maisonette to remain.

Planning history

16 Thameslink application TL12 (Transport and Works Act) consent granted for the demolition of the rear outbuildings at 1-13 Park Street following CPO by Network Rail.

17 11-AP-4343: Accompanying application for Listed building consent.

Planning history of adjoining sites

18 08-AP-1650 was granted on 01/04/10 for the re-use of existing railway arches for a new restaurant, retail units, bakery and associated plant - the restaurant to extend into a new two storey building to the rear/side of 12/14 Park Street. Erection of four single storey retail units and ancillary stores/W.C. on existing yard. Creation of a new pedestrian link off Park Street connecting through Brew Wharf Yard to Stoney Street; alterations to building on west side of viaduct to facilitate access to service yard and formation of toilets/technical room on second floor.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

19 The main issues to be considered in respect of this application are:

a) The acceptability of the proposal in land use terms

b) The impact of the alterations on the amenity of the existing and future residents, and on the users of the area.

c) The impact of the alterations on the fabric and setting of the listed buildings, the character and appearance of the conservation area, and on the appearance of the area generally,

d) Transport Implications

e) Flood Risk

f) Archaeology

Planning policy

Core Strategy 2011

20 Strategic Policy 2 – Sustainable transport
Strategic Policy 5 – Providing new homes
Strategic Policy 12 – Design and conservation

Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

- 21 1.4 Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations
- 1.5 Small Business Units
- 3.2 Protection of Amenity
- 3.12 Quality in Design
- 3.15 Conservation of the Historic Environment
- 3.16 Conservation Areas
- 3.17 Listed Buildings
- 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites
- 4.2 Quality of Residential Accommodation
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- Residential Design Standards SPD 2011

London Plan 2011

- 22 Policy 3.5 Residential Accommodation
- Policy 3.8 Housing choice
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

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

- 23 PPS5

- 24 Draft NPPF

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.

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).

Ministerial Statement Planning for Growth

Principle of development

- 25 The principle of providing additional residential units is unacceptable, both in land use principle, (as it would involve the loss of an office unit in number 9) and also amenity and design reasons.
- 26 The loss of the office unit on the first floor of 9 Park Street is not addressed by the applicant, and this is clearly occupied due to the objection received from the tenant. Policy 1.4 requires the following:

- 27 Outside the Preferred Office Locations, and Preferred Industrial Locations, on sites which have an established B Class use and which meet any of the following criteria:
- i) the site fronts onto or has direct access to a classified road; or
 - ii) The site is within a Public Transport Accessibility Zone; or
 - iii) The site is within the Central Activities Zone; or
 - iv) The site is within the Strategic Cultural Area.
- 28 Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made where:
- a) The applicant can demonstrate that convincing attempts to dispose of the premises either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months have been unsuccessful, or
 - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having a regard to physical or environmental constraints; or
 - c) The site is located within a town or local town centre in which case accordance with policy 1.7 suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floorspace is proposed, the additional floorspace may be used for suitable mixed or residential uses.
- 29 On employment sites outside the POLs and PILs and where criteria i-iv above do not apply, a change of use from an employment use to suitable mixed or residential uses will be permitted.
- Clause iii) and iv) apply to this development. The applicant has not justified the loss of B1 floorspace by way of marketing or a statement as to why the office may be unusable.
- 30 Policy 1.5 states that the LPA will protect and encourage appropriate business and commercial developments which meet the needs of small businesses in the following ways:
- i) Any proposals for the change of use or redevelopment of employment sites which include small business units and to which policies 1.2, 1.3 or 1.4 apply shall make equivalent provision for small business units within the replacement floorspace for class B uses, unless the existing small business units have been vacant for 12 months or if there is comparable alternative provision by the applicant.
 - ii) Railway arches outside Preferred Industrial locations may be used for A, B and D use classes, provided that the proposed use class would not have an unacceptable impact on the amenities of neighbouring occupiers or on car parking, traffic congestion and road safety.
 - iii) A planning condition shall be imposed to ensure that the spaces are not converted or extended to form larger spaces.
- 31 Small Units within the Core Strategy are defined as being less than 500m² in area (as opposed to 235m² within the Southwark Plan). The unit is categorised as being a small business unit within both documents.
- 32 Small Units within the Core Strategy are protected to help meet the needs of the local office market, and employment opportunities.
- 33 The loss of this unit means that the development is therefore contrary to strategic policy 10 'Jobs and Businesses' of the Core Strategy 2011.
- 34 No alternative provision has been made by the applicant to justify the loss of the small business unit. The proposal therefore contravenes both of these policies.
- 35 Density:

