

Item No. 7.1	Classification: Open	Date: 30 October 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 18/AP/2766 for: Full Planning Application Address: SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, BERMONDSEY SE16 2ET Proposal: Temporary change of use of part of the public park and the of erection of a steel shield fence to surround the Southwark Park Lantern and Lights festival from 7 November 2018 until 11 January 2019. The works would consist of; production porta cabins, Build and backstage marquees, heras fencing, crowd control and pedestrian barriers to control areas, portable generators, PA system, lighting effects, scaffolding towers for lights, wooden chalet style cabins for traders, track mat for pedestrian walkway and trackway for production vehicles. There will also be plant equipment used in the form of fork lift trucks.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning.		
Application Start Date 22/08/2018		Application Expiry Date 17/10/2018	
Earliest Decision Date 05/10/2018			

RECOMMENDATION

1. That planning permission is granted for a temporary period from 7 November 2018 until 11 January 2019

BACKGROUND INFORMATION

2. The proposed event would involve set up from 7 November 2018 until 20 November 2018, with the event then running from 21 November 2018 to 6 January 2019. The packing up of the site would then take place from 7 January 2019 and finish on 11 January 2019.

Site location and description

3. The application relates to an area of land within Southwark Park, located to the north of the site along Jamaica Road. It currently comprises grassed areas, a bandstand, tarmac paving and a number of trees.
4. Within the park there is a children's playground to the north, the CGP art gallery and cafe in a single-storey building to the north-east, and the oval sports pitches are to the south. The park entrances nearest to the application site are the ones on Jamaica Road which are close to the northwest and northeast points of the site.
5. Southwark Park is contained on the Historic England Register of Historic Parks and Gardens (Grade II). It was first laid out in the mid 19th century, although the current

layout and structures largely date from the 20th century and in recent years the park has been subject to restoration and improvement works. Heritage assets within the park are the Swedish Seaman's mission to the east of the site on Lower Road and the Former Clare College mission church to the south, both of which are Grade II listed.

Details of proposal

6. The proposal is for the temporary change of use of part of the public park and the erection of a fence to surround the Southwark Park Lantern and Lights festival from 7 November 2018 until 11 January 2019. The structures proposed include production porta cabins, build and backstage marquees, heras fencing, crowd control and pedestrian barriers, portable generators, a PA system, lighting effects, scaffolding towers for lights, wooden chalet style cabins for traders, a track mat for the pedestrian walkway and trackway for production vehicles. There will also be plant equipment used in the form of fork lift trucks.
7. The fence and porta cabin structures within the site would measure the following:

The external fence would be 3.4m in height.

The porta cabins are as followed:
24ft x 9ft, with 4 windows
20ft x 9ft production office cabin
10ft lock up steel store
20ft x 9ft first aid cabin
8. The application has been altered to amend the entrance and exit into the festival from the western edge of the park to the eastern entrance at Paradise Gate.

Planning history

9.

<p>13/EQ/0248 Application type: Pre-Application Enquiry (ENQ) Reinstatement of the athletics facilities at Southwark Park to include 6 lane athletics track, long/triple jump, throwing cage, javelin runway, pole vault, high jump, replacement of internal area from derelict artificial grass patch to a natural grass pitch. No works to buildings proposed Decision date 07/03/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/AP/2455 Application type: Full Planning Application (FUL) Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discus cage and the relocation and installation of the following athletic facilities: shot put circle pole vault runway long/triple jump runway and pit high jump fan and javelin runway Additional works include landscaping to facilitate these changes and the movement north of the fence at the southern boundary. Decision date 10/09/2014 Decision: Granted (GRA)</p>
<p>15/AP/5049 Application type: Council's Own Development - Reg. 3 (REG3) Refurbishment of the existing athletics centre pavilion building including new landscaping Decision date 06/10/2016 Decision: Granted (GRA)</p>

