

Item No. 7.1	Classification: Open	Date: 18 July 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/5180 for: Full Planning Application Address: 67-71 TANNER STREET, LONDON SE1 3PL Proposal: Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated works.		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 22/12/2016		Application Expiry Date 23/03/2017	
Earliest Decision Date 24/02/2017			

RECOMMENDATION

1. a. That planning permission is granted subject to conditions and the completion of a legal agreement.
- b. In the event that the legal agreement is not completed by 30 September 2017, that the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 53 of this report.

BACKGROUND INFORMATION

Site location and description

2. The application site is triangular in shape and approximately 0.046 hectares in size. The plot fronts Tanner Street to the south and is bounded by the railway viaduct serving London Bridge Station to the north/east and by the flank wall of the 7 storey mixed-use "Leatherworks" west. The site is currently vacant - the previous commercial building having been demolished - though it is acknowledged that planning permission was granted in 2015 for a part7/part 8-storey development comprising a ground floor retail unit with 9 residential units above.
3. The local area is characterised by the complex overlapping of road and rail networks and a mix of land uses. Ground floor office units along Tanner Street complement commercial activities along Tower Bridge Road, to the west, and Maltby Street to the east. Upper floors are typically residential, though there are exceptions to this along Tanner Street. The recently completed "Arc" building opposite comprises office accommodation at ground floor level with residential use above and rises to 10 storeys. In general, the surrounding architectural character is very mixed, but there is a robust, industrial character woven through much of the townscape. Whilst this site is close to the Bermondsey Street Conservation Area (the boundary of which is 55m to the west), it is not considered that it will impact upon its setting.
4. The site is located within the urban zone, the borough's air quality management area

and within the Bermondsey, Borough and Rivers Archaeological Priority Zone.

Details of proposal

5. The proposal is for the erection of a 9 storey (+ basement) office building (use class B1a) and associated works. The proposal comprises a total of 2,998sqm of office floorspace and rises to a height of 29.91m.
6. The footprint on each of the floors covers the majority of the site, with the exception of a strip of hard landscaping to the north east of the site adjacent to the viaduct. This means that the proposed building immediately adjoins the flank wall of "the Leatherworks" building to the south, though the floorplate does recede on the upper three storeys, peeling away from the neighbouring building in a stepped fashion.
7. The proposal is for a predominantly brick built building with a buff/London stock type brick. The principal facade fronting Tanner Street will be characterised by deep window reveals with floor-to-ceiling windows that are angled back into the brick frame. This facade will tightly follow the back of the pavement edge and mirror the curvature of the Arc building, opposite.
8. Ancillary cycle parking, shower facilities and plant enclosures are located at basement level, with direct access provided from the main lift lobby.

Planning history

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| 9. | 10/EQ/0132 Application type: Pre-Application Enquiry (ENQ)
8 storey mixed-use development, with use classes A1-A3 / B1 or similar for ground floor, with residential above, for 25 flats on the upper floors.
Decision date 04/07/2011 Decision: Pre-application enquiry closed (EQC) |
| | 14/EQ/0125 Application type: Pre-Application Enquiry (ENQ)
Demolition of existing building and redevelopment of site to provide a building of ground plus eight storeys, including 153m ² of class A1,/A2/B1 floor space and 25 residential units on the upper floors (10 x 1 bed, 13 x 2 bed, 1 x 3 bed and 1 x penthouse).
Decision date 03/10/2014 Decision: Pre-application enquiry closed (EQC) |
| | 14/EQ/0251 Application type: Pre-Application Enquiry (ENQ)
Demolition of the existing (vacant) building and erection of new eight storey building to provide commercial floorspace and nine residential units above
Decision date 10/02/2015 Decision: Pre-application enquiry closed (EQC) |
| | 15/AP/0627 Application type: Full Planning Application (FUL)
Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space.
Decision date 07/07/2015 Decision: Granted with Legal Agreement (GWLA) |
| | 16/EQ/0211 Application type: Pre-Application Enquiry (ENQ)
Redevelopment of the site with a lower ground, ground plus eight storey building to accommodate office use with a retail unit at ground floor level.
Decision date 01/09/2016 Decision: Pre-application enquiry closed (EQC) |

Planning history of adjoining sites

10. "The Arc", formerly Century House, 82 Tanner Street (opposite)
09/AP/1917

Demolition of existing buildings and erection of a building ranging from 5 to 10 storeys comprising of a basement and ground floor levels providing 3,680sqm of Class A1 (retail) and/or B1 (office) space and a 403sqm basement unit for Office/Health Club use; 154 residential units; amenity space at courtyard level; 65 parking spaces and other associated works.

Refused, November 2009. Reasons for refusal: height, scale and massing; overdevelopment of the site; lack of off-street servicing; and, absence of a s106 agreement.

Granted on Appeal, September 2010.

11. "The Leatherworks", 61 Tanner Street (adjacent)
02/AP/1305

Demolition of existing building and redevelopment to provide a new 7 storey building for use as B1 offices on the ground floor/first floor and 3 live/work units and 11 residential flats above

Granted with legal agreement, June 2003

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
- c. The principle of development and conformity with strategic land use policies;
 - d. The impact(s) the amenity of neighbours and that of the wider area;
 - e. Design considerations;
 - f. Archaeology
 - g. Transport impacts;
 - h. Flood risk;
 - i. Environmental sustainability;
 - j. Other material considerations.

Planning policy

13. National Planning Policy Framework (the Framework)

The National Planning Policy Framework (NPPF) constitutes the Government's strategy for the delivery of sustainable development. All local planning policies must be in general conformity with the NPPF and its guidance is a material consideration in the determination of planning applications. The following sections are of greatest relevance in this case:

- 1. Building a strong, competitive economy
- 7. Requiring good design

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.