Existing is 820 HR/Ha and Proposed is 970 HR/Ha based on the following calculation:

$$\text{Commercial floorspace} = \frac{326}{27.5} = 11.8$$

Site Area = 0.04

Existing Habitable Rooms = 21

$$21 + 11.8 = \frac{32.8}{0.04} = 820 \text{HR/Ha}$$

Proposed Habitable Rooms = 27

$$27 + 11.8 = \frac{38.8}{0.04} = 970 \text{HR/Ha}$$

- 36 Both existing and proposed density complies with the Core Strategy requirement for the Central Activity Zone which is between 700 and 1100.

Environmental impact assessment

- 37 None required due to the nature and size of the scheme which does not fall within Schedule 1 and is below the relevant thresholds for Schedule 2 development, being less than 0.5ha in area and as it is not within a sensitive area and would not generate significant environmental impacts in this urbanised location.

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

New units

- 38 The new units comply with the minimum residential design standards. Whilst the studio units fall short of the minimum standards, these units are existing, therefore no objection may be raised.

Existing and nearby residential units.

- 39 It is not considered that the increase in height resulting from the mansard would inflict a loss of daylight or sunlight from the properties opposite on Park Street, due to the set back and low rise nature of the mansard. The upper floors of the even numbers of Park Street would already be overshadowed somewhat by the existing properties.
- 40 It is not considered that privacy to the upper floors across Park Street would be compromised, as the new units would be built atop existing units. There is already a view across the street, and this distance is 9m. Whilst the Residential Design Standards give a guideline of 12m between front windows, the distance between these properties is already established.
- 41 No further amenity issues are raised, therefore the scheme would comply with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and SP13 High Environmental Standards of the Core Strategy 2011.

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

- 42 No impact envisaged.

Traffic issues

- 43 No details of cycle parking have been provided with the application, although it is

possible that the applicant has not included this as the application relates to an additional floor. There is therefore no space on the ground floor for adequate cycle storage, and whilst it could be argued that this is due to site constraints, the addition of five units with no cycle storage is unacceptable as the residents would not have access to any storage facilities for cycles. This would fail to comply with saved policy 5.3 Walking and Cycling of the Southwark Plan, 2007, which requires new developments to provide secure, weatherproof and convenient storage for cycles.

- 44 If the development were to be recommended for approval, a legal agreement would be required to exempt future occupants from applying for car parking permits.
- 45 There is also no information in the application on the construction implications, and Construction Management Plan would be required if the application were to be recommended for approval.

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

- 46 Saved Policy 3.12 Quality in design, requires that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.
- 47 It is considered that the uniform stripping of the existing/original roofs to the whole terrace represents an unacceptable loss of historic form and fabric. The Applicant's Heritage statement acknowledges that the proposal will "result in some harmful alteration to the listed terrace" and change to the historic architectural appearance of the terrace, with the new roof form appearing above the parapet instead of being screened behind it. It also notes that the existing mansard to No.5 has already caused notable harm to the unity of the listed group.
- 48 Saved Policy 3.15 Conservation of the historic environment, requires that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of conservation areas should be recognised and respected in any new development within these areas. Article 4 directions may be imposed to limit permitted development rights, particularly in residential areas. Policy HE7.2 of PPS5 also requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals. The particular nature of the groups significance lies within its consistency of form and detailing, within which there is some variety in the later C19 shopfronts, as well as the C20 alterations to the roofs of No.s 5, 7 and 11.
- 49 Section 3.4.15 of the Borough High Street Conservation Area Appraisal notes that on the south side, Park Street has a particularly good line of early 19th century houses (designed by Henry Rose, 1831), converted later in the 19th century to shops: these include some good traditional shop fronts. The strong line of the three-storey façade turns sharply and passes below the railway, closing the westward view, and the viaduct completes the enclosure of the street space.