<p>16/AP/3804 Application type: Variation: non-material changes (VNMC) Non-material amendment to planning permission 14/AP/2455 to change the wording of condition 16 in relation to operational hours from:</p> <p>The use of the refurbished facilities shall not be carried on outside of the following hours:</p> <p>Monday- Friday: 07:30-22:00 Saturday: 07:30-17:00 Sunday and Bank Holidays: 07:30-17:00</p> <p>To:</p> <p>The use of the refurbished facilities shall not be carried on outside of the following hours:</p> <p>Monday- Friday: 06:30-22:00 Saturday: 07:30-18:00 Sunday and Bank Holidays: 07:30-18:00</p> <p>Decision date 17/10/2016 Decision: Agreed - for app types VLA & VNMC (AGR)</p>
<p>17/AP/1115 Application type: Variation: non-material changes (VNMC) Non-material amendment to planning permission 15/AP/5049 to condition 6 (which require details of landscaping to be submitted prior to above grade building works)</p> <p>Decision date 19/04/2017 Decision: Agreed - for app types VLA & VNMC (AGR)</p>

Planning history of adjoining sites

- 10. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 11. The main issues to be considered in respect of this application are:
 - a) Principle in terms of land use;
 - b) Design, impact upon the character and appearance of the historic park
 - c) Impact on trees;
 - d) Ecology;
 - e) Amenity;
 - f) Transport;
 - g) Sustainable development implications;
 - h) Statement of community involvement.

Planning policy

- 12. National Planning Policy Framework 2018 (the Framework)
 - Chapter 2 Achieving sustainable development
 - Chapter 6 Building a strong, competitive economy
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment

The London Plan 2016

13. Policy 3.16 - Protection and enhancement of social infrastructure
Policy 6.9 - Cycling
Policy 7.3 - Designing out crime
Policy 7.8 - Heritage assets and archaeology
Policy 7.17 - Metropolitan open land
Policy 7.19 - Biodiversity and access to nature
Policy 7.21 - Trees and woodland

Core Strategy 2011

14. Strategic policy 1 - Sustainable development
Strategic policy 2 - Sustainable transport
Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles
Strategic policy 11 - Open spaces and wildlife
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

15. 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.

3.2 - Protection of amenity
3.7 - Waste reduction
3.12 - Quality in design
3.13 - Urban design
3.14 - Designing out crime
3.15 - Conservation of the historic environment
3.18 - Setting of listed buildings, conservation areas and world heritage sites
3.25 - Metropolitan open land
3.28 - Biodiversity
5.2 - Transport impacts
5.3 - Walking and cycling

Summary of consultation responses

16. Over 70 responses have been received in objection to the proposal and a similar number in support, though these were in the form of an identical letter signed by individual supporters. The Friends of Southwark Park have written to support the application.
17. The objections raise the following concerns:

Inappropriate use of Metropolitan Open Land

Potential damage and impact on the access to the park
Noise and disturbance
Impacts on the transport network and parking
Security and crime concerns
Impact on biodiversity.

18. Some objectors have also questioned the benefits of the jobs that would be provided as these would be temporary.
19. The letters of support say that the discount for local residents and free entry for some schools would be beneficial. They also say that bats would be hibernating so not affected and that the proposal would provide jobs and wider community benefits to local residents.
20. Other comments:

Lack of consultation by the applicant.

Principle of development

21. Southwark Park is designated Metropolitan Open Land (MOL), which is afforded protection under policy 7.17 of the London Plan. This policy advises that the strongest protection should be given to MOL and inappropriate development refused, unless in very special circumstances. With regard to Southwark's policies, saved policy 3.25 is relevant which states that within MOL planning permission will only be permitted for appropriate development, which is considered to be for the following purposes:
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
22. The proposal is to allow the use of part of the northern end of Southwark for the purposes of a Lantern and Lights festival that would run from 11 November 2018 until 7 January 2019. The proposal would provide a positive outdoor recreation event and as such would accord with part (ii) of the above policy in this regard, however the proposal would result in fencing being erected within part of the site to secure the area of the festival. Access routes would however be provided through this part of the park during the daytime.
23. Officers acknowledge that the proposal would result in fencing that would impact on the openness of this part of the park and is a use that is inappropriate on MOL, however the area proposed for the event is less than half of the overall area of the park and crucially would be for a temporary period. Given the temporary nature, officers are satisfied that the proposed development would not conflict with the purpose of including the site within MOL or conflict in the broader usability of the park during the future; A number of similar events exist throughout London parks which are designated as MOL.