14. The London Plan 2016

Policy 4.2 - Offices
Policy 5.2 - Minimising carbon dioxide emissions
Policy 5.3 - Sustainable design and construction
Policy 5.10 - Urban greening
Policy 5.11 - Green roofs and development site environs
Policy 5.12 - Flood risk management
Policy 5.13 - Sustainable drainage
Policy 6.3 - Assessing effects of development on transport capacity
Policy 6.7 - Cycling
Policy 6.10 - Walking
Policy 7.4 - Local character
Policy 7.6 - Architecture
Policy 7.8 - Heritage assets and archaeology
Policy 7.14 - Improving air quality

15. Core Strategy 2011

Strategic Policy 2 - Sustainable Transport
Strategic Policy 10 - Jobs and businesses
Strategic Policy 12 - Design and Conservation
Strategic Policy 13 - High Environmental Standards

16. Southwark Plan 2007 (July) - saved policies

Policy 3.1 - Environment effects
Policy 3.2 - Protection of amenity
Policy 3.6 - Air quality
Policy 3.7 - Waste reduction
Policy 3.9 - Water
Policy 3.11 - Efficient use of land
Policy 3.12 - Quality in design
Policy 3.13 - Urban design
Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
Policy 3.19 - Archaeology
Policy 5.2 - Transport impacts
Policy 5.3 - Walking and cycling

Summary of consultation comments

17. Nine comments have been received from members of the public. Three of the responses are broadly supportive of the development, setting out that the building will improve the streetscene and is welcome, but offering comments on detailed aspects of the design such as the choice of materials or alignment of the building. One comment has been received from the immediate neighbour who states that their concern has been addressed by changes to the massing of the upper storeys on the Tanner Street frontage.

18. The objections received from members of the public focus on the following points:

- That office use of this scale is inappropriate in this location;
 - Concerns about overlooking/loss of privacy for residential neighbours;
 - Scale of development is inappropriate and represents an over-development of the site;
 - Overshadowing of the terraces to the rear of the Leatherworks and impact of height of the building on the quality of this space;
 - Objection to the visual appearance of the building.
19. Responses from a number of statutory organisations have also been received. London Underground, Thames Water and Network Rail all raise no objection to the redevelopment of the site, but stress the proximity to their assets is a concern and request further detail on foundation design and/or construction management. The London Fire Brigade have commented specifically in relation to Approved Document B of the Building Regulations, which relates to access for fire appliances. This can be addressed through the building control process.

Principle of development

20. Paragraph 19 of the NPPF sets out that the planning system should do everything it can to secure economic growth and that significant weight should be placed on the need to support it. The site lies just beyond the boundary of the central activity zone and the Bankside, Borough and London Bridge Opportunity Area, within which a range of uses, including the expansion of commercial and office uses, is encouraged. There is no specific planning strategy or land use allocation that relates specifically to this locale or the site in question, though it is noted that the former lawful use of the site was commercial (retail) in nature. The development of an office proposal in this location is considered acceptable in land use terms.

Environmental impact assessment

21. The scale and nature of development does not warrant the undertaking of an environmental impact assessment. The proposal does not meet the thresholds that are established in Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

Privacy and outlook

22. Despite the relatively intimate character along Tanner Street, a separation distance ranging between approximately 11.8 and 14.5m is achieved between the proposed building and the Arc, opposite. The variation is a result of the curvature and the articulation of the facades, including the deep window reveals in both buildings. This is consistent with guidance in the Residential Design Standards SPD, which recommends that a minimum 12m separation is achieved across a highway to maintain a reasonable level of privacy and outlook for residential occupiers.
23. At the rear of the site, the proposed office rises to its full 9-storey height and projects beyond the rear of the neighbouring building. This has the effect of creating a 3 storey flank wall extending approximately 19.5m west along the mutual boundary. An objection has been raised in this regard. Officers consider that while this flank wall will have an appreciable impact on the outdoor terrace area, it would not impede the outlook to the north or west from within the properties themselves. For this reason, the proposed development would not lead a sense of enclosure nor diminish residential amenity. Further, the proposed building would have no windows in this elevation that might otherwise cause a loss of privacy and while the proposed building could have

been more recessive at the rear of the site, the natural variation in building heights in urban areas means that the creation of a flank wall is not an unusual occurrence. Any potential impacts on outlook or enclosure need to be balanced against the need to maximise the efficient use of the site and, on this occasion, the impact of the proposal is not considered to be unduly harmful to the amenity of neighbours.

24. On the Tanner Street elevation to the east, the massing of the building has been more deliberately stepped away from the uppermost units in the Leatherworks, which have corner windows giving an outlook across the application site. This relationship is successful and representations made from the affected neighbours bear this out. The set-back allows the creation of a landscaped terrace and a planning condition is proposed to restrict the use of this space to maintenance only.

Daylight impacts

25. A detailed daylight assessment has been undertaken by Dixon Payne Surveyors to consider the impact of the proposal on existing neighbours at the Leatherworks (59-63 Tanner Street), Florin Court (70 Tanner Street) and, through a supplementary report, Arc House (88 Tanner Street). The assessment principally uses the Vertical Sky Component (VSC) Test - the amount of skylight falling on the plane of a window - as recommended in the guidance issued by the Building Research Establishment (BRE).

The Leatherworks, 59-63 Tanner Street

26. The assessment considers the impacts on Flats 11 and 14: Flat 11 has corner windows that overlook the development site, while Flat 14 has an outlook to the rear along the boundary with the development site. The assessment highlights a significant impact on the windows that face across the (currently vacant) development site, however, these are secondary windows serving an open-plan living/kitchen area and the principal floor-to-ceiling height windows facing Tanner Street remain unaffected. The impact of the development on daylight received in this space is not such that there will be a loss of amenity. The flank wall that projects to the rear of the site, as highlighted above, will have a very minor impact on the VSC levels at these windows (ranging between 0 and 10% reduction). This is well within the margin of reduction that the BRE recommend as acceptable.

Arc House, 88 Tanner Street

27. The VSC analysis undertaken for Arc House considers the impact on 127 windows that face the development site. Of these 80 windows have a reduction of more than 20% VSC and a retained VSC level of less than 27% and so would the change in daylight would be noticeable to their occupiers. The level of reduction varies greatly, between 2% and 75%, this is largely a result of the curvature of the building and the impact of existing balconies on Arc House. The windows assessed serve 55 rooms: 41 bedrooms and 14 living rooms. The BRE guidance highlights that daylight serving living spaces is of greatest importance and the assessment reveals that the average reduction in VSC for living rooms is 24% compared to 38% for affected bedrooms. Overall though, these results demonstrate that the development will have an adverse impact on daylight for number of windows in the main west-facing facade of Arc House.
28. The VSC test is relatively simplistic and focuses only on skylight reaching the plane of the window, it takes no account of the window size and doesn't describe the quality or extent of illumination in a room. The Average Daylight Factor (ADF) test is a more detailed form of assessment that considers these issues and others including room layouts, quality of glazing and internal reflections.

