

Item No. 6.1	Classification: Open	Date: 3 March 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/4094 for: Full Planning Permission Address: UNITS 13 TO 16, THE CIRCLE, QUEEN ELIZABETH STREET, LONDON, SE1 2JE Proposal: Part change of use (Unit 16) to Class A1 retail use and minor external alterations		
Ward(s) or groups affected:	Riverside		
From:	Head of Development Management		
Application Start Date 03/11/2014		Application Expiry Date 29/12/2014	
Earliest Decision Date 06/12/2014			

RECOMMENDATION

1. That the planning application is referred to the Planning Committee for consideration and that full planning permission is granted subject to condition.

Site location and description

2. The application relates to Units 13-16 The Circle, Queen Elizabeth Street. They are commercial ground floor units. Units 13 - 15 extend along Curlew Street and were in use as an Indian restaurant (Use Class A3) and Unit 16 is located within The Circle and is in use as a dentist office (Use Class D1).
3. Units 13 - 15 have a mezzanine floor measuring 183sqm. The ground floor area of units is 235sqm and the ground floor area of unit 16 is 85sqm, thus the total floor area is 503sqm. Units 13 - 15 have 'restaurant' windows and single-leaf doors onto Curlew Street and Queen Elizabeth Street. Unit 16 has a pair of full height windows onto Queen Elizabeth Street and two single-leaf doors onto The Circle.
4. The units are located within 'The Circle' for which the planning records indicate permission S/87/125 was granted on 26 February 1988 by the London Docklands Development Corporation for "*Demolition of existing buildings and erection of new buildings comprising 21,072m² of gross residential floorspace (274 units), 3,904m² of gross commercial floorspace and a basement car park for 363 cars*".
5. The host building is not listed but falls within the Tower Bridge Conservation Area (TBCA). The TBCA Appraisal identifies the host building as a one that 'makes a positive contribution' to the TBCA.
6. Shad Thames is a mixed use area with a variety of commercial, residential and tourist uses. The units are well connected by public transport with London Bridge Rail and Underground Stations located less than 1km to the west.
7. The Southwark Proposals Map identifies the site as falling within a Strategic Cultural Area and an Air Quality Management Area. The site is located approximately 200m

east of the London Bridge District Town Centre and the Central Activities Zone.

Details of proposal

8. Planning permission is sought for the change of use of Unit 16 to Class A1 (retail) use and alterations to Units 13 - 16 in connection with Class A1 retail use.
 - The applicant has advised that Tesco propose to operate Units 13-16 as a Tesco Express convenience store and the works proposed in this application will facilitate Tesco's proposed fit-out and occupation of the unit. The application form indicates that the opening hours will be 07:00 to 23:00 every day, including Sundays and Bank Holidays.
 - Units 13-15 have planning permission for use as a restaurant (A3). Under Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 it is lawful to undertake a change of use from Class A3 to Class A1 without planning permission.
 - Unit 16 was last in use as a dentist office (D1) as per planning permission 96/01015 (see Planning History below). A change of use of Unit 16, which totals 85sqm, from Class D1 to Class A1 is sought under this application.
9. The application drawings (and covering letter) indicate that the existing mezzanine floor at the north end of Units 13-16 will be reduced by 83sqm. As units 13 - 15 can be used for Class A1 retail without planning permission the 'net' additional area for which planning permission is required for A1 is 2sqm.
10. Access to the shop for customers would be via doors on Queen Elizabeth Street and The Circle. The existing door onto Queen Elizabeth Street would serve as the entrance and the exit would be through one of the doors onto The Circle.
11. On the Curlew Street (west) elevation, new plant louvres serving an internal plant room will be inserted within the existing window opening on the far left hand side of the site. The louvres would be finished in bronze to match existing features on the elevation.
12. The existing door, second in from the right hand side as viewed from Curlew Street, will be replaced with a steel security door finished in bronze to match existing features on the elevation. The windows on Curlew Street would be of clear glass (2) and frosted glass (4).

Planning history

13. S/88/94 - Erection of 299 flats, 3 houses, 850sqm office floorspace, 1,510sqm retail floorspace and basement car parking.

Units 13-15 were permitted for restaurant use under planning permission 95/01144 on 27 February 1996 and Unit 16 as a orthodontists under permission 96/01015 on 6 December 1996.