24. The proposal would provide significant public benefit for local residents and community groups as a 40% discount will be available for local residents before school holidays as well as a 25% discount for all Southwark residents. The event would also provide opportunity for local schools and community groups to perform within the event.
25. Overall, given the temporary nature of the proposal, it is not considered that it would affect the long term openness of Southwark Park and would provide facilities for outdoor recreation. While the development is not strictly an appropriate one on MOL, it is acceptable considering it would be temporary and the benefits to the local community.

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

26. The main potential impact is from the number of people attending the event and their dispersal once the events have closed, the proposed stage for live events and sound from the installations.
27. The council's environmental protection team have reviewed the proposal and following confirmation from the applicants, it was confirmed that that the installations are very quiet with localised sound; the stage is for low-key community events (e.g. school choir type performances) and there would not be full bands playing long sets of loud music. Furthermore, the location of the stage and direction of the amplified speakers would be facing away from residential properties close to the park and towards Jamaica Road. The applicants have also confirmed that the sound level would be set to avoid nuisance. A condition is thus proposed to ensure that sound levels from amplified noise would not significantly impact on the surrounding residential properties.
28. Officers accept that there may be some impact from noise of people arriving and leaving the site but they would do this from the northern Paradise Gate, which is on the busy Jamaica Road where traffic noise is high, the noise would not be significant and away from most residents. The site is within the central part of the end of the park and the proposed site boundaries would be more than 50m from the closest residential properties. Given this distance, the proposed 3.4m high fence and the fact that lighting would be turned off following the event, it is not considered that the surrounding residents would be unduly impacted upon in terms of light impacts.
29. Further to this, the measures in the noise and event management plans, Licence and Parks terms act to mitigate and minimise the impact. As a summary of these documents, the following measures are proposed:
 - Deliveries and noisier activities would take place between 8am and 6pm.
 - There will not be full band stages or line ups during the event. The stage would be for local musicians, schools and community groups.
 - The small PA system will face towards Jamaica Road and will not point towards any local residences.
 - Event staff and sound technicians will provide noise checks at the perimeter and nearest residents to ensure there is no noise which would cause a nuisance to the local residents of Southwark Park.
 - The Tannoy system will be to make announcements in the case of emergency and to remind people daily of the event closing time of 10pm.
 - Signage would be placed along the egress routes asking people to avoid loud noise when leaving the site.
 - The event does not encourage that people should drive to the event (except blue badge holders). This will be communicated on all event literature.
 - A dedicated team of event personnel would be on site at all times as well as

security/stewarding staff. A dedicated complaints line would be set up for any residents that have noise issues.

30. Given the temporary nature of the use, the environmental protection team have not raised objection to the proposal.
31. Objectors have also raised concerns with the potential of refrigeration noise impacting upon the nearby residential properties. However given that the nearest residents are more than 50m away, officers are satisfied that there would be little if any impact. A condition is nonetheless recommended in order to ensure that any machinery noise would be 10dB below the average background noise levels and as such would not impact on the surrounding residents.
32. As noted, it is accepted that there may be an impact as a result of the proposal, however given the significant mitigation measures proposed, the temporary nature of the use and the finishing time of 10pm, it is considered that the proposal is acceptable with respect to impact on neighbours' amenity.