29. This assessment has been completed for the lower floors of Arc House using the publicly available consented plans and other information used in the daylight assessment that underpinned that development in 2015. This additional assessment suggests that even with the proposed development in place, the majority of bedrooms (19 out of 23) will exceed the minimum 1% ADF value recommended by the BRE, while the three living rooms are assessed at 0.75, 1.21 and 1.88% (relative to a recommended minimum of 1.5%). The results of this assessment indicate a more measured impact on the daylight conditions of the affected units. Further, in conducting this assessment, Dixon Payne have discounted the lower extent of windows (beneath the working plane), which means that for any room served by full height windows there is an additional buffer and the results can be considered to represent cautious estimates for the impacts on internal daylight levels.
30. In interpreting these results, it needs to be emphasised that the BRE guidance is applied to all types of development in urban, suburban and rural situations and the results need to be considered in context. Appendix F of the BRE Guidance (2011) notes that in some contexts, such as historic town centres or where a building simply mirrors another building of equal size and setback on its boundary, it is not possible or desirable to achieve the BRE's recommended daylight levels. Officers consider that this argument has some material weight in this case and that the height, scale and massing of Arc House and its relationship with the street are important factors for consideration. The proposal does mirror that of Arc House and the impacts on daylight that are presented are a corollary in imitating the massing to deliver a scheme that works in townscape and urban design terms.
31. Given the nature of these impacts and the conclusions reached, the applicant has sought a second opinion from Point 2 Surveyors. Their report includes the full range of daylight tests: the VSC, ADF and Daylight Distribution (or No Sky Line) Test.
32. Point 2's findings are comparable to those noted above. The VSC testing shows a wide range of impacts, with a large proportion of windows experiencing reductions in excess of 20%. The additional daylight distribution test, which assesses the area in a room from which an occupant can see the sky, reveals a very mixed impact at the Arc (82 Tanner Street) due to the curvature of the two buildings and the orientation of windows. At first floor level, the impacts range from no change and a 0.5% reduction in the amount of floor area from which the sky is visible to a 69.3% reduction and a similar range of impacts is reflected on upper floors, with the impacts generally reducing as you progress upwards. These impacts echo the VSC assessment.
33. However, in terms of ADF, the report states that 9 of the 14 living rooms tested achieve the minimum 1.5% ADF recommended by the BRE and, of the remaining 5 living rooms, 4 do not achieve this 1.5% figure in the existing situation without this proposal in place.
34. Similarly, this report concludes that the modelled daylight impacts are somewhat skewed by the fact that the development site is currently vacant and that, given the prevailing height and massing locally, the level of impact is commensurate with local character and urban grain. As above, Point 2 emphasise that the BRE guidance applies to all types of development in very different settings and needs to be applied flexibly in an urban context.

Summary of impacts on Arc House

35. The various daylight assessments presented demonstrate a tangible impact on the level of daylight reaching the facade of Arc House. However, the windows affected mostly serve bedrooms and more detailed ADF analysis indicates that the impacts on the internal illuminance of these spaces is less pronounced. The BRE guidance does

acknowledge that in some contexts, lower levels of daylight are anticipated where townscape characteristics dictate a more intimate relationship between buildings or where a proposal simply mirrors another close to its boundary. Officers consider that this is a relevant material consideration and that in this instance the daylight impacts are broadly acceptable.

Florin Court

36. Florin Court is 35m south-west of the development at the corner of Tanner Street and Riley Road. An assessment of the first floor window- potentially the worst affected- demonstrates a very minor reduction in VSC level and so a negligible impact on properties here.

Solar Glare

37. In response to concerns raised by Network Rail, the applicant proposes to install a particular style of low-reflectivity glazing on the facade immediately facing the railway. This will reduce the risk of glare to passing trains.

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

38. The site is located just south of the railway viaduct leading into/out of London Bridge Station. This has the potential to give rise to impacts on the office accommodation proposed by way of noise and/or vibration. Technical assessments have been undertaken to investigate the potential impacts of both issues and this has informed the technical specification for the building.

Design Issues

39. The NPPF stresses that good design is a key aspect of sustainable development, is indivisible from good planning (paragraph 56). This is echoed by Core Strategy Strategic Policy 12 which states that development will achieve the highest quality of design, helping to create attractive and distinctive places, while saved Southwark Plan policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
40. The proposed development would comprise a 9 storey (plus single basement) office building (use class B1a) and associated works. Given the height and mass of the surrounding existing buildings as well as the emerging new development in the area, it is considered that this site can accommodate a building of this magnitude. The proposed development rises to just under 30 metres, as such it is not considered a 'tall building' in policy terms and saved Southwark Plan Policy 3.20 does not apply.
41. Southwark Plan Policy 3.11 states that all developments should maximise the efficient use of land. It also goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. The scheme has been revised since initial pre-application discussions, with new plans received for upper floors to better address relationship with neighbouring unit at No. 61 Tanner Street. The proposal would not have an unreasonable impact on the outlook or privacy of existing neighbours and though there will be some tangible impacts of daylight, this is mitigated by the fact that the proposal reflects the emerging characteristics and scale of its neighbours.
42. The design quality of the proposed building will represent an enhancement to the

street scene and it is considered that the proposal would result in more efficient use of land and from these perspectives, the proposed is to be encouraged.

43. The building fabric proposed is intended to articulate the 'tripartite' design approach (i.e. a composition made up of a 'base', 'middle' and 'top'). The building base provides human scale and a horizontal relationship with the railway viaduct. The upper three floors are recessed and are subservient to the building base.
44. The building line along Tanner Street is respected, creates a greater sense of enclosure to the street and contributes to natural surveillance of the street via active/well animated frontages. The lower wing of development also serves to unite the taller proposed building with the existing 59-63 Tanner Street and provides a counterpoint to the railway viaduct on the north eastern side of the site. It also serves to 'ground' this relatively tall building ensuring that it relates well to its surroundings, particularly at street level, creating a clear and legible commercial entrance and active frontage. The new development has a horizontal rhythm and hierarchy that integrates with the established street pattern.
45. The proposed architectural composition, whilst clearly contemporary, respects the robust masonry architectural style of the area. The facade is articulated by a series of outer bays and window reveals constructed in brick, with glazed punched window features that produce a depth and rhythm. Further articulation is proposed in the tonal and texture qualities of the proposed brick. The views from Maltby Street demonstrate that it is a modest 'eye-catcher' building with a distinctive pure architectonic form, without being overly dominant in scale.
46. Overall, officers consider that the proposed development makes an appropriate response to the site, demonstrates a strong understanding of local character and will deliver a building of an appropriate scale and quality to enhance the streetscape. Subject to appropriate conditions that will require materials samples and detailed section drawings to be agreed in due course, officers are satisfied that the development will deliver a sufficiently high quality of design.