Planning history of adjoining sites

14. Unit 9 The Circle - 03/AP1439 - Change of use of an office to a shop (Use Class A1). - granted 11 September 2003.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. The main issues to be considered in respect of this application are:
- a) the principle of the development
 - b) the effects on the amenity of surrounding occupiers
 - c) the effects on the character and appearance of the Conservation Area
 - d) the effects on highway safety

Planning policy

16. National Planning Policy Framework (the Framework)
Relevant policies/advice are contained within Section 1 (Building a strong, competitive economy) Section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment).

London Plan July 2011 consolidated with revised early minor alterations October 2013

- 4.1 – Developing London's Economy
- 4.8 - Supporting a Successful and Diverse Retail Sector
- 6.9 - Cycling
- 7.8 - Heritage assets and archaeology
- 7.9 - Heritage-led regeneration

Core Strategy 2011

- SP1 - Sustainable Development
- SP2 – Sustainable Transport
- SP12 - Design and Conservation
- SP13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 1.8 – Location of developments for retail and other town centre uses
- 2.1 – Enhancement of Community Facilities
- 3.2 – Protection of Amenity
- 3.12 – Urban Design
- 3.13 – Quality in Design
- 3.15 – Conservation of the historic environment
- 3.16 – Conservation areas
- 5.2 – Transport impacts
- 5.3 – Walking and cycling
- 5.6 – Car parking

Principle of development

17. Planning permission is sought for the change of use of Unit 16 from Class D1 (dentists) to Class A1 retail floorspace. Under the Town and Country Planning

(General Permitted Development) Order 2013 it would be possible for the change of use from D1 to A1 use to operate for a temporary period of up to two years.

18. With respect to the loss of Class D 'community' facilities LB Southwark Plan Policy 2.1 (Enhancement of Community Facilities) seeks to retain existing community uses unless it can be demonstrated that the use is surplus to requirements or that alternative facilities meet the needs served by the use. The dentist has confirmed that following planning permission for the use of Unit 2 The Circle under Class D1 the clinic will relocate and upgrade within this unit.
19. The use of Unit 16 for Class A1 retail complies with policy 1.8 (Location of developments for retail and other town centre uses) in the respect that it would provide a local convenience shopping function in an established mixed use area, the site lies in an 'edge of centre' location where retail uses beyond a town centre or local centre can be provided, the vitality and viability of a town centre or local centre will not be compromised and the proposal would be accessible by a choice of means of transport.
20. In any event, the scale of proposed additional retail floorspace is minor. The application proposes the change of use of 85sqm of floorspace currently in use as an orthodontist office (a Class D1 use) to Class A1 retail floorspace. However, the reduction in the existing mezzanine floor in Unit 13-15 by 83sqm effectively means there is a negligible (2sqm) increase in 'Class A1 floorspace' given that the existing larger mezzanine floor could be occupied for Class A1 retail use without planning permission.
21. The floorspace within units 13-15 are in A3 use and under Part 3 of Schedule 2 of the the Town and Country Planning (General Permitted Development) Order 1995 it is possible to undertake a change of use from Class A3 to Class A1 without planning permission. No 'in principle' objections can therefore be made to the Class A1 retail use of Units 13 - 15.

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

22. When considering the effects on the amenity of the occupiers of surrounding properties it must be taken into account that under Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 it is possible to undertake a change of use from Class A3 to Class A1 without planning permission.
23. Additionally, under the Town and Country Planning (General Permitted Development) order 2013 it is also possible to undertake a change in use of a Class D1 community use (e.g. dentist) to a Class A1 retail use for a limited period of two years without the need for planning permission.
24. As the site can lawfully be used for Class A1 purposes without the need for planning permission, the local planning authority has no remit under current regulations to prohibit or otherwise control the proposed use.
25. Nevertheless, as planning permission is required for the permanent change in the use of Unit 16 for Class A1 purposes and for the elevational alterations to the building, the Council can consider the impacts arising from the elements of the proposal which require planning permission, namely the additional 2spm of shop (A2) area and the external changes.
26. The Class A1 use of Unit 16 is not considered to give rise to any significant or harmful impacts on the amenity of neighbours or the local area. The unit was originally in retail use and the retail use of Unit 16 in association with Units 13 - 15 would not create

undue additional harm to the amenity of surrounding occupiers. The applicant has pointed out that the removal of part of the mezzanine floor within Units 13 - 15 would result in an additional area of 2sqm of Class A1 retail floorspace for which planning permission is needed. The impacts arising from this very limited area of additional A1 use is considered to be 'de minimis' or so small as to have no material effect in terms of the proposed development.