- 50 Saved Policy 3.16 Conservation areas, requires that within conservation areas, development should preserve or enhance the character or appearance of the area. New development, including alterations and extensions, should respect the context of the conservation area, and not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area. The quality of this terrace of listed buildings is extremely important to the conservation area townscape, and the roofscape is also visible from the London Bridge to Waterloo train-line. Officers do not consider that the current variety of roof forms across the terrace is a negative feature to the area, indeed it adds variety and interest as well as showing the organic and incremental changes that have taken place over the last 180 years. Regularising this variety would be to the detriment of this character and authenticity of development.
- 51 Saved Policy 3.17 Listed buildings, requires that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where:
- i. There is no loss of important historic fabric; and
 - ii. The development is not detrimental to the special architectural or historic interest of the building; and
 - iii. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and
 - iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.
- 52 This proposal represents an unacceptable loss of important historic fabric and fails to preserve existing detailing; at least half of the roofs in the terrace are original, and their loss cannot be justified. The proposal to completely change the roof-forms to mansards is detrimental to the special architectural and historic interest of the terrace, and fails to relate sensitively to the period, style, detailing and context of the listed building or later alterations of architectural or historic interest.
- 53 Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by expecting development to conserve or enhance the significance of Southwark’s heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.
- 54 Policy HE9.2 of PPS5 requires that where the application will lead to substantial harm to or total loss of significance, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss. The public benefits that would arise from this proposal relate to the provision of additional residential accommodation within the mansard roof-space; while additional housing within the Borough is always welcomed in principle, it should not be at the significant loss of historic fabric and form. Accordingly it is not considered that this harm to national heritage is outweighed by the provision of limited quality residential units.

Other Matters

Archaeology

- 55 In the event of an approval, conditions requiring archaeological building recording and archaeological reporting within 6 months, would be required.

Flood Risk

- 56 The Environment Agency have no objection to the proposal, and if recommended for permission a condition would be included to require the development to be carried out in accordance with the Flood Risk Assessment.

Conclusion on planning issues

- 57 Due to the unacceptable loss of historic fabric from the listed terrace, as well as the shortfall in unit sizes proposed, the application is recommended for refusal.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 60 Concerns relating to loss of privacy, loss of light, and loss of important historic fabric.

Human rights implications

- 61 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.

- 62 This application has the legitimate aim of providing addition of a mansard floor to provide five additional units. 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

- 63 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1523-H Application file: 11-AP-4342 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 5405 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Susannah Pettit, Senior Planning Officer	
Version	Final	
Dated	13 March 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	N/A	N/A
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	N/A	N/A
Date final report sent to Constitutional Team	23 March 2012	

Consultation undertaken

Site notice date: 11/01/12

Press notice date: 12/01/12

Case officer site visit date: 11/01/12

Neighbour consultation letters sent: 11/01/12

Internal services consulted:

Design and Conservation
Transport Planning
Archaeology Officer

Statutory and non-statutory organisations consulted:

English Heritage

Neighbours and local groups consulted:

BOROUGH MARKET BOROUGH HIGH STREET LONDON SE1 9AH
7B PARK STREET LONDON SE1 9AB
JADE HOUSE 3 PARK STREET LONDON SE1 9AB
8 STONEY STREET LONDON SE1 9AA
7A PARK STREET LONDON SE1 9AB
2 PARK STREET LONDON SE1 9AB
11 PARK STREET LONDON SE1 9AB
6-8 PARK STREET LONDON SE1 9AB
9 STONEY STREET LONDON SE1 9AA
BASEMENT AND GROUND FLOOR 5 PARK STREET LONDON SE1 9AB
FIRST FLOOR AND SECOND FLOOR FLAT 3 PARK STREET LONDON SE1 9AB
GROUND FLOOR 13 PARK STREET LONDON SE1 9AB
BASEMENT AND GROUND FLOOR 9 PARK STREET LONDON SE1 9AB
FIRST TO THIRD FLOORS 5 PARK STREET LONDON SE1 9AB
12-14 PARK STREET LONDON SE1 9AB
10 PARK STREET LONDON SE1 9AB
8 PARK STREET LONDON SE1 9AB
1A PARK STREET LONDON SE1 9AB
FIRST FLOOR 9 PARK STREET LONDON SE1 9AB
BASEMENT AND GROUND FLOOR 4 PARK STREET LONDON SE1 9AB
LIVING ACCOMMODATION 9 STONEY STREET LONDON SE1 9AA
ROAST AT THE FLORAL HALL BOROUGH MARKET BOROUGH HIGH STREET LONDON SE1 1TL
MESSRS DRINKS CAGE LTD BOROUGH MARKET BOROUGH HIGH STREET LONDON SE1 9AH
BOROUGH MARKET CATHEDRAL STREET LONDON SE1 9AL
MARIAS MARKET CAFE BOROUGH MARKET BOROUGH HIGH STREET LONDON SE1 1TL
MESSRS LE MARCHE BOROUGH MARKET BOROUGH HIGH STREET LONDON SE1 9AH
28 SOUTHWARK STREET LONDON SE1 1TU
15 PARK STREET LONDON SE1 9AB
7 PARK STREET LONDON SE1 9AB
4A PARK STREET LONDON SE1 9AB
BRIDGE STUDIOS 13 PARK STREET LONDON SE1 9AB
7A STONEY STREET LONDON SE1 9AA
Ground floor Irwin House 118 Southwark Street London SE1 0SW