Archaeology

47. The site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and important archaeological remains have been identified on this site, which need to be appropriately managed.
48. AOC Archaeology completed an archaeological evaluation of the site in May 2016, which revealed three distinct phases of archaeological activity. The earliest activity was represented by an alluvial deposit, which have the potential to contain archaeology finds and deposits from the earliest times. This was followed by a period of 18th century and earlier tanning activity. After this, the ground was made up and foundations constructed for houses of the site in the late 19th century. The evaluation report revealed the potential for further archaeological remains within the site to be high and further archaeological mitigation is required to adequately manage them. This further mitigation will be in the form of an archaeological watching brief on development groundworks, the watching brief will have the capacity to progress to full archaeological evaluation if significant archaeological deposits are encountered during the watching brief. A series of planning conditions are recommended to reflect the ongoing archaeological work.

Transport impacts

49. The site has a public transport accessibility rating of 4 and the site is located within the Grange Controlled Parking Zone, which operates between 08:00 and 18:30 Monday to

Friday.

50. London Plan Policy 6.9 states that 1 long-stay cycle parking space should be provided for every 90sqm office space, with a further 1 space per 500sqm for visitor parking. This equates to a requirement to provide 33 staff cycle spaces and 5 visitor spaces. The scheme includes 38 cycle parking spaces (in 19x double stackers) in a secure, basement storage area. The storage area has ready access via lift and is located adjacent to shower facilities for employees. The desire to maintain the building line at the back of the pavement edge on Tanner Street limits any opportunity for visitor parking at ground level and so, in this context, the provision for cyclists is considered to be appropriate and consistent with borough policies that seek to promote more sustainable travel.
51. The office development is expected to generate a modest 1-4 deliveries per day. It is intended that this is accommodated on the double yellow lines immediately outside the building, which in Southwark allow for loading for up to 20 or 40mins. Any infrequent requirements for a vehicle to be stationary at the site for a longer period of time can be accommodated off-street in the area between the building and the viaduct. This currently occurs when maintenance works of the viaduct or associated infrastructure is required, for example, but is not the preferred approach since it requires a vehicle to reverse in off the highway. As a commercial operator, the site will be subject to its own refuse collection and recycling regime and the transfer from bins to the kerbside on collection day will be the responsibility of the building management team. This arrangement is considered acceptable. The extant residential-led permission included a planning condition that restricted servicing and deliveries to the commercial unit to the hours of 8am to 8pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holidays in order to preserve the amenity of residents in close proximity to the site. It is considered sensible to include the same condition here.

Planning obligations (S.106 undertaking or agreement) and community infrastructure levy (CIL)

52. The proposal requires a brief s106 legal agreement to mitigate the impacts of the proposed development and to meet the requirements of the council's s106 Planning Obligations and Community Infrastructure Levy SPD 2015. Based on the information presented, the s106 will include obligations that secure a number of jobs and training opportunities for local people, that require the installation of photovoltaic panels and the resubmission of an energy strategy if the approach changes, a series of highways works including the repaving of the footway on Tanner Street and the reconstruction of a vehicle crossover allowing access to Network Rail's land and a financial contribution of £3,389 payment for ongoing archaeological input.
53. In the event that a Section 106 Agreement is not agreed to secure these measures, the development would fail to properly mitigate its impacts and in doing so would be contrary to saved Southwark Plan policies 2.5 'Planning Obligations' and 5.2 'Transport Impacts'.
54. The development is liable to pay the Mayoral CIL and based on the floorspace proposed, an amount of £126,853 will be payable. For the purposes of Southwark's own CIL, the site is located in Charging Zone 2, in which there is no charge for office development.

Sustainable development implications

BREEAM and carbon reduction

55. A BREEAM Pre-Assessment has been submitted that demonstrates that, subject to

the applicant securing a number of credits at the early design stages, the proposal can comfortably achieve a BREEAM 'Excellent' standard. This meets the target that is established in the Core Strategy. A planning condition is proposed that would require a further post-construction assessment to demonstrate that this standard has been achieved.

56. As a major commercial development, London Plan policy 5.2 requires a 35% saving in regulated carbon dioxide emissions. An energy statement has been submitted, which sets out that through a combination of passive design measures and the installation of air source heat pumps and photovoltaic panels, a 35% saving will be achieved. This proposal will be reflected in the s106 agreement.

Ecology and biodiversity

57. The existing site is cleared and comprises hardstanding that is of little ecological value. A Phase 1 Habitat Survey did not note that the railway bridge has moderate potential for bat roosts, but noted that with the exception of dust arisings, the redevelopment of the site would be unlikely to generate any disturbance beyond that currently experienced by any roosting bats. A green roof of approximately 125sqm is proposed on a section of the main roof and will sit beneath the proposed photovoltaic panels. This will improve the biodiversity value of the site as per the requirements of the Core Strategy and London Plan. Details of the specification of the green roof will be secured via planning condition.

Flood risk and drainage

58. The application is in Flood Zone 3 and at risk of flooding from the River Thames and so a Flood Risk Assessment (FRA) has been prepared. Office use is categorised as a 'less vulnerable' use in the National Planning Guidance and so its location within Flood Zone 3 is acceptable in principle. The FRA notes that existing flood defences are sufficient to protect the site at present, but recommends that flood resilient doors and gates are installed to protect against a higher rate of inundation due to climate change projections. The FRA notes that the site is located within the Environment Agency's flood warning area. Further, a detailed drainage strategy has been devised that will reduce surface water runoff to greenfield rates as a result of the installation of an attenuation tank beneath the cycle store. A condition is recommended to secure the installation of the tank, once it has been confirmed that archaeological works have been completed.

Other matters

Air quality

59. The submitted Air Quality Assessment states that the national air quality standard for average Nitrogen Dioxide levels was exceeded locally in 2013, the latest year from which data is presented. Having modelled the likely air quality impacts of construction activities against the sensitivity of the area (i.e. proximity to residents), the assessment concludes that there is a risk to health and that mitigation measures will be required. The report recommends that a series of actions are agreed with the LPA prior to commencement of works and a construction management plan is recommended to address this.
60. An 'Air Quality Neutral Statement' has been completed to consider the impacts of the completed scheme against benchmark standards set out in Mayoral Guidance. This assessment concludes that the impacts of the proposed boiler plant and transport emissions linked to the development will not be significant, that the development can be considered 'air quality neutral' and that no further mitigation is required.

Contamination

61. Phase 1 desk-based assessment and a Phase 2 site survey have been completed to investigate the level of contamination at the site. These surveys included a range of trial pits and bore holes across the site and revealed some low to moderate risk based on the presence of hydrocarbons. A brief remediation strategy is proposed as a result, but it is recommended that a more detailed strategy is secured via planning condition, particularly to address the risks of exposure to contaminants for site workers during construction.