27. The proposed hours of use would be in line with other shops and the existing restaurant within Units 13 - 15 and the retail use of Unit 16, which was originally a shop unit, would not generate excessive noise levels from customers or staff, plant or associated deliveries/servicing. As a matter of interest there are no restrictions on the hours of use when the planning permission (96/01015) for the use as a dentists was granted.
28. With regard to deliveries/servicing the applicant has advised (in the Delivery & Servicing Plan) that deliveries will only be undertaken between 0800 and 2000 with the exception of newspapers & magazines delivered on small 'transit' type vans earlier in the morning. The Council's Environmental Protection Team has indicated that unacceptable noise/disturbance will be avoided if these hours for servicing are permitted.
29. Within the Delivery & Servicing Plan, which forms part of the application, it is confirmed that delivery and service vehicles will not leave engines, chiller units or cab radios on when they are in situ. Restrictions on the loading bay hours would prevent service and delivery vehicles arriving and staying after the prescribed hours.
30. The Noise Assessment which accompanies the application confirms that the noise levels from the louvres within the Curlew Street elevation will be 10dB below background noise levels both by day and night.
31. Concern has been raised within the neighbourhood consultation responses in relation to the nature of lighting to be used. No external lighting is proposed in the application. External lighting of the building would necessitate a subsequent planning application and if any illuminated signage is required then this too would require separate advertisement consent. A planning condition is suggested by the Council's Environmental Protection Team in relation to the brightness of any lighting; however, imposing such a condition would not meet the tests of necessary or relevant to the development and is not recommended.

Transport issues

32. Given that the site can largely be used for Class A1 retail without planning permission (the permanent use of Unit 16 for Class A1 requires planning permission) the highway implications of the A1 use are not relevant planning considerations in this case.
33. The Council's Highways Team can however effect control in respect of the use of the the highway and the Delivery and Servicing Plan which forms part of this application, in addition to being an approved document of any planning permission, would also be subject to Highway Authority control.
34. The Delivery and Servicing Plan shows an on-street loading bay on Curlew Street 17m from the junction with Queen Elizabeth Street. This would occupy existing on-street parking bays and it will be necessary for the applicant to enter into a S278 agreement with the Highways Department for these works to be undertaken. The Highway Authority will determine the need for alternative parking bays to be provided for those which will be removed. An informative is therefore recommended to the effect that the applicant should ensure that consent for these works is agreed with the Highway

Authority.

35. Taking the Delivery and Servicing Plan as an approved planning document, and the need for Highway Authority agreement/control of the use of the highway, and any works thereto, it is not considered that the proposal would result in any harm to highway conditions, the safety or amenity of users of the highway or neighbouring residents and there would be no conflict with the Council's policies for transport safety. The Delivery and Servicing Plan would become operative when the planning permission is implemented.

Impact on character and appearance of Conservation Area

36. The Class A1 retail use of the units (which were originally in A1 use) would not impact upon the integrity of the Conservation Area.
37. Mixed retail/commercial premises on the ground floor are to be found within the area and the Shad Thames Conservation Area Management Plan, to which a number of residents refer, makes no recommendation per se to retail uses.
38. Following negotiation with the applicant, The Circle and Queen Street elevations would effectively remain as existing. An existing door to Unit 15 on Queen Elizabeth Street would be used as the shop entrance. An existing door to Unit 16 on The Circle would be used as the shop exit and louvres would be installed to windows on the Curlew Street elevation where existing door openings would be used.
39. The proposed alterations would not fundamentally change the built form of the units and the pattern, rhythm and style of building would not be compromised. A planning condition has been included to secure details of the windows and doors to ensure that the design and construction match the original building.
40. Residents have raised the issue of inappropriate signage. The application does not include any signage which would be expected to require separate advertisement consent. The amenity and safety implications of any such signage would be considered under any application for advertisement consent.

Planning obligations (S.106 undertaking or agreement)

41. Not relevant, as the application does not involve a net increase in floorspace and it is therefore neither liable for Community Infrastructure Levy or planning obligations.

Sustainable development implications

42. Not relevant, as the proposal does not exceed LB Southwark or London Plan thresholds for the provision of renewable energy or carbon cutting measures.