Impact on the use of the park

33. It is acknowledged that part of the park would be enclosed for a period of two months in order to facilitate the proposal. However, in excess of 50% of the park would remain open to the public with public access routes retained during the daytime to allow users of the park to navigate through without obstruction. Furthermore, given the timing of the event from November to January, the park would generally not be used to the same level as during other months and given the remaining space retained for full access to the public, officers are satisfied that the temporary restriction on part of the park would not significantly affect its usability.

Transport issues

34. The application site is located within an area of high public transport accessibility with a Public Transport Accessibility Level (PTAL) of 5/6a (excellent to very good) to the northern area of the park with good access to the London Overground network at Rotherhithe, tube network at Canada Water as well access to a number of bus routes within the area.
35. A number of objections have been received about the potential for the proposal to affect parking within the surrounding area. Given the high PTAL level it is expected that most people would use public transport to travel to the site.
36. In terms of patrons accessing and exiting the event site, the applicants have revised the access points to ensure that the main access of the site would be from Paradise Gate and all queuing would be located within the park in order to ensure that there would not be any significant impacts on highway safety along Lower Road. Furthermore, the proposed staggered time slots for patrons would also ensure that patrons leaving would be staggered over the course of the event, thus reducing the highways impacts further.

Design issues and impact on character and setting of a listed park

37. As previously noted, the proposal would result in a temporary fencing that would surround the northern part of the park with a number of temporary installations within this space for the event. Structures would also be provided for refreshments for the patrons within the site.
38. The structures are all of a small scale and would not be larger than other single storey

structures within the park. Given their temporary nature, there would not be any significant impacts on the wider heritage value of the listed park and would not be of a scale that would out of context of similar events provided throughout London Parks.

Impact on trees and biodiversity

39. The council's ecology officer has been consulted on the application in order to assess the potential impacts of the proposed development on the biodiversity of species within the site including nesting birds and bats.
40. There are no records for roosts or hibernation roosts for bats in the park. The time of year that this festival would operate is when bats are in hibernation so there is no foraging activity for the event to disturb. A detailed assessment of the potential for trees where lighting is proposed is scheduled, the results of which will be reported in an addendum report for the committee meeting. If any roosts are found, mitigation measures will be required, and these will also be detailed.
41. The council's ecologist confirmed that the proposal would not impact on birds as the event would take place outside of bird nesting seasons and as such would not impact on their habitat.
42. Objections have been raised with regards to the event having a long term impact on the park as a result of all of the structures and fencing proposed within the site. The ecology officer has confirmed that this would not impact on any habitat. Whilst it is acknowledged that some grassed areas may be impacted upon as a result of the use of the site, trackways will be used for production purposes and vehicles to drive on and a trackmat will be laid out to show the route for pedestrians which will help minimise the overall impact upon the grassed areas of the park.
43. In terms of impacts on trees, the council's urban forester has reviewed the proposal and has not raised any objections to the proposal as the structures would not impact on the surrounding trees. The fencing does not require significant excavation work and would also not result in any implications to the tree roots.

Sustainable development implications

44. The proposal would provide a sustainable temporary use of the park which would provide revenue to allow for maintenance and further improvements to the park over the coming years.

Other matters

45. Some concerns have been raised in relation to the proposal resulting in an increase in anti-social behaviour within the area. The applicants maintain that the event is family orientated and the Metropolitan Police Service have not raised any concerns throughout the licensing process. Officers are satisfied that given the relatively low number of patrons for the events (circa 2000) and proposed event management plan with stewards guiding patrons off site, as well as the location close to key transport hubs, the proposal would not result in significant levels of anti-social behaviour to surrounding residents.

Conclusion on planning issues

46. The proposal would provide a temporary use that would provide a significant number of jobs within the area as well as providing a cultural experience for residents within Southwark as well as residents from surrounding London Boroughs. It would also make a sustainable use of the park during the winter months and would provide

reduced costs for local and wider Southwark residents as well as provide opportunities for local schools and community groups to perform at the event. Overall the positive elements would outweigh the potential amenity impacts and temporary closure of the park and as such officers recommend that planning permission is granted for a temporary period subject to conditions.