Noise, ventilation and vibration

62. A background noise assessment has been undertaken and this has informed the specification for the design of the office building such that employees will benefit from a satisfactory working environment. Plant is to be installed in enclosures in the basement and at the 8th floor level. The condensers at 8th floor level will have ventilation grilles facing the viaduct and so this should minimise any impact on residential premises to the east or south. A compliance condition is recommended such that the plant rooms must be sufficiently insulated/attenuated to ensure that any rated noise at the nearest residential facade is 10dB below the prevailing background noise levels.

Ventilation

63. A ventilation statement has been submitted to demonstrate that the ventilation system adequately responds to local air quality, noise and energy efficiency requirements. The ventilation system will draw air from the intakes located on the top floor where air quality will be better and will discharge at ground level in the landscaped area between the building and the viaduct.

Vibration

64. The Network Rail timetable suggests that 800 trains pass over the viaduct in a west bound and 800 in an east bound direction on a daily basis, discounting any nighttime services. A vibration assessment has been completed to outline the demands this places on the building and the impact it might have on its occupiers. The assessment concludes that the vibration levels and re-radiated noise levels will both be within accepted industry standards and that no further bespoke mitigation is required.

Conclusion on planning issues

65. The delivery of an office development in this location will deliver a large number of employment opportunities and is supported in principle. The scheme makes a high quality and appropriate response to the site, being respectful of local character but adding a contemporary element through its detailed design that reflects more recent architectural interventions locally. Though there are some adverse daylight impacts on the immediate neighbours in Arc House, assessments demonstrate that the quality of light within these rooms will still adhere to the BRE's guidelines in a high proportion of cases. Further, as set out in the BRE guidance, the daylight impacts needs to be considered in their particular context and, in this case, officers consider that the height, scale and massing of the proposed development is appropriate. It is recommended that planning permission is granted subject to conditions and the completion of an s106 legal agreement.

Community impact statement

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

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are

Consultations

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

Consultation replies

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

Summary of consultation responses

69. A summary of the public consultation responses received is set out above.

Human rights implications

70. 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.

71. This application has the legitimate aim of providing details of a proposed office 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/79-59 Application file: 16/AP/5180 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 1249 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-Application advice 16/EQ/0211
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Michael Glasgow, Team Leader - Major Applications Team	
Version	Final	
Dated	18 July 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Strategic Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		6 July 2017

Consultation undertaken

Site notice date: 23/01/2017

Press notice date: 26/01/2017

Case officer site visit date: n/a

Neighbour consultation letters sent: 01/02/2017

Internal services consulted:

Economic Development Team
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Highway Development Management

Statutory and non-statutory organisations consulted:

London Fire & Emergency Planning Authority
London Underground Limited
Network Rail (Planning)
Thames Water - Development Planning

Neighbour and local groups consulted:

97 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 46 Arc House SE1 3GN
98 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 47 Arc House SE1 3GN
99 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 44 Arc House SE1 3GN
96 Purbrook Estate Tower Bridge Road SE1 3DD	Ground Floor Tanner Place SE1 3PH
93 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 42 Arc House SE1 3GN
94 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 43 Arc House SE1 3GN
95 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 52 Arc House SE1 3GN
Flat 2 170-172 Tower Bridge Road SE1 3LS	Flat 53 Arc House SE1 3GN
Flat 3 170-172 Tower Bridge Road SE1 3LS	Flat 54 Arc House SE1 3GN
60 Tanner Street London SE1 3DR	Flat 51 Arc House SE1 3GN
Flat 1 170-172 Tower Bridge Road SE1 3LS	Flat 48 Arc House SE1 3GN
55-57 Tanner Street London SE1 3PL	Flat 49 Arc House SE1 3GN
Unit 4a Tower Workshops SE1 3DG	Flat 50 Arc House SE1 3GN
12 Pope Street London SE1 3PR	Flat 5 52 Tanner Street SE1 3PH
83 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 6 52 Tanner Street SE1 3PH
84 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 7 52 Tanner Street SE1 3PH
85 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 4 52 Tanner Street SE1 3PH
82 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 1 52 Tanner Street SE1 3PH
105 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 2 52 Tanner Street SE1 3PH
106 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 3 52 Tanner Street SE1 3PH
81 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 16 166 Tower Bridge Road SE1 3LZ
90 Purbrook Estate Tower Bridge Road SE1 3DD	59 Tanner Street London SE1 3PL
91 Purbrook Estate Tower Bridge Road SE1 3DD	51b Tanner Street London SE1 3PL
92 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 2 166 Tower Bridge Road SE1 3LZ
89 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 8 52 Tanner Street SE1 3PH
86 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 1 166 Tower Bridge Road SE1 3LZ
87 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 6 166 Tower Bridge Road SE1 3LZ
88 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 55 Arc House SE1 3GN
62 Tanner Street London SE1 3DR	Flat 74 Arc House SE1 3GN
Flat 4 Export House SE1 3LS	Flat 75 Arc House SE1 3GN
Flat 5 Export House SE1 3LS	Flat 76 Arc House SE1 3GN
Flat 6 Export House SE1 3LS	Flat 73 Arc House SE1 3GN
Flat 3 Export House SE1 3LS	Flat 70 Arc House SE1 3GN
168a Tower Bridge Road London SE1 3LS	Flat 71 Arc House SE1 3GN
Flat 1 Export House SE1 3LS	Flat 72 Arc House SE1 3GN
Flat 2 Export House SE1 3LS	Flat 3 Arc House SE1 3FU

Flat 11 Export House SE1 3LS
Flat 12 Export House SE1 3LS
Flat 13 Export House SE1 3LS
Flat 10 Export House SE1 3LS
Flat 7 Export House SE1 3LS
Flat 8 Export House SE1 3LS
Flat 9 Export House SE1 3LS
Flat 2 51 Tanner Street SE1 3PL
Flat 3 51 Tanner Street SE1 3PL
Flat 4 51 Tanner Street SE1 3PL
Flat 1 51 Tanner Street SE1 3PL
64 Tanner Street London SE1 3DR
66 Tanner Street London SE1 3DR
68 Tanner Street London SE1 3DR
Flat 9 51 Tanner Street SE1 3PL
Flat 10 51 Tanner Street SE1 3PL
51a Tanner Street London SE1 3PL
Flat 8 51 Tanner Street SE1 3PL
Flat 5 51 Tanner Street SE1 3PL
Flat 6 51 Tanner Street SE1 3PL
Flat 7 51 Tanner Street SE1 3PL
104 Purbrook Estate Tower Bridge Road SE1 3DD
22 Coxson Way London SE1 2XB
23 Coxson Way London SE1 2XB
3 Coxson Way London SE1 2XB
21 Coxson Way London SE1 2XB
18 Coxson Way London SE1 2XB
19 Coxson Way London SE1 2XB
20 Coxson Way London SE1 2XB
277 Arnold Estate Druid Street SE1 2XN
278 Arnold Estate Druid Street SE1 2XN
279 Arnold Estate Druid Street SE1 2XN
7 Coxson Way London SE1 2XB
4 Coxson Way London SE1 2XB
5 Coxson Way London SE1 2XB
6 Coxson Way London SE1 2XB