Other matters

43. The site lies within Flood Zone 3; however, the use is not considered to be 'highly vulnerable' and additionally no changes in floorspace or levels are proposed either in relation to the application premises or adjoining residential floorspace. The proposal will not increase the risk of flooding for existing or future occupiers.

Conclusion on planning issues

44. The proposal seeks planning consent for the change of use of Unit 16 The Circle to Class A1 retail (85sqm) in association with the use of Units 13-16 for Class A retail and external alterations including replacement doors/glazing and new louvres. The

retail use and associated external changes would not detract from the character or the visual amenities of the area or materially affect the amenity of surrounding occupiers. Planning conditions relating to the hours of use and details of external alterations are attached in the interests of the protection of residential amenity and the character and appearance of the Conservation Area, respectively.

Community impact statement

45. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

140 letters/emails of objection received. Letters/emails are from occupiers of neighbouring properties and objections relate to:

- Creation of new shop entrance onto Queen Elizabeth Street and obstruction of the highway
- More intensive use of Unit 16 and associated noise and disturbance
- Noise and disturbance arising from deliveries, waste collection, vehicular movements, staff and customer activity
- Other issues of environmental health: litter/on-street alcohol consumption, air and light pollution
- Lack of need for supermarket
- Harm to viability of existing shops
- Noise/nuisance from extended operating hours/use
- Noise from plant
- Loss of on-street parking space
- Inadequate servicing/access space
- Harm to character and appearance of Conservation Area
- Conflict with objectives of Shad Thames Management Plan
- Harm to the Tower Bridge Conservation Area
- Loss of safety/access for users of the highway
- Inappropriate signage
- Impact of service/delivery vehicles on surrounding roads/amenity of area
- Lack of benefit to the community or public realm
- Excessive size of unit; amenity/safety issues associated with increased footfall

Consideration of each of the above issues is included in the relevant sections of this report. The comments received from the council's Environmental Protection Team are summarised in paragraph 28.

Human rights implications

48. 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.
49. This application has the legitimate aim of providing new Class A1 retail floorspace. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/214-70 Application file: 14/AP/4094 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 5428 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Adam Greenhalgh, Planner	
Version	Final	
Dated	19 February 2015	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director of Environment and Leisure	Yes	Yes
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	19 February 2015	

Consultation undertaken

Site notice date: 11/11/2014

Press notice date: 13/11/2014

Case officer site visit date: 11/11/2014

Neighbour consultation letters sent: 11/11/2014

Internal services consulted:

Environmental Protection Team Surgery [Noise / Air Quality / Land Contamination / Ventilation]
Highway Development Management

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

326 The Circle Queen Elizabeth Street SE1 2JU	65 The Circle Queen Elizabeth Street SE1 2JG
327 The Circle Queen Elizabeth Street SE1 2JU	66 The Circle Queen Elizabeth Street SE1 2JG
325 The Circle Queen Elizabeth Street SE1 2JU	64 The Circle Queen Elizabeth Street SE1 2JG
323 The Circle Queen Elizabeth Street SE1 2JU	62 The Circle Queen Elizabeth Street SE1 2JG
324 The Circle Queen Elizabeth Street SE1 2JU	63 The Circle Queen Elizabeth Street SE1 2JG
331 The Circle Queen Elizabeth Street SE1 2JU	70 The Circle Queen Elizabeth Street SE1 2JG
332 The Circle Queen Elizabeth Street SE1 2JU	71 The Circle Queen Elizabeth Street SE1 2JG
330 The Circle Queen Elizabeth Street SE1 2JU	69 The Circle Queen Elizabeth Street SE1 2JG
328 The Circle Queen Elizabeth Street SE1 2JU	67 The Circle Queen Elizabeth Street SE1 2JG
329 The Circle Queen Elizabeth Street SE1 2JU	68 The Circle Queen Elizabeth Street SE1 2JG
316 The Circle Queen Elizabeth Street SE1 2JU	55 The Circle Queen Elizabeth Street SE1 2JG
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315 The Circle Queen Elizabeth Street SE1 2JU	54 The Circle Queen Elizabeth Street SE1 2JG
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94 The Circle Queen Elizabeth Street SE1 2JJ
95 The Circle Queen Elizabeth Street SE1 2JJ
81 The Circle Queen Elizabeth Street SE1 2JG
79 The Circle Queen Elizabeth Street SE1 2JG
80 The Circle Queen Elizabeth Street SE1 2JG
Unit 4 The Circle SE1 2JE
Unit 5 The Circle SE1 2JE
28 Curlew Street London SE1 2ND
26 Curlew Street London SE1 2ND
27 Curlew Street London SE1 2ND