Consultations

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

Consultation replies

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

Community impact statement / Equalities Assessment

49. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:

a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
- Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

50. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

51. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

52. The council has given due regards to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

53. 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.

54. This application has the legitimate aim of providing a temporary attraction on the site.

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/139-G Application file: 18/AP/2766 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 5416 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	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	18 October 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Leisure	Yes	Yes
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	18 October 2018	

Consultation undertaken

Site notice date: 12/09/2018

Press notice date: 06/09/2018

Case officer site visit date: n/a

Neighbour consultation letters sent: n/a

Internal services consulted:

Ecology Officer
Parks & Open Spaces

Statutory and non-statutory organisations consulted:

Garden History Society
Historic England

Neighbour and local groups consulted:

103 Kirby Estate Southwark Park Road SE16 2EF
72 Arica House Slippers Place SE16 2EJ
19 Benwick Close London SE16 2HE
32 Banyard Road Bermondsey SE16 2YA
18 Moreton House Slippers Place SE16 2EQ
6 Hickling House Slippers Place Estate SE16 2ER
19 Credon Road London SE16 3AA
57 Ann Moss Way London SE16 2TJ
5 St Andrews Close London SE16 3BD
12 Hambley House Camilla Road SE16 3NR
152 Layard Square Drummond Road SE16 2JG
15 King Edward The Third Mews Rotherhithe SE16 4QH
19 Benwick Close London SE16 2HE
58 Brunel Road London SE16 5GA
55 Princes Court London SE16 7TD
54 Pynfolds Jamaica Rd. SE16 4NU
93 Abbeyfield Road London SE16 2BS
6 Odessa Street London SE16 7TW
C/O Members' Room 160 Tooley Street SE1 2QH
85 Gomm Road London SE16 2TY
Gomm Rd London SE16 2TX
77 Ann Moss Way Rotherhithe SE16 2TJ
Flat 150 Nyland Court Naomi Street SE8 5EX
12 Matson House Slippers Place, Rotherhithe SE16 2ES
66a Lower Road London SE16 2TU
15 Chaseley Court Weybridge KT13 9JH
16 Chargrove Close Rotherhithe SE16 6AP
66 Pynfolds Bermondsey SE16 4NU
26 Wolfe Crescent London SE16 6SF
Southwark Council 160 Tooley St SE1P 5LX
47 Scawen Road London SE8 5AE
24 Moreton House Slippers Place SE16 2EQ
Cabinet Suite 160 Tooley Street SE1 2QH
Osier House London SE16 7ER
180 Marden Square Drummond Road SE16 2JD
108 Elim Estate Weston Street SE1 4DD
510 Thames Tunnel Mills 113 Rotherhithe Street SE16 4NJ
C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
Flat 6 97 Rope Street SE16 7TQ
27 Moreton House London SE16 2EQ

82 St Marychurch Street Rotherhithe SE16 4HZ
58 Brunel Road London SE16 5GA
32 Capstan Way Rotherhithe SE16 5HG
Flat 1 1 Hithe Grove SE16 2XS
49 John Kennedy House London SE16 2QE
49 John Kennedy House London SE16 2QE
8 Elephant Lane London SE16 4JD
C/O Canada Estate Tenants Hall London SE16 7BQ
70 Ann Moss Way Rotherhithe SE16 2TL
Pynfolds Estate London SE16 4NU
23, Moreton House Slippers Place SE16 2EQ
9 Cunard Walk London SE16 7RH
8 Hothfield Place Rotherhithe SE16 2XJ
93 Gomm Road London SE16 2TY
74 Chancellor House 395 Rotherhithe New Road SE16 3FP
80 Kirby Estate Southwark Park Road SE16 2EF
33 Axis Court London SE16 4UQ
Elephant Lane London SE16 4JD
33 Axis Court 2 East Lane SE16 4UQ
6 Hardwicke Road London N13 4SG
392 Wood Vale London SE23 3DY
15 Little London Court Mill St SE1 2BF
Flat 4 68 Peckham Road SE5 8QE
Perry Rise London SE23 2QL
Third Avenue London E17 9QJ
Flat 15, Millstream House Jamaica Road SE16 4BG
Cabinet Suite 160 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
83 Gomm Road London SE16 2TY
61 Nunhead Lane SE15 3TR
8 Rye House Swan Road SE16 4LJ
Millstream House London SE16 4BG
21 London N19 3RA
38 Tranton Road London SE16 4SB
116 Ann Moss Way London SE16 2TJ
14 Tupman House London SE16 4UX
14 Tupman House Lewellyn St SE16 4UX
68 Ann Moss Way Surrey Quays SE16 2TL
26 Ann Moss Way London SE16 2TL
71 Ann Moss Way London SE16 2TJ