Third Floor 1 Fellmongers Path SE1 3LY
Flat 42 Arc House SE1 3FU
10 Coxson Way London SE1 2XB
Part First And Second Floor 1 Fellmongers Path SE1 3LY
Unit B3 Arc House SE1 3GP
Unit B4 Arc House SE1 3GP
Part First Floor 1 Fellmongers Path SE1 3LY
15 Coxson Way London SE1 2XB
16 Coxson Way London SE1 2XB
17 Coxson Way London SE1 2XB
14 Coxson Way London SE1 2XB
11 Coxson Way London SE1 2XB
12 Coxson Way London SE1 2XB
13 Coxson Way London SE1 2XB
280 Arnold Estate Druid Street SE1 2XN
50 Druid Street London SE1 2EZ
Osteopathy House 176 Tower Bridge Road SE1 3LU
20 Maltby Street London SE1 3PG
54 Druid Street London SE1 2EZ
295 Arnold Estate Druid Street SE1 2XN
52 Druid Street London SE1 2EZ
44 Druid Street London SE1 2EZ
101 Purbrook Estate Tower Bridge Road SE1 3DD
102 Purbrook Estate Tower Bridge Road SE1 3DD
103 Purbrook Estate Tower Bridge Road SE1 3DD
100 Purbrook Estate Tower Bridge Road SE1 3DD
31 Maltby Street London SE1 3PA
53 Tanner Street London SE1 3PL
67-73 Tanner Street London SE1 3PL
285 Arnold Estate Druid Street SE1 2XN
286 Arnold Estate Druid Street SE1 2XN
287 Arnold Estate Druid Street SE1 2XN
284 Arnold Estate Druid Street SE1 2XN
281 Arnold Estate Druid Street SE1 2XN
282 Arnold Estate Druid Street SE1 2XN
283 Arnold Estate Druid Street SE1 2XN
292 Arnold Estate Druid Street SE1 2XN
293 Arnold Estate Druid Street SE1 2XN
294 Arnold Estate Druid Street SE1 2XN
291 Arnold Estate Druid Street SE1 2XN
288 Arnold Estate Druid Street SE1 2XN
289 Arnold Estate Druid Street SE1 2XN

Flat 4 Arc House SE1 3FU
Flat 5 Arc House SE1 3FU
Flat 2 Arc House SE1 3FU
Flat 77 Arc House SE1 3GN
Flat 78 Arc House SE1 3GN
Flat 1 Arc House SE1 3FU
Flat 60 Arc House SE1 3GN
Flat 61 Arc House SE1 3GN
Flat 62 Arc House SE1 3GN
Flat 59 Arc House SE1 3GN
Flat 56 Arc House SE1 3GN
Flat 57 Arc House SE1 3GN
Flat 58 Arc House SE1 3GN
Flat 67 Arc House SE1 3GN
Flat 68 Arc House SE1 3GN
Flat 69 Arc House SE1 3GN
Flat 66 Arc House SE1 3GN
Flat 63 Arc House SE1 3GN
Flat 64 Arc House SE1 3GN
Flat 65 Arc House SE1 3GN
50 Tanner Street London
Flat 15 166 Tower Bridge Road SE1 3LZ
Flat 5 166 Tower Bridge Road SE1 3LZ
1 Bevington Path London SE1 3PW
71 Tanner Street London SE1 3PL
Flat 4 166 Tower Bridge Road SE1 3LZ
Flat 7 166 Tower Bridge Road SE1 3LZ
Flat 9 166 Tower Bridge Road SE1 3LZ
Railway Arch 76 Druid Street SE1 2HH
Railway Arch 80 Druid Street SE1 2HQ
Flat 12 55 Tanner Street SE1 3PN
Railway Arch 78 Druid Street SE1 2HQ
Flat 14 166 Tower Bridge Road SE1 3LZ
Ground Floor 47-49 Tanner Street SE1 3PL
First To Second Floor 47-49 Tanner Street SE1 3PL
Railway Arches 76 To 80 And 84 44 45 46 47 Druid Street SE1 2HH
34-35 Maltby Street London SE1 3PA
36 Maltby Street London SE1 3PA
Flat 8 166 Tower Bridge Road SE1 3LZ
63 Tanner Street London SE1 3PL
Ground Floor 1 Fellmongers Path SE1 3LY
First Floor Flat 174 Tower Bridge Road SE1 3LS
Flat 12 166 Tower Bridge Road SE1 3LZ
Flat 13 166 Tower Bridge Road SE1 3LZ
Flat 3 166 Tower Bridge Road SE1 3LZ
Flat 11 166 Tower Bridge Road SE1 3LZ
166a Tower Bridge Road London SE1 3LZ
166b Tower Bridge Road London SE1 3LZ
Flat 10 166 Tower Bridge Road SE1 3LZ
Flat 10 55 Tanner Street SE1 3PN
Flat 7 61 Tanner Street SE1 3PP
Flat 8 61 Tanner Street SE1 3PP
Flat 9 61 Tanner Street SE1 3PP
Flat 6 61 Tanner Street SE1 3PP
Flat 3 61 Tanner Street SE1 3PP
Flat 4 61 Tanner Street SE1 3PP
Flat 5 61 Tanner Street SE1 3PP
Flat 14 61 Tanner Street SE1 3PP
Flat 12 51 Tanner Street SE1 3PL
Flat 11 51 Tanner Street SE1 3PL
Flat 13 61 Tanner Street SE1 3PP
Flat 10 61 Tanner Street SE1 3PP
Flat 11 61 Tanner Street SE1 3PP
Flat 12 61 Tanner Street SE1 3PP
Flat 5 55 Tanner Street SE1 3PN
Flat 6 55 Tanner Street SE1 3PN
Flat 7 55 Tanner Street SE1 3PN
Flat 4 55 Tanner Street SE1 3PN
Flat 1 55 Tanner Street SE1 3PN
Flat 2 55 Tanner Street SE1 3PN
Flat 3 55 Tanner Street SE1 3PN
Flat 14 55 Tanner Street SE1 3PN
Flat 1 61 Tanner Street SE1 3PP
Flat 2 61 Tanner Street SE1 3PP
Flat 13 55 Tanner Street SE1 3PN
Flat 8 55 Tanner Street SE1 3PN
Flat 9 55 Tanner Street SE1 3PN
Flat 11 55 Tanner Street SE1 3PN