216 The Circle Queen Elizabeth Street SE1 2JN	29 The Circle Queen Elizabeth Street SE1 2JG
217 The Circle Queen Elizabeth Street SE1 2JN	30 The Circle Queen Elizabeth Street SE1 2JG
215 The Circle Queen Elizabeth Street SE1 2JN	28 The Circle Queen Elizabeth Street SE1 2JG
213 The Circle Queen Elizabeth Street SE1 2JN	Unit 16 The Circle SE1 2JE
214 The Circle Queen Elizabeth Street SE1 2JN	Unit 17 The Circle SE1 2JE
201 The Circle Queen Elizabeth Street SE1 2JN	18a-19 The Circle Queen Elizabeth Street SE1 2JE
202 The Circle Queen Elizabeth Street SE1 2JN	Unit 2 Right The Circle SE1 2JE
200 The Circle Queen Elizabeth Street SE1 2JN	Unit 2 Left The Circle SE1 2JE
198 The Circle Queen Elizabeth Street SE1 2JN	Unit 2 Middle The Circle SE1 2JE
199 The Circle Queen Elizabeth Street SE1 2JN	24 Curlew Street London SE1 2ND
206 The Circle Queen Elizabeth Street SE1 2JN	25 Curlew Street London SE1 2ND
207 The Circle Queen Elizabeth Street SE1 2JN	29 Curlew Street London SE1 2ND
205 The Circle Queen Elizabeth Street SE1 2JN	31 The Circle Queen Elizabeth Street SE1 2JG
203 The Circle Queen Elizabeth Street SE1 2JN	45 The Circle Queen Elizabeth Street SE1 2JG
204 The Circle Queen Elizabeth Street SE1 2JN	46 The Circle Queen Elizabeth Street SE1 2JG
218 The Circle Queen Elizabeth Street SE1 2JN	44 The Circle Queen Elizabeth Street SE1 2JG
232 The Circle Queen Elizabeth Street SE1 2JN	42 The Circle Queen Elizabeth Street SE1 2JG
233 The Circle Queen Elizabeth Street SE1 2JN	43 The Circle Queen Elizabeth Street SE1 2JG
231 The Circle Queen Elizabeth Street SE1 2JN	50 The Circle Queen Elizabeth Street SE1 2JG
229 The Circle Queen Elizabeth Street SE1 2JN	51 The Circle Queen Elizabeth Street SE1 2JG
230 The Circle Queen Elizabeth Street SE1 2JN	49 The Circle Queen Elizabeth Street SE1 2JG
311 The Circle Queen Elizabeth Street SE1 2JU	47 The Circle Queen Elizabeth Street SE1 2JG
312 The Circle Queen Elizabeth Street SE1 2JU	48 The Circle Queen Elizabeth Street SE1 2JG
236 The Circle Queen Elizabeth Street SE1 2JN	35 The Circle Queen Elizabeth Street SE1 2JG
234 The Circle Queen Elizabeth Street SE1 2JN	36 The Circle Queen Elizabeth Street SE1 2JG
235 The Circle Queen Elizabeth Street SE1 2JN	34 The Circle Queen Elizabeth Street SE1 2JG
222 The Circle Queen Elizabeth Street SE1 2JN	32 The Circle Queen Elizabeth Street SE1 2JG
223 The Circle Queen Elizabeth Street SE1 2JN	33 The Circle Queen Elizabeth Street SE1 2JG
221 The Circle Queen Elizabeth Street SE1 2JN	40 The Circle Queen Elizabeth Street SE1 2JG
219 The Circle Queen Elizabeth Street SE1 2JN	41 The Circle Queen Elizabeth Street SE1 2JG
220 The Circle Queen Elizabeth Street SE1 2JN	39 The Circle Queen Elizabeth Street SE1 2JG
227 The Circle Queen Elizabeth Street SE1 2JN	37 The Circle Queen Elizabeth Street SE1 2JG
228 The Circle Queen Elizabeth Street SE1 2JN	38 The Circle Queen Elizabeth Street