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Cabinet Suite 160 Tooley Street SE1 2QH
Cabinet Suite 160 Tooley Street SE1 2QH
C/O Canada Estate Tenants Hall London SE16 7BQ
C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
C/O Members' Room 160 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
Elephant Lane London SE16 4JD
Flat 1 1 Hithe Grove SE16 2XS
Flat 15, Millstream House Jamaica Road SE16 4BG
Flat 150 Nyland Court Naomi Street SE8 5EX
Flat 4 68 Peckham Road SE5 8QE
Flat 6 97 Rope Street SE16 7TQ
Gomm Rd London SE16 2TX
Millstream House London SE16 4BG
Osier House London SE16 7ER
Perry Rise London SE23 2QL
Pynfolds Estate London SE16 4NU
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108 Elim Estate Weston Street SE1 4DD
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12 Matson House Slippers Place, Rotherhithe SE16 2ES
14 Tupman House Lewellyn St SE16 4UX
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15 Chaseley Court Weybridge KT13 9JH
15 King Edward The Third Mews Rotherhithe SE16 4QH
15 Little London Court Mill St SE1 2BF
152 Layard Square Drummond Road SE16 2JG
16 Chargrove Close Rotherhithe SE16 6AP
18 Moreton House Slippers Place SE16 2EQ
180 Marden Square Drummond Road SE16 2JD
19 Benwick Close London SE16 2HE
19 Benwick Close London SE16 2HE
19 Benwick Close London SE16 2HE
19 Credon Road London SE16 3AA
21 London N19 3RA
23, Moreton House Slippers Place SE16 2EQ
24 Moreton House Slippers Place SE16 2EQ
26 Ann Moss Way London SE16 2TL
26 Wolfe Crescent London SE16 6SF
27 Moreton House London SE16 2EQ
32 Banyard Road Bermondsey SE16 2YA

32 Capstan Way Rotherhithe SE16 5HG
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33 Axis Court 2 East Lane SE16 4UQ
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6 Odessa Street London SE16 7TW
61 Nunhead Lane SE15 3TR
66 Pynfolds Bermondsey SE16 4NU
66a Lower Road London SE16 2TU
68 Ann Moss Way Surrey Quays SE16 2TL
70 Ann Moss Way Rotherhithe SE16 2TL
71 Ann Moss Way London SE16 2TJ
72 Arica House Slippers Place SE16 2EJ
72 Arica House Slippers Place SE16 2EJ
74 Chancellor House 395 Rotherhithe New Road SE16 3FP
77 Ann Moss Way Rotherhithe SE16 2TJ
77 Ann Moss Way Rotherhithe SE16 2TJ
8 Elephant Lane London SE16 4JD
8 Hothfield Place Rotherhithe SE16 2XJ
8 Rye House Swan Road SE16 4LJ
80 Kirby Estate Southwark Park Road SE16 2EF
82 St Marychurch Street Rotherhithe SE16 4HZ
83 Gomm Road London SE16 2TY
85 Gomm Road London SE16 2TY
9 Cunard Walk London SE16 7RH
93 Abbeyfield Road London SE16 2BS
93 Gomm Road London SE16 2TY