290 Arnold Estate Druid Street SE1 2XN
Flat 34 Florin Court SE1 3DP
35 St Johns Estate Tower Bridge Road SE1 2XD
Flat 35 Florin Court SE1 3DP
34 St Johns Estate Tower Bridge Road SE1 2XD
Flat 32 Florin Court SE1 3DP
33 St Johns Estate Tower Bridge Road SE1 2XD
Flat 33 Florin Court SE1 3DP
38 St Johns Estate Tower Bridge Road SE1 2XD
Flat 38 Florin Court SE1 3DP
39 St Johns Estate Tower Bridge Road SE1 2XD
Flat 37 Florin Court SE1 3DP
36 St Johns Estate Tower Bridge Road SE1 2XD
Flat 36 Florin Court SE1 3DP
37 St Johns Estate Tower Bridge Road SE1 2XD
Flat 27 Florin Court SE1 3DP
28 St Johns Estate Tower Bridge Road SE1 2XD
Flat 28 Florin Court SE1 3DP
27 St Johns Estate Tower Bridge Road SE1 2XD
Flat 25 Florin Court SE1 3DP
26 St Johns Estate Tower Bridge Road SE1 2XD
Flat 26 Florin Court SE1 3DP
31 St Johns Estate Tower Bridge Road SE1 2XD
Flat 31 Florin Court SE1 3DP
32 St Johns Estate Tower Bridge Road SE1 2XD
Flat 30 Florin Court SE1 3DP
29 St Johns Estate Tower Bridge Road SE1 2XD
Flat 29 Florin Court SE1 3DP
30 St Johns Estate Tower Bridge Road SE1 2XD
Flat 39 Florin Court SE1 3DP
First Floor Right 54-58 Tanner Street SE1 3PH
Second Floor Front Right 54-58 Tanner Street SE1 3PH
Second Floor Left 54-58 Tanner Street SE1 3PH
First Floor Left 54-58 Tanner Street SE1 3PH
First Floor 1-4 Pope Street SE1 3PR
Second Floor 1-4 Pope Street SE1 3PR
1a Pope Street London SE1 3PH
Fourth Floor Left 54-58 Tanner Street SE1 3PH
Fourth Floor Right 54-58 Tanner Street SE1 3PH
Basement And Ground Floor 170-172 Tower Bridge Road SE1
3LS
Third Floor Rear Right 54-58 Tanner Street SE1 3PH
Second Floor Rear Right 54-58 Tanner Street SE1 3PH
Third Floor Front Right 54-58 Tanner Street SE1 3PH
Third Floor Left 54-58 Tanner Street SE1 3PH
Flat 43 Florin Court SE1 3DP
Flat 44 Florin Court SE1 3DP
Flat 45 Florin Court SE1 3DP
Flat 42 Florin Court SE1 3DP
40 St Johns Estate Tower Bridge Road SE1 2XD
Flat 40 Florin Court SE1 3DP
Flat 41 Florin Court SE1 3DP
Flat 50 Florin Court SE1 3DP
Railway Arch 48 Druid Street SE1 2HH
Ground Floor 1-4 Pope Street SE1 3PR
Flat 49 Florin Court SE1 3DP
Flat 46 Florin Court SE1 3DP
Flat 47 Florin Court SE1 3DP
Flat 48 Florin Court SE1 3DP
25 St Johns Estate Tower Bridge Road SE1 2XD
Flat 5 Florin Court SE1 3DP
6 St Johns Estate Tower Bridge Road SE1 2XD
Flat 6 Florin Court SE1 3DP
5 St Johns Estate Tower Bridge Road SE1 2XD
Flat 3 Florin Court SE1 3DP
4 St Johns Estate Tower Bridge Road SE1 2XD
Flat 4 Florin Court SE1 3DP
9 St Johns Estate Tower Bridge Road SE1 2XD
Flat 9 Florin Court SE1 3DP
10 St Johns Estate Tower Bridge Road SE1 2XD
Flat 8 Florin Court SE1 3DP
7 St Johns Estate Tower Bridge Road SE1 2XD
Flat 7 Florin Court SE1 3DP
8 St Johns Estate Tower Bridge Road SE1 2XD
Downside Settlement Youth Club Druid Street SE1 2EZ
Flat 1 174 Tower Bridge Road SE1 3LS
Flat 2 174 Tower Bridge Road SE1 3LS
168b Tower Bridge Road London SE1 3LS
Flat 14 Export House SE1 3LS
Flat 119 Arc House SE1 3GP
Flat 120 Arc House SE1 3GP
Flat 121 Arc House SE1 3GP
Flat 118 Arc House SE1 3GP
Flat 115 Arc House SE1 3GP
Flat 116 Arc House SE1 3GP
Flat 117 Arc House SE1 3GP
Flat 126 Arc House SE1 3GP
Flat 127 Arc House SE1 3GP
Flat 128 Arc House SE1 3GP
Flat 125 Arc House SE1 3GP
Flat 122 Arc House SE1 3GP
Flat 123 Arc House SE1 3GP
Flat 124 Arc House SE1 3GP
Flat 105 Arc House SE1 3GP
Flat 106 Arc House SE1 3GP
Flat 107 Arc House SE1 3GP
Flat 104 Arc House SE1 3GP
Flat 101 Arc House SE1 3GP
Flat 102 Arc House SE1 3GP
Flat 103 Arc House SE1 3GP
Flat 112 Arc House SE1 3GP
Flat 113 Arc House SE1 3GP
Flat 114 Arc House SE1 3GP
Flat 111 Arc House SE1 3GP
Flat 108 Arc House SE1 3GP
Flat 109 Arc House SE1 3GP
Flat 110 Arc House SE1 3GP
Flat 129 Arc House SE1 3GP
Flat 148 Arc House SE1 3GP
Flat 149 Arc House SE1 3GP
Flat 150 Arc House SE1 3GP
Flat 147 Arc House SE1 3GP
Flat 144 Arc House SE1 3GP
Flat 145 Arc House SE1 3GP
Flat 146 Arc House SE1 3GP
Unit A Arc House SE1 3GP
Unit B1 Arc House SE1 3GP
Unit B2 Arc House SE1 3GP
Flat 154 Arc House SE1 3GP
Flat 151 Arc House SE1 3GP
Flat 152 Arc House SE1 3GP
Flat 153 Arc House SE1 3GP
Flat 134 Arc House SE1 3GP
Flat 135 Arc House SE1 3GP
Flat 136 Arc House SE1 3GP
Flat 133 Arc House SE1 3GP
Flat 130 Arc House SE1 3GP
Flat 131 Arc House SE1 3GP
Flat 132 Arc House SE1 3GP
Flat 141 Arc House SE1 3GP
Flat 142 Arc House SE1 3GP
Flat 143 Arc House SE1 3GP
Flat 140 Arc House SE1 3GP
Flat 137 Arc House SE1 3GP
Flat 138 Arc House SE1 3GP
Flat 139 Arc House SE1 3GP
Flat 100 Arc House SE1 3GP
Flat 24 Arc House SE1 3FU
Flat 25 Arc House SE1 3FU
Flat 26 Arc House SE1 3FU
Flat 23 Arc House SE1 3FU
Flat 20 Arc House SE1 3FU
Flat 21 Arc House SE1 3FU
Flat 22 Arc House SE1 3FU
Flat 31 Arc House SE1 3FU
Flat 32 Arc House SE1 3FU
Flat 33 Arc House SE1 3FU
Flat 30 Arc House SE1 3FU
Flat 27 Arc House SE1 3FU
Flat 28 Arc House SE1 3FU
Flat 29 Arc House SE1 3FU
Flat 10 Arc House SE1 3FU
Flat 11 Arc House SE1 3FU
Flat 12 Arc House SE1 3FU
Flat 9 Arc House SE1 3FU
Flat 6 Arc House SE1 3FU
Flat 7 Arc House SE1 3FU