226 The Circle Queen Elizabeth Street SE1 2JN	SE1 2JG
224 The Circle Queen Elizabeth Street SE1 2JN	160 The Circle Queen Elizabeth Street SE1 2JL
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295 The Circle Queen Elizabeth Street SE1 2JW	158 The Circle Queen Elizabeth Street SE1 2JL
293 The Circle Queen Elizabeth Street SE1 2JW	165 The Circle Queen Elizabeth Street SE1 2JL
294 The Circle Queen Elizabeth Street SE1 2JW	166 The Circle Queen Elizabeth Street SE1 2JL
301 The Circle Queen Elizabeth Street SE1 2JW	164 The Circle Queen Elizabeth Street SE1 2JL
302 The Circle Queen Elizabeth Street SE1 2JW	162 The Circle Queen Elizabeth Street SE1 2JL
300 The Circle Queen Elizabeth Street SE1 2JW	163 The Circle Queen Elizabeth Street SE1 2JL
298 The Circle Queen Elizabeth Street SE1 2JW	150 The Circle Queen Elizabeth Street SE1 2JL
299 The Circle Queen Elizabeth Street SE1 2JW	151 The Circle Queen Elizabeth Street SE1 2JL
286 The Circle Queen Elizabeth Street SE1 2JW	149 The Circle Queen Elizabeth Street SE1 2JL
287 The Circle Queen Elizabeth Street SE1 2JW	147 The Circle Queen Elizabeth Street SE1 2JL
285 The Circle Queen Elizabeth Street SE1 2JW	148 The Circle Queen Elizabeth Street SE1 2JL
283 The Circle Queen Elizabeth Street SE1 2JW	155 The Circle Queen Elizabeth Street SE1 2JL
284 The Circle Queen Elizabeth Street SE1 2JW	156 The Circle Queen Elizabeth Street SE1 2JL
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292 The Circle Queen Elizabeth Street SE1 2JW	152 The Circle Queen Elizabeth Street SE1 2JL
290 The Circle Queen Elizabeth Street SE1 2JW	153 The Circle Queen Elizabeth Street SE1 2JL
288 The Circle Queen Elizabeth Street SE1 2JW	167 The Circle Queen Elizabeth Street SE1 2JL
289 The Circle Queen Elizabeth Street SE1 2JW	181 The Circle Queen Elizabeth Street SE1 2JL
303 The Circle Queen Elizabeth Street SE1 2JW	182 The Circle Queen Elizabeth Street SE1 2JL
Unit 20 The Circle SE1 2JE	180 The Circle Queen Elizabeth Street SE1 2JL
Fifth Floor India House SE1 2ND	178 The Circle Queen Elizabeth Street SE1 2JL
Unit 9 The Circle SE1 2JE	179 The Circle Queen Elizabeth Street SE1 2JL
Circle Spa Health Club Unit 3 6 And 8 The Circle SE1 2JE	186 The Circle Queen Elizabeth Street SE1 2JL
	187 The Circle Queen Elizabeth Street SE1 2JL

Unit 1 The Circle SE1 2JE	185 The Circle Queen Elizabeth Street SE1 2JL
Unit 20a The Circle SE1 2JE	183 The Circle Queen Elizabeth Street SE1 2JL
40-50 Gainsford Street London SE1 2NE	184 The Circle Queen Elizabeth Street SE1 2JL
Units 13 To 15 The Circle SE1 2JE	171 The Circle Queen Elizabeth Street SE1 2JL
Basement Ground Floor And Mezzanine Floor 32 Curlew Street SE1 2ND	172 The Circle Queen Elizabeth Street SE1 2JL
307 The Circle Queen Elizabeth Street SE1 2JW	170 The Circle Queen Elizabeth Street SE1 2JL
308 The Circle Queen Elizabeth Street SE1 2JW	168 The Circle Queen Elizabeth Street SE1 2JL
306 The Circle Queen Elizabeth Street SE1 2JW	169 The Circle Queen Elizabeth Street SE1 2JL
304 The Circle Queen Elizabeth Street SE1 2JW	176 The Circle Queen Elizabeth Street SE1 2JL
305 The Circle Queen Elizabeth Street SE1 2JW	177 The Circle Queen Elizabeth Street SE1 2JL
Unit 18 The Circle SE1 2JE	175 The Circle Queen Elizabeth Street SE1 2JL
30 Curlew Street London SE1 2ND	173 The Circle Queen Elizabeth Street SE1 2JL
309 The Circle Queen Elizabeth Street SE1 2JW	174 The Circle Queen Elizabeth Street SE1 2JL
310 The Circle Queen Elizabeth Street SE1 2JW	119 The Circle Queen Elizabeth Street SE1 2JJ
255 The Circle Queen Elizabeth Street SE1 2JW	120 The Circle Queen Elizabeth Street SE1 2JJ
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253 The Circle Queen Elizabeth Street SE1 2JW	124 The Circle Queen Elizabeth Street SE1 2JJ
260 The Circle Queen Elizabeth Street SE1 2JW	125 The Circle Queen Elizabeth Street SE1 2JJ
261 The Circle Queen Elizabeth Street SE1 2JW	123 The Circle Queen Elizabeth Street SE1 2JJ
259 The Circle Queen Elizabeth Street SE1 2JW	121 The Circle Queen Elizabeth Street SE1 2JJ
257 The Circle Queen Elizabeth Street SE1 2JW	122 The Circle Queen Elizabeth Street SE1 2JJ
258 The Circle Queen Elizabeth Street SE1 2JW	109 The Circle Queen Elizabeth Street SE1 2JJ
358 The Circle Queen Elizabeth Street SE1 2JU	110 The Circle Queen Elizabeth Street SE1 2JJ
359 The Circle Queen Elizabeth Street SE1 2JU	108 The Circle Queen Elizabeth Street SE1 2JJ
356 The Circle Queen Elizabeth Street SE1 2JU	106 The Circle Queen Elizabeth Street SE1 2JJ
354 The Circle Queen Elizabeth Street SE1 2JU	107 The Circle Queen Elizabeth Street SE1 2JJ
355 The Circle Queen Elizabeth Street SE1 2JU	114 The Circle Queen Elizabeth Street