by email
c/o 13 Park Street London SE1 9AB
6 PARK STREET LONDON SE1 9AB

Re-consultation:

N/A

Consultation responses received

Internal services

Design and Conservation Comments: Objection. Comments incorporated into report.
Transport Planning: Objection. No cycle storage, no construction management plan.
Archaeology Officer: The alterations would have a significantly detrimental impact on the special interest of the listed buildings and should be refused, however, in the event of an approval, conditions requiring archaeological building recording and archaeological reporting within 6 months, would be required.

Statutory and non-statutory organisations

English Heritage

Environment Agency: Initially raised an objection but following a revised FRA, removed the objection and recommended conditions.

Neighbours and local groups

The Peer Group, the Hop Exchange: Objection

- The Design and Access statement is not clear - the plan on page three does not show the building abutting the railway track as it does.
- The aerial photograph is misleading because it includes the service yard within is the sole ownership of the Peer Group.
- There are no references to fire escape in the Design and Access statement.
- There is no provision for refuse collection within the building, and this is likely to significantly increase.

9 Park Street: Objection

Park Street is a beautiful historic street, and the mansards will severely compromise the look of the street.

Michael Challenger (Park Street): Objection

Increasing residential floorspace by reconfiguring the building and constructing an additional 12 flats is overdevelopment of the site.

The listed terrace retains many of its original features and this proposal would have a detrimental effect on the integrity of the listed building and will destroy much of the roof space.

4a Park Street: Objection

The development would destroy the character of the historic listed buildings. Our privacy would be affected as the residents would be able to see into our top floor windows. The extension would also block the sunlight. New residents would compromise parking in the street. The impact of all the developments would be distressing, however I understand you don't consider the impact of building work.

Cathedral Area Residents Association: Objection

Outlines the history of the terrace, and that the Cathedral Area Residents Association were instrumental in getting them listed.

It is relatively rare to find a Georgian terrace in this good condition, and the alterations proposed would severely harm these. The addition of 12 flats would harm the amenity of surrounding residents and would result in overdevelopment.

10-14 Park Street: Objection

- 1) The additional floor will lead to a significant loss of light to my property. The buildings on the south side of the street are already one storey taller than my property, and the front windows to my property are the only ones which receive any light.
- 2) The proposal will lead to a lack of privacy to my roof terrace.
- 3) Parking is already a problem and the extra homes will add pressure.

8 Park Street: Objection

Construction works have been a problem in the last few years, and this will add to the pressure.

An addition to the building opposite will cut a significant amount of light. The shadow cast by flats across the street already means that we seldom get sunlight at the front of the flat for more than an hour or two each morning. The additional floor proposed will exacerbate this problem.

The addition of one storey will have a significant impact on my family's privacy.

5 Park Street: Objection

There is enough accommodation in Park Street already. It seems strange to change the facade of the block as it is listed. Any extra units will be an overdevelopment of the site and will cause overcrowding in such a busy street already. This will result in a loss of amenity for current tenants.

5 Park Street: Objection

The proposal is an overdevelopment of the site and will result in overcrowding. There is no fire escape in the building. The terrace is fragile and my flat has already had work done to facilitate construction of the viaduct at the rear of the property.

6 Park Street (Neal's yard Dairy): Objection

The development will harm the architectural and cultural history of Borough Market.

The development would place strain on infrastructure with more people demanding access to the limited infrastructure provision.

The mansard would restrict the tenants' quiet enjoyment of their home and the light received.

The development would also disrupt daily business in the shop during the construction phase, through congestion, hoarding's and scaffolding, limitations of foot traffic, and particulate pollution.