Flat 15 Export House SE1 3LS
Flat 16 Export House SE1 3LS
2 St Johns Estate Tower Bridge Road SE1 2XD
Flat 2 Florin Court SE1 3DP
3 St Johns Estate Tower Bridge Road SE1 2XD
Flat 1 Florin Court SE1 3DP
Flat 3 174 Tower Bridge Road SE1 3LS
Flat 4 174 Tower Bridge Road SE1 3LS
1 St Johns Estate Tower Bridge Road SE1 2XD
Flat 10 Florin Court SE1 3DP
20 St Johns Estate Tower Bridge Road SE1 2XD
Flat 20 Florin Court SE1 3DP
21 St Johns Estate Tower Bridge Road SE1 2XD
Flat 19 Florin Court SE1 3DP
18 St Johns Estate Tower Bridge Road SE1 2XD
Flat 18 Florin Court SE1 3DP
19 St Johns Estate Tower Bridge Road SE1 2XD
Flat 23 Florin Court SE1 3DP
24 St Johns Estate Tower Bridge Road SE1 2XD
Flat 24 Florin Court SE1 3DP
23 St Johns Estate Tower Bridge Road SE1 2XD
Flat 21 Florin Court SE1 3DP
22 St Johns Estate Tower Bridge Road SE1 2XD
Flat 22 Florin Court SE1 3DP
13 St Johns Estate Tower Bridge Road SE1 2XD
Flat 13 Florin Court SE1 3DP
14 St Johns Estate Tower Bridge Road SE1 2XD
Flat 12 Florin Court SE1 3DP
11 St Johns Estate Tower Bridge Road SE1 2XD
Flat 11 Florin Court SE1 3DP
12 St Johns Estate Tower Bridge Road SE1 2XD
Flat 16 Florin Court SE1 3DP
17 St Johns Estate Tower Bridge Road SE1 2XD
Flat 17 Florin Court SE1 3DP
16 St Johns Estate Tower Bridge Road SE1 2XD
Flat 14 Florin Court SE1 3DP
15 St Johns Estate Tower Bridge Road SE1 2XD
Flat 15 Florin Court SE1 3DP
Flat 45 Arc House SE1 3GN

Flat 8 Arc House SE1 3FU
Flat 17 Arc House SE1 3FU
Flat 18 Arc House SE1 3FU
Flat 19 Arc House SE1 3FU
Flat 16 Arc House SE1 3FU
Flat 13 Arc House SE1 3FU
Flat 14 Arc House SE1 3FU
Flat 15 Arc House SE1 3FU
Flat 34 Arc House SE1 3FU
Flat 90 Arc House SE1 3GP
Flat 91 Arc House SE1 3GP
Flat 92 Arc House SE1 3GP
Flat 89 Arc House SE1 3GP
Flat 86 Arc House SE1 3GP
Flat 87 Arc House SE1 3GP
Flat 88 Arc House SE1 3GP
Flat 97 Arc House SE1 3GP
Flat 98 Arc House SE1 3GP
Flat 99 Arc House SE1 3GP
Flat 96 Arc House SE1 3GP
Flat 93 Arc House SE1 3GP
Flat 94 Arc House SE1 3GP
Flat 95 Arc House SE1 3GP
Flat 39 Arc House SE1 3FU
Flat 40 Arc House SE1 3FU
Flat 41 Arc House SE1 3FU
Flat 38 Arc House SE1 3FU
Flat 35 Arc House SE1 3FU
Flat 36 Arc House SE1 3FU
Flat 37 Arc House SE1 3FU
Flat 83 Arc House SE1 3GP
Flat 84 Arc House SE1 3GP
Flat 85 Arc House SE1 3GP
Flat 82 Arc House SE1 3GP
Flat 79 Arc House SE1 3GP
Flat 80 Arc House SE1 3GP
Flat 81 Arc House SE1 3GP
Florin Court 70 Tanner Street SE1 3DP
Florin Court 70 Tanner Street SE1 3DP

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Economic Development Team

Statutory and non-statutory organisations

London Fire & Emergency Planning Authority
London Underground Limited
Network Rail (Planning)
Thames Water - Development Planning

Neighbours and local groups

Flat 11 61 Tanner Street SE1 3PP
Flat 14 61 Tanner Street SE1 3PP
Flat 45 Florin Court SE1 3DP
Flat 45 Florin Court SE1 3DP
Flat 46 Arc House SE1 3GN
Flat 75 Arc House SE1 3GN
Flat 93 Arc House SE1 3GP
Florin Court 70 Tanner Street SE1 3DP
Florin Court 70 Tanner Street SE1 3DP
12 Pope Street London SE1 3PR