250 The Circle Queen Elizabeth Street SE1 2JW
251 The Circle Queen Elizabeth Street SE1 2JW
249 The Circle Queen Elizabeth Street SE1 2JW
360 The Circle Queen Elizabeth Street SE1 2JU
361 The Circle Queen Elizabeth Street SE1 2JU
262 The Circle Queen Elizabeth Street SE1 2JW
276 The Circle Queen Elizabeth Street SE1 2JW
277 The Circle Queen Elizabeth Street SE1 2JW
275 The Circle Queen Elizabeth Street SE1 2JW
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270 The Circle Queen Elizabeth Street SE1 2JW
268 The Circle Queen Elizabeth Street SE1 2JW
269 The Circle Queen Elizabeth Street SE1 2JW
197 The Circle Queen Elizabeth Street SE1 2JN
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115 The Circle Queen Elizabeth Street
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113 The Circle Queen Elizabeth Street
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111 The Circle Queen Elizabeth Street
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112 The Circle Queen Elizabeth Street
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126 The Circle Queen Elizabeth Street
SE1 2JJ
140 The Circle Queen Elizabeth Street
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141 The Circle Queen Elizabeth Street
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139 The Circle Queen Elizabeth Street
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137 The Circle Queen Elizabeth Street
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138 The Circle Queen Elizabeth Street
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145 The Circle Queen Elizabeth Street
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146 The Circle Queen Elizabeth Street
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144 The Circle Queen Elizabeth Street
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142 The Circle Queen Elizabeth Street
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143 The Circle Queen Elizabeth Street
SE1 2JL
130 The Circle Queen Elizabeth Street
SE1 2JJ
131 The Circle Queen Elizabeth Street
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129 The Circle Queen Elizabeth Street
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127 The Circle Queen Elizabeth Street
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128 The Circle Queen Elizabeth Street
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135 The Circle Queen Elizabeth Street
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136 The Circle Queen Elizabeth Street
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134 The Circle Queen Elizabeth Street
SE1 2JJ
132 The Circle Queen Elizabeth Street
SE1 2JJ
133 The Circle Queen Elizabeth Street
SE1 2JJ
By Email
Email

Re-consultation: 29/01/2015

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team Surgery [Noise / Air Quality / Land Contamination / Ventilation]
Highway Development Management

Statutory and non-statutory organisations

None

Neighbours and local groups

By Email Apartment 206 SE1 2YE
By Email 12 Compass Court SE1 2NJ
Cardamom Building Shad Thames SE1 2YR
Cinnamon Wharf 24 Shad Thames SE1 2YJ
D Hughes 28 Anchor Brewhouse SE1 2LY
Eform Flat 17 SE1 2PW
Email representation
Email 1 Millennium Square SE1 2PW
Email 30 Butlers & Colonial Wharf SE1 2PX
Email 416 Caraway Apartments SE1 PP
Flat 106 Ginger Apartments SE1 2PA
Flat 107 Vanilla Nad Sesame Court SE1 2NP
Flat 133, The Circle, Queen Elizabeth Street London
Flat 15 The Cooperage SE1 2NG
Flat 18 Vogan'S Mill Mill Street SE1 2BZ
Flat 2 3 Millennium Square SE1 2JE
Flat 20, 3 Millennium Square Crn Queen Elizabeth Street And Shad Thames SE1 2PW
Flat 202 Spice Quay House 32 Shad Thames SE1 2YL
Flat 21 3 Millennium Square SE1 2PW
Flat 218 The Circle London SE1 2JN
Flat 5, 1 Millennium Square London SE1 2PW
Flat 56 SE1 2NN
Flat 608 Caraway Apartments 2 Cayenne Court SE1 2PP
Flat 7 Boss House SE1 2JE
G8 Tamarind Court 18 Gainsford Street SE1 2NE
Horselydown Mansions Lafone Street SE1 2NA
Sandpiper House 39 Queen Elizabeth Street SE1 2BT
Tamarind Court, 18 Gainsford Street, SE1 2NE
Tamarind Court 18 Gainsford Street SE1 2NE
Tower Bridge Moorings 31 Mill Street SE1 2AX
1 St Andrews Wharf 12 Shad Thames SE1 2YN
11 Knights House 75 Gainsford Street SE1 2NB
115 Butlers & Colonial Wharf Shad Thames SE1 2PY
118 Butlers And Colonial Wharf Shad Thames SE1 2PY
12 Compass Court 39 Shad Thames, SE1 2NJ
123 Cardamon Building 31 Shad Thames SE1 2YR
13 Tempus Wharf London SE16 4ST
133 The Circle Queen Elizabeth Street SE1 2JJ
136 The Circle Queen Elizabeth Street SE1 2JJ
138 The Circle Queen Elizabeth Street SE1 2JJ
160 The Circle Queen Elizabeth Street SE1 2JL

17 Triangle House 21 Three Oak Lane SE1 2NZ
19 Boss House Boss Street SE1 2PS
2 The Cooperage 6 Gainsford Strrett SE1 2NG
20 Albion House Queen Elizabeth Street SE1 2RJ
206 Cinnamon Wharf Shad Thames SE1 2YJ
213 The Circle Queen Elizabeth Street SE1 2JN
23 Dockhead Wharf 4 Shad Thames SE1 2YT
235 The Circle Queen Elizabeth Street SE1 2JN
24 Curlew Street SE1 2ND
24 Curlew Street London SE1 2ND
25 Curlew Street London SE1 2ND
26 Curlew Street SE1 2ND
27 Curlew Street London SE1 2ND
271 The Circle Queen Elizabeth Street SE1 2JW
28 Curlew Street London SE1 2ND
284 The Circle Queen Elizabeth Street SE1 2JW
29 Curlew Street London SE1 2ND
3 More London Riverside London SE1 2AQ
30 Curlew Street London SE1 2ND
307 Fennel Apartments Cayenne Court SE1 2PJ
309 Ginger Apartments Cayenne Court SE1 2PA
31 St George'S Wharf 6 Shad Thames SE1 2YS
313 The Circle Queen Elizabeth Street SE1 2JU
32 Tamarind Court Gainsford St SE1 2 NE
323 The Circle Queen Elizabeth Street SE1 2JU
33 Lafone Street SE1 2LX
338 The Circle Queen Elizabeth Street SE1 2JU
34 St Andrew'S Wharf 12 Shad Thames
345 The Circle Queen Elizabeth Street SE1 2JU
349 The Circle Queen Elizabeth Street SE1 2JU
35 Lafone Street SE1 2LX
361 The Circle Queen Elizabeth Street SE1 2JU
4 Horselydown Mansions Lafone Street, SE1 2NA
4 St Andrews Wharf 12 Shad Thames SE1 2YN
403 Cinnamon Wharf 24 Shad Thames SE1 2YJ
5 Horselydown Mansions Lafone Street SE1 2NA
62 The Circle Queen Elizabeth Street SE1 2JG
7 Queen Elizabeth Street London SE1 2LP
75 Boss House Boss Street SE1 2PT
87 St Saviours Wharf 8 Shad Thames SE1 2YP
90 Butler'S & Colonial Wharf SE1 